



SPOKANE
PUBLIC FACILITIES
DISTRICT

April 6, 2018

Mr. Rustin Hall
1500 Jefferson Street, SE
Olympia, WA 98504

Reference: Spokane Public Facilities District Application for Project Approval Using Progressive Design-Build (P-D-B) Alternative Public Works Contract Delivery for the Spokane Sportsplex Project

Dear Mr. Hall:

The Spokane Public Facilities District is pleased to submit its application for project approval using the Design-Build alternative public works contract delivery as prescribed in RCW 39.10.300.

The proposed project will provide Spokane a venue to host larger regional and national athletic tourism events that will provide economic stimulus to the Spokane region. The Sportsplex will also provide a site for local community indoor sports activities. Additional information is at www.spokanesportsplex.org

Pending PRC approval, we will undertake the progressive D-B procurement phase with the goal of confirming the project's program, budget and schematic plans via the Validation Phase this year.

We believe this project fully meets the requirements for use of the D-B alternate contracting procedure stated in RCW 39.10.300 (1). Use of the D-B delivery method provides an economic benefit immediately providing local jobs now and in the future. We are eager to add a D-B partner to our team that brings a synergistic effect of creative site utilization, design and construction solutions to ensure project success and create a facility that will be an economic driver for our city, county and the region.

If you have questions or require additional information regarding our enclosed application, I can be reached at (509) 279-7000 or email at ktwohig@spokanepfd.org.

Thank you for your consideration of
our application. Sincerely,

Kevin Twohig, CVE
Project Manager

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL
TO USE THE
DESIGN-BUILD (D-B) ALTERNATIVE
CONTRACTING PROCEDURE

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9. A Public Body that is certified to use the D-B procedure and is seeking approval to use this procedure on a D-B project with a total project cost of less than \$10 million is not required to submit information for Questions 7 or 8.

1. Identification of Applicant

(a) Legal name of Public Body: **Spokane Public Facilities District (SPFD)**
(b) Address: **720 W. Mallon Spokane, WA 99201**
(c) Contact Person Name: **Mr. Kevin Twohig, Project Manager**
(d) Phone Number: **509.279.7000**
(e) E-mail: **ktwohig@spokanepfd.org**

2. Brief Description of Proposed Project

The proposed project ("Sportsplex") will provide Spokane a venue to host regional and national athletic and recreational events and provide economic stimulus to Spokane and the surrounding region. The proposed 185,000 SF Sportsplex will be capable of hosting indoor track, volleyball, basketball, wrestling, skating and other indoor sporting events and will include seating for spectators. The proposed site is located immediately north of Riverfront Park and east of the Spokane Veterans Memorial Arena. The site includes a portion of Cataldo Street between Howard Street and Washington Street, which will be vacated. Approximately 90% of the area is owned by the City of Spokane and the Parks Dept. The remaining 10% will be acquired from private parties after the project is funded.

The SPFD District Board has provided the funding for the Sportsplex feasibility study and is a party to a Joint Resolution with the County and an Interlocal Agreement with the City that will enable a property lease and the financing of the project.

3. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (Legal, specialty consultants, etc.)	170,000
Estimated project construction cost including DB contingency	35,000,000
Equipment and furnishings costs	200,000
Site Development Cost (property, off-site improvements, etc.)	1,000,000
Contract administration costs (owner, cm, etc.)	695,000
Owner Contingencies (rock, environmental, soft cost)	1,760,000
Other related project cost (projection education, public outreach)	75,000
Construction Sales Tax	3,100,000

Total

42,000,000

B. Funding Status

On March 25, 2015, the Spokane Public Facilities District (SPFD or District) and the City of Spokane Park Department signed a Letter of Understanding containing a pledge to exercise good faith and best efforts in order to develop the Sportsplex. Through the Letter of Understanding, the Spokane Public Facilities District has agreed to manage and coordinate development of the Sportsplex project and the City agreed to lease the property to the District and contribute to the project funding all subject to completion of an Interlocal Agreement.

The Public Facilities District and the City of Spokane funded pre-project activities that include a thorough study of the project type, operating expenses and location of the facility completed by Sports Facilities Advisory in 2016 and updated in 2017 and other activities necessary to advance the project.

Sportsplex construction will be partially financed through Spokane County. The Spokane Public Facilities District is entering into a Joint Resolution to enable the County to sell \$25M in bonds for the project. In addition, the District will contribute \$11M from reserve funds and the city will contribute \$5M. The State has been asked for a capital grant to fund the remaining \$1M of the project funds.

Additionally the Spokane Sports Commission, a non-profit entity, is a key supporter of this project as its mission is to promote sports tourism thru participatory sporting events such as basketball, volleyball, indoor track, and other court sports in Spokane County. The Sports Commission has and will continue to play an important role in the promoting, funding and marketing of the Sportsplex.

4. Anticipated Project Design and Construction Schedule

The project schedule summary is:

PRC Presentation	24-May-18
DB RFQ Advertisement	25-May-18
RFQ Issued	25-May-18
Statement of Qualifications Due	8-Jun-18
Short-List Announced	13-Jun-18
RFP Issued	18-Jun-18
Proprietary Meeting	28-Jun-18
Proposals Due	19-Jul-18
Selection of Design-Builder – SPFD Board Approval	25 July-18
Issue NTP	8-Aug-18
Commence Validation Phase (120 days)	8-Aug-18
Complete GMP Amendment – SPFD Board Approval	12-Dec-18
Commence Design Phase	12-Dec 18
Commence Construction Phase	1-Mar-19
Commence Close Out Phase	15-Sep-20

5. Why the D-B Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If the construction activities are highly specialized and a D-B approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is D-B critical in the development of them?

The project involves unique and specialized uses that will benefit from early input and collaboration between the owner, designers, specialty subcontractors and suppliers. For example, the project is anticipated to include a hydraulic running track which will require close coordination between specialty equipment vendors, designers and subcontractors. The hydraulic running track must be able to slope to create a fast indoor running surface and also convert back to a completely flat surface when used for court sports. While the District possesses considerable knowledge concerning the use and development of sports facilities, it is imperative that the hydraulic track designer/suppliers be involved early in the project to leverage their knowledge and experience to achieve the desired scope, cost, quality and schedule outcome for the project. The design-build process will allow for greater design and construction coordination and early conflict resolution likely resulting in cost savings and timely project completion.

- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

Sportsplex facilities or multi-sports facilities are a relatively new building type and therefore the District will benefit from having a synergistic relationship between designer, constructor and specialty contractors to achieve desired results with the maximum cost determined at an earlier time than any other delivery method. Progressive D-B will allow for contractor, designer and owner involvement in the development of the building program to significantly increase the project's likelihood of being constructed within the project budget.

The proposed site for the Sportsplex will be challenging to develop. The site is primarily basalt bedrock and likely contains contaminated soil. Additionally, the project will require a street vacation and relocation of utilities. Early contractor and subcontractor collaboration with the design team and owner will allow the team to identify and select the best course of action for satisfying program needs and working with regulatory agencies given the site constraints. This early interaction between the design-builder and owner will help reduce project development cost and will likely save time in completing the project.

- If significant savings in project delivery time would be realized, explain how D-B can achieve time savings on this project.

The Sportsplex will be located in an area adjacent to Spokane's central business district. It is across Howard Street from the Spokane Veterans Memorial Arena. The area also includes retail/office development, high-rise condominium development, the Civic Theater (a 250 seat live production facility), and considerable surface parking for the above uses as well as downtown commuters. The timely and prompt completion of this project is essential given the ongoing business, residential, and events that will be occurring in proximity to the site. The contractor will be required to coordinate its

construction activities in a manner that does not interfere with or unreasonably disrupt the surrounding neighborhood. Early and extensive contractor involvement during the validation and design phases will provide greater opportunities to enhance constructability of the project, which will provide greater construction efficiencies during construction. Early contractor involvement will also allow construction work to start prior to the completion of the project's design thereby reducing the overall project duration and impact to the surrounding property owners and activities. Finally, according to research published by the Design Build Institute of America, the D-B delivery method tends to save time over other delivery methods.

6. Public Benefit

In addition to the above information, please provide information on how use of the D-B contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or

The Spokane Public Facilities District will receive a substantial fiscal benefit by using the D-B contracting procedure because the District will be able to know the project construction price much earlier than the traditional D-B-B delivery method and thereby limit the financial risk of cost over-runs that would impact the Project's budgets. Further, the District intends to take advantage of the innovations produced through early integration of the designer and builder and the requirement to design the project within a specified GMP.

- How the use of the traditional method of awarding contracts in a lump sum (the "design-bid-build method") is not practical for meeting desired quality standards or delivery schedules.

Another substantial benefit from using the D-B contracting procedure will be that the project can be completed sooner than the traditional D-B-B delivery method. D-B allows for the simultaneous procurement of the Design and Construction team, fast tracking construction and purchase of long lead items that will shorten the overall project duration. Shortening the project's duration will allow the building to host sporting and recreation events and provide economic stimulus to the greater Spokane region more quickly and create less disruption to the neighborhood than the D-B-B delivery method. Use of the DB delivery method improves communications between the Owner and the DB team.

7. Public Body Qualifications

- A description of your organization's qualifications to use the D-B contracting procedure.

Given the District's history of success in developing, constructing and operating sports and entertainment facilities, the District's Project Committee has assumed responsibility to lead this project. The District has hired Hill International, Inc., a professional organization that has proven alternative contract delivery experience with the District to manage and administer the D-B procurement and project. A project organizational chart, indicating planned staff and consultant roles is shown on Attachment C.

- Staff and consultant short biographies

Project Committee Members include:

Kevin Twohig, Project Manager, Spokane Public Facilities District. Kevin's role is to be the leader and liaison between the District Board, the Project Committee and the D-B contractor. He will oversee the Hill consultant team that provides the Owner with the D-B professional procurement/management contract experience and services for the proposed Sportsplex project. His prior experience in Washington State alternate public works contract delivery method with the District include the \$22 million INB PAC Renovation project, \$4 million Spokane Veterans Memorial Arena renovation, the \$55 million D-B convention center completion project and the \$90 million GC/CM convention center expansion project in 2005-06. Kevin was the City of Spokane's project coordinator for the development and construction of the Spokane Veterans Memorial Arena and the Washington State International Ag Trade Center.

Mick McDowell, Associate DBIA, SPFD Board member and Project Committee Chair. Mick has been a Board member since 2004 and he currently owns and operates commercial real estate. His prior experience in Washington State alternate public works contract delivery method was serving in the same capacity with the District on its \$22 million INB PAC Renovation project, the \$4 million Spokane Veterans Memorial Arena renovation, the \$55 million D-B Convention Center Completion project and its \$90 million GC/CM Convention Center Expansion project in 2005-06.

Larry Soehren, SPFD Board Vice-Chair. Larry has been a Board member since 2004 and is President and CEO of Kiemle & Hagood Company one of Spokane's largest property management and commercial real estate companies. Larry is a member of the District Board's Project Committee. His prior experience in Washington State alternate public works contract delivery method was serving in the same capacity with the District on its \$22 million INB PAC Renovation project, the \$4 million Spokane Veterans Memorial Arena renovation, the \$55 million D-B Convention Center Completion project and its \$90 million GC/CM Convention Expansion project in 2005-06.

David Gebhardt, Operations Manager. Dave has served as the District Operations Manager and a member of the Project Committee since 2003. His prior experience in Washington State alternate public works contract delivery method was serving in the same capacity with the District on its \$22 million INB PAC Renovation project, the \$4 million Spokane Veterans Memorial Arena renovation, the \$55 million D-B Convention Center Completion project and its \$90 million GC/CM Convention Center Expansion project in 2005-06.

Project Committee Consultants include:

Stanley Schwartz, SPFD General Counsel. As a principal with Witherspoon Kelley, Stanley Schwartz has focused his practice on public and private transactional matters and civil litigation before courts and tribunals. Subject matter expertise exists in municipal law, land use, real estate, and construction, environmental and administrative law. Considerable experience exists in the negotiating, drafting and litigation of contract documents.

In 1985, Mr. Schwartz began his legal career with the City of Spokane as an Assistant City Attorney representing City Departments of Engineering and Construction Services,

Capital Programs, Real Estate, Economic and Community Development, Planning and Zoning, and the Entertainment Facilities. Significant public projects include: The Washington State International Trade Center (\$9.5 million); Spokane Veterans Memorial Arena (\$49.8 million); Spokane Public Library – main plus five branches (\$28.9 million); Intermodal Transportation Facility (\$9 million); expansion of the GC/CM Spokane Convention Center \$90 million); CBD South Block Parking Expansion (\$9.5 million); City of Airway Heights Advanced Water Reclamation Facility (\$42.0 million) and the D-B Spokane Convention Center Completion Project (\$55 million), the Spokane Veterans Memorial Arena Renovation (\$4 million), the City of Airway Heights Recreation Complex Project (\$14 million) and the INB Performing Arts Renovation (\$22 million). Mr. Schwartz has also been involved in numerous private party construction matters with recent experience occurring in Walla Walla, Washington for the construction and remodel of a 95,000 square foot building under a GMP format. Stan will craft the D-B contract, RFP and other contractual documents and advise the District on the D-B procurement process and contract negotiations.

Hill International Team Members include:

Matt Walker, AIA, CCM, DBIA, Design Build Advisor, Hill International, Inc.

Matt possesses over 30 years of project and construction management experience using traditional and alternative construction contracting methods. His Washington State public works alternate contracting experience includes: serving as the D-B Advisor for the City of Spokane's \$11.3M Post Street Bridge Replacement project, the City of Airway Heights' \$14M Recreation Complex and the City of Richland's \$18M City Hall project; serving as Project Manager for the City of Spokane's D-B Pavilion Renovation project; served as project manager for the City of Richland's \$3.5M D-B Fire Station #74, the Spokane Public Facilities District's \$55M D-B Convention Center Completion project, the \$90M GC/CM Convention Center Expansion project in 2005, the \$17.8M Wellpinit High/Middle School GC/CM Modernization project and served as architect coordinator and assistant project manager for the \$43M D-B Foley Modernization project. Matt will serve as the Design Build advisor for the Sportsplex project and be involved in the D-B procurement, design, construction and closeout phases. He is responsible for the Hill team's effort. He is a licensed Washington State architect, Certified Construction Manager, and a Design Build certified professional.

Patrick McCord, Construction Manager, Hill International, Inc. Patrick has more than 28 years of construction experience as a project manager, estimator and business developer for design-build, design-bid-build and general contractor/construction manager projects for commercial, industrial, convention, institutional, school, manufacturing and office building centers. His Washington State public works alternate contracting experience includes serving as Project Manager for the City of Airway Heights' \$14M D-B Recreation Complex, the estimator for the City of Richland's \$3.5M D-B Fire Station #74; construction manager for the Spokane Public Facilities City's \$55M D-B Convention Center Completion project and as construction manager for the \$29.5M GC/CM Wenatchee School District Washington Elementary Modernization and Addition and the \$6.1M GC/CM Wenatchee School District Special Education/Early Training Childhood Center. Patrick will serve as the Construction Manager for the Sportsplex project. Patrick is a member of the Design Build Institute of America (DBIA).

Lorraine Mead, PE, LEED AP, Senior Scheduler, Hill International, Inc.

Lorraine has more than 30 years of experience leading project teams in working on construction projects. Her expertise encompasses complex scheduling and estimating, program and project management, construction management, claims analysis, serving as an expert witness, and development of system documents. Lorraine has managed

a variety of projects including bridges, healthcare, education, parks and recreation, entertainment, airport, industrial and wastewater treatment facilities. Her training as an engineer provides her with a strong management background looking at both design and construction issues. She is proficient with various industrial software packages including Primavera P3 and P6 and Microsoft Project. A sampling of Lorraine's projects include Construction Manager for the PDB Riverfront Park Pavilion project, Master Scheduler for Riverfront Park Bond Program, Construction Manager for The Howard Street Mid-Channel Bridge Replacement and Construction Manager/Scheduler for the WSU DB Wine Science Center. Her experience also includes providing professional scheduling services for local contractors.

Rob Mills, Project Controls, Hill International, Inc.

Robert has more than 15 years of experience in project cost and scheduling, estimating, subcontract administration, claims and change order management for education and government facilities. He has performed all aspects of project controls including planning, scheduling, forecasting, estimating, wage and rate analysis. In addition, he has established and maintained construction schedules utilizing Primavera Project Manager and P6. Robert is currently providing monthly schedule review for three GC/CM projects for the Wenatchee School District and two PDB projects.

- Provide the experience and role on previous D-B projects delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.

The SPFD Sportsplex project is guided by the District's Project Committee, which reports directly to the SPFD Board of Directors. The committee provides management and policy oversight and has decision-making authority over the Hill team, other consultants and the D-B Contractor. Experience and role on previous D-B projects (See attachment D)

- The qualifications of the existing or planned project manager and consultants. (See Staff and consultant short biographies above and attachment D.)
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

The District's project management team, Hill International, has demonstrated successful owner's representative services on the following relevant D-B projects: SPFDs' \$22 million INB PAC Renovation, the City of Spokane's \$11.3M Post Street Bridge Replacement, the City of Airway Heights' \$14M Recreation Complex, the City of Richland's \$18M City Hall project, the City of Spokane's \$20.7M Pavilion Renovation project, the City of Richland's \$3.5M Fire Station #74, the \$55M SPFD Spokane Convention Center Completion project, and the GSA's \$43M Foley Courthouse Modernization. Hill served as the owner's D-B PM/CM and/or D-B Advisor and is typically involved in all phases of the project from procurement to project closeout. In addition to Hill, the District's D-B consultants include Stanley Schwartz, SPFD General Counsel. The team's qualifications, experience, and the project organizational chart depict the depth, experience, and commitment for successful project completion that will benefit the District, its constituents and the public.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

Project Management and Decision-Making – The District’s Project Committee and Project Manager will direct and guide the Hill team as it monitors and oversees the project. Authority and decision making responsibility will be provided by the Project Committee to Hill as required. The Project Committee exists to provide local timely management and decision-making and to make recommendations to the SPFD Board of Directors. Hill will be engaged in the recommendations on courses of action and strategies throughout the project. Matt Walker reports directly to Kevin Twohig, Project Manager. The Project Committee and advisors will review the D-B team’s SOQs and management proposals and make recommendations to the SPFD Board of Directors. This is the same management approach that the District successfully employed for the D-B Spokane Convention Center Completion Project.

Communications – The District will use a variety of well-established formal and informal tools to provide effective communications to all involved in the project. The District will direct interested parties to the District’s website (www.spokanepfd.org) or the Sportsplex website (www.spokanesportsplex.org) for additional project information. During the selection phase, the Project Committee/Project Manager and Hill will meet with Finalist Firms in an individual proprietary meeting to review project requirements, align objectives, and answer questions. The D-B Team will be selected, in part, based on their experience and successful use of collaborative communication tools such as Building Information Modeling and lean construction techniques. Once a D-B Team is selected, the project management team will work collaboratively with the Team to develop and confirm and validate the project program, scope, budget and schedule. The project management team will partake in interim reviews of the design to ensure that the District’s expectations and the vision of finished project are achieved. Progress will be reported to the Project Committee, the District Board, the City, County, Parks Board and other stakeholders. Project status updates will be posted on the District’s webpage to keep the public informed on the project status.

Project Budget Monitoring – The District will manage the project finances. District account codes will be used similarly to the D-B Spokane Convention Center Completion Project to allow for reconciliation of account codes and cash flow forecasting.

The District will maintain its own contingency line item in the project budget to address unforeseen condition changes and appropriate change orders.

D-B Cost Verification - While the budget and scope are being developed, Hill will review and comment on D-B cost presentations to confirm project scope/cost and quality to substantiate reasonableness. Hill will continue to review and substantiate the D-B’s invoices during the course of the project to ensure appropriateness of D-B expenses. Hill will also review and comment on any changes, innovations, value engineering or other developments that occur during the project.

Schedule - The project schedule will be provided in the D-B RFQ/P documents. The final project schedule will be confirmed by the D-B team during the validation period. Monthly D-B construction progress updates with a narrative will be a project requirement.

- A brief description of your planned D-B procurement process.

The first phase will be to issue a Request for Qualifications with a project description, qualification scoring with weighted criteria, proposed project budget and schedule and additional information. To save time for the proposing Firms and the District, the SOQ

deliverables will be required to be succinct (A3 format) with a focus on team members and relevant project experience. Submittals will be reviewed and scored by the SPFD Project Committee with technical analysis and input from District consultants as needed. The District intends to shortlist up to three firms.

The second phase will be to provide the Request for Proposal documents to the shortlisted firms. The RFP will include the owner's preliminary program information, technical and performance requirements and the proposed D-B contract. There will be no requirement for a design submission as part of the proposal submittal. A proprietary meeting will be held with each firm during the RFP phase to allow the teams to receive input from the SPFD Project Committee and solidify a common understanding of the project requirements. The RFP phase will be led by the SPFD Project Committee who will receive, evaluate and score management proposals from the short-listed Firms. The District's consultants will provide technical consultation during this phase.

In keeping with DBIA best practices, the selection factors will focus on qualitative factors such as experience, design creativity and solution, the project management plan, schedule; technical factors and other published criteria. The price proposal will also receive appropriate consideration.

The District will provide an honorarium to the shortlisted firms that are not selected for the project.

- Verification that your organization has already developed (or provide your plan to develop) specific D-B contract terms.

Stanley Schwartz, SPFD General Counsel and Hill International will assist the District with preparation of the contract and terms and conditions based on previous progressive D-B agreements and general conditions. Development, consultation and coordination between the District general counsel and the Hill team will prepare and tailor the RFQ and RFP documents to meet the needs of this project.

8. Public Body (your organization) Construction History: (See attachment E)

9. Preliminary Concepts, sketches or plans depicting the project (See attachment F and www.spokanesportsplex.org)

10. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

There have been no audit findings on any District project.

Caution to Applicants

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the D-B contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the D-B process. You also agree that your organization will complete these surveys within the time required by CPARB

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  _____

Name: (please print) KEVIN TWOMEY _____

Title: PROJECT MANAGER _____

Date: 4/6/18 _____

- Attachment A - Project Description (Provided in Paragraph 2)
- Attachment B – Anticipated Project Design and Construction Schedule
- Attachment C – Project Organizational Chart
- Attachment D – Staff and Consultant Qualifications Matrix
- Attachment E – SPFD Construction Experience
- Attachment F - Preliminary Concepts, Sketches, Plan

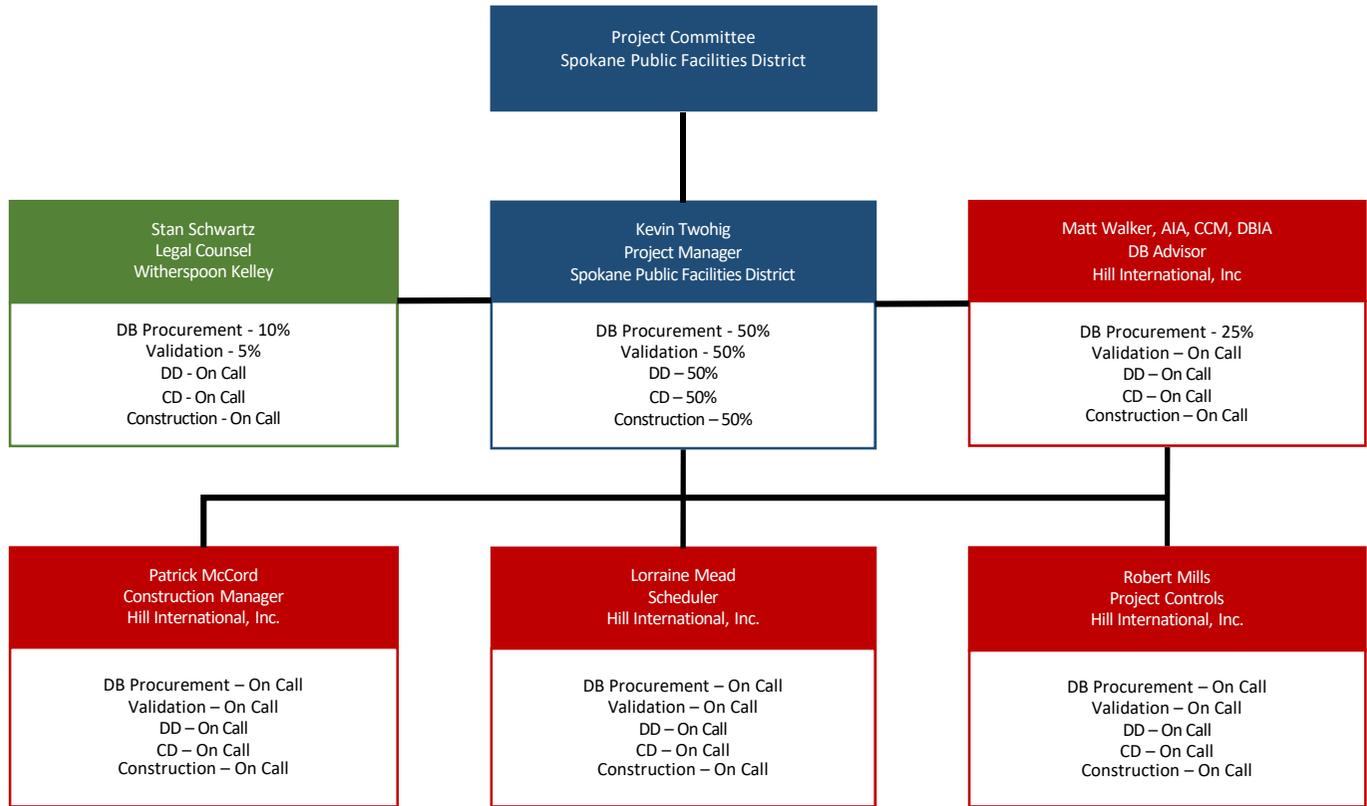
SPOKANE PUBLIC FACILITIES DISTRICT

SPORTSPLEX PROJECT

Activity Description	Start	Finish	2018				2019				2020				2021															
			M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
PRC PRESENTATION		24-May-18	◆ PRC PRESENTATION																											
DB RFQ ADVERTISEMENT	25-May-18		◆ DB RFQ ADVERTISEMENT																											
RFQ ISSUED / RFQ PERIOD	25-May-18	07-Jun-18	■ RFQ ISSUED / RFQ PERIOD																											
STATEMENT OF QUALIFICATIONS DUE	08-Jun-18	08-Jun-18	STATEMENT OF QUALIFICATIONS DUE																											
SHORT-LIST ANNOUNCED		13-Jun-18	◆ SHORT-LIST ANNOUNCED																											
RFP ISSUED / RFP PERIOD	18-Jun-18	10-Jul-18	■ RFP ISSUED / RFP PERIOD																											
PROPRIETARY MEETING		28-Jun-18	◆ PROPRIETARY MEETING																											
PROPOSALS DUE	19-Jul-18		◆ PROPOSALS DUE																											
SELECTION OF DESIGNER-BUILDER - SPFD BOARD APPROVAL		25-Jul-18	◆ SELECTION OF DESIGNER-BUILDER - SPFD BOARD APPROVAL																											
ISSUE NOTICE TO PROCEED	08-Aug-18		◆ ISSUE NOTICE TO PROCEED																											
VALIDATION PHASE (120 days)	09-Aug-18	06-Dec-18	■ VALIDATION PHASE (120 days)																											
COMPLETE GMP AMENDMENT - SPFD BOARD APPROVAL	07-Dec-18	12-Dec-18	■ COMPLETE GMP AMENDMENT - SPFD BOARD APPROVAL																											
DESIGN PHASE	13-Dec-18	30-Sep-19	■ DESIGN PHASE																											
CONSTRUCTION PHASE	01-Mar-19	14-Sep-20	■ CONSTRUCTION PHASE																											
CLOSEOUT PHASE	15-Sep-20	15-Dec-20	■ CLOSEOUT PHASE																											



Organization Chart



ATTACHMENT D
SPOKANE PUBLIC FACILITIES DISTRICT
D-B PROJECT APPLICATION

SPOKANE PUBLIC FACILITY DISTRICT PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
Spokane Public Facilities District Staff Recent/Relevant Alternate Contract Delivery Experience									
Kevin Twohig, Project Manager	Serves as the SPFD PM and is a member of the Project Committee	SPFD INB Performing Arts Center Renovation	\$22M, 50K SF	P-D-B	PM	PM	PM	May-17	Ongoing
		SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	CEO	CEO	CEO	May-16	Ongoing
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	CEO	CEO	CEO	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	CEO	CEO	CEO	Oct-02	Dec-06
David Gebhardt, Operations Manager	Serves as the SPFD/Operations Manager and is a member of the Project Committee	SPFD INB Performing Arts Center Renovation	\$22M, 50K SF	P-D-B	OPS Mgr	OPS Mgr	OPS Mgr	May-17	Ongoing
		SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	OPS Mgr	OPS Mgr	OPS Mgr	May-16	Ongoing
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	OPS Mgr	OPS Mgr	OPS Mgr	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	OPS Mgr	OPS Mgr	OPS Mgr	Oct-02	Dec-06
Mick McDowell, SPFD Board Member	Serves as chair of the Project Committee	SPFD INB Performing Arts Center Renovation	\$22M, 50K SF	P-D-B	Board Member	Board Member	Board Member	May-17	Ongoing
		SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	Board Member	Board Member	Board Member	May-16	Ongoing
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	Board Member	Board Member	Board Member	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	Board Member	Board Member	Board Member	Apr-04	Dec-06
Larry Soehren, SPFD Board Chair	Serves as member of the Project Committee	SPFD INB Performing Arts Center Renovation	\$22M, 50K SF	P-D-B	Board Member	Board Member	Board Member	May-17	Ongoing
		SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	Board Member	Board Member	Board Member	May-16	Ongoing
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	Board Member	Board Member	Board Member	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	Board Member	Board Member	Board Member	Apr-04	Dec-06
Spokane Public Facilities District Legal Counsel Recent/Relevant Alternate Contract Delivery Experience									
Stanley M. Schwartz, Principal, Witherspoon-Kelley	Serves as general counsel to the SPFD	SPFD INB Performing Arts Center Renovation	\$22M, 50K SF	P-D-B	General Counsel	General Counsel	General Counsel	May-17	Ongoing
		City of Airway Heights Recreation Complex	\$14.2M, 45K SF	P-D-B	General Counsel	General Counsel	General Counsel	Jan-17	Ongoing
		SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	General Counsel	General Counsel	General Counsel	May-16	Ongoing
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	General Counsel	General Counsel	General Counsel	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	General Counsel	General Counsel	General Counsel	Oct-02	Dec-06

**ATTACHMENT D
SPOKANE PUBLIC FACILITIES DISTRICT
D-B PROJECT APPLICATION**

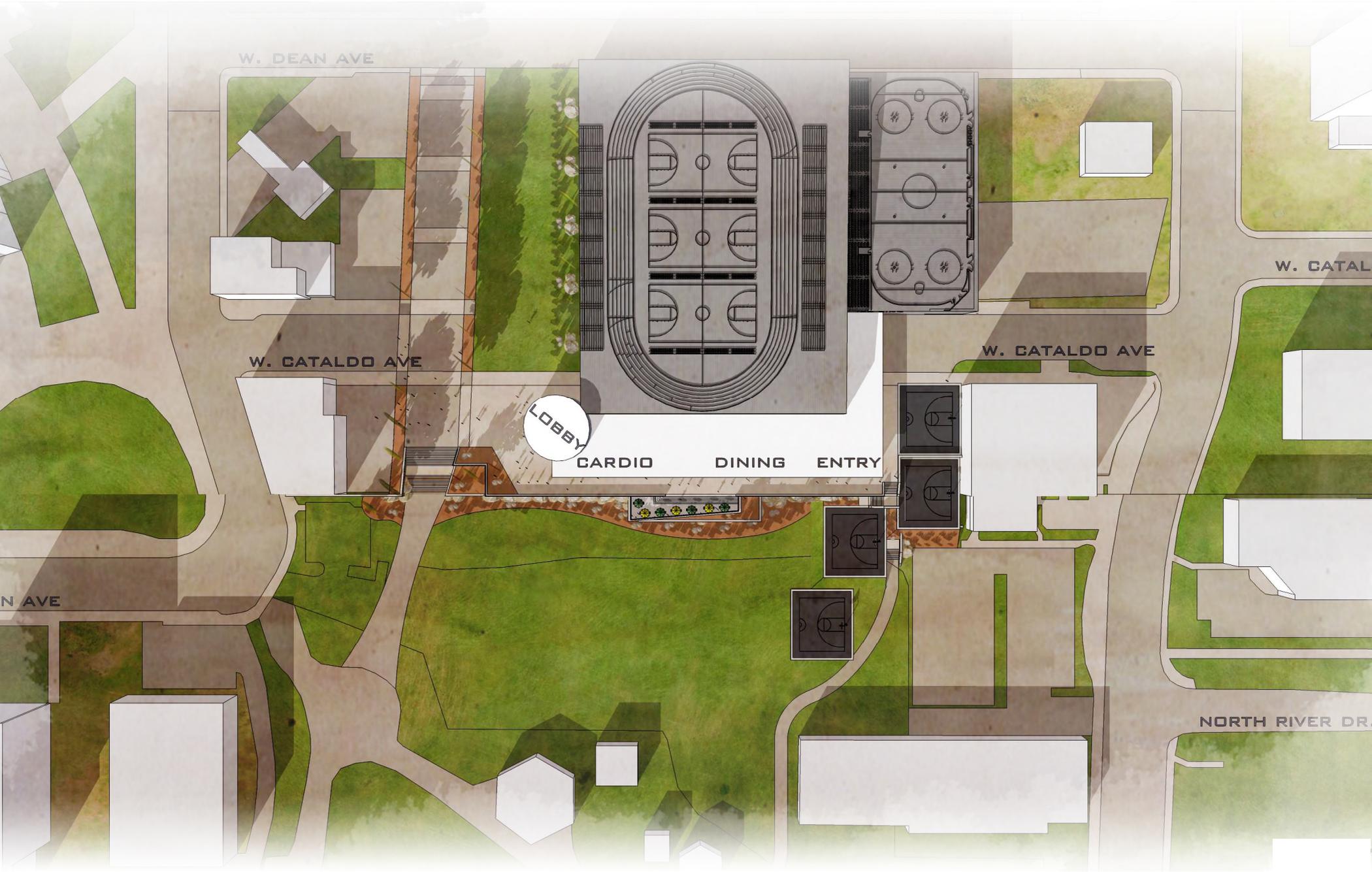
SPOKANE PUBLIC FACILITY DISTRICT PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience									
Matt Walker AIA, CCM, DBIA	Serves as Design Build Advisor for the SPFD Sportsplex Project; over 30 years experience in architecture, PM/CM and 15 years of experience with WA State public works alternate construction contract methods	SPFD INB Performing Arts Center Renovation	\$22M, 50K SF	P-D-B	DB Advisor	NA	NA	May-17	Oct-17
		Post Street Bridge Replacement Project	\$13.5M	P-D-B	DB Advisor	DB Advisor	DB Advisor	May-17	Ongoing
		City of Airway Heights Recreation Complex	\$14.2M, 45K SF	P-D-B	DB Advisor	DB Advisor	DB Advisor	Jan-17	Ongoing
		Riverfront Park Pavilion	\$20.7M, 90K SF	P-D-B	PM	PM	PM	Dec-16	Ongoing
		SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	DB Advisor	NA	NA	May-16	Jul-16
		City of Richland City Hall Project	\$18M, 40K SF	P-D-B	DB Advisor	DB Advisor	DB Advisor	Mar-16	Ongoing
		City of Richland Fire Station #74	\$3.5M, 12K SF	P-D-B	PM	PM	PM	Mar-14	Jun-15
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	PM	PM	PM	Oct-12	Feb-15
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$45M, 301K SF	D-B	Architect Coordinator	Architect Coordinator	Architect Coordinator	Jul-09	Aug-12
		Wellpinit High/Middle School Modernization	\$17.8M, 54K SF	GC/CM	CM	CM	CM	Apr-10	Oct-12
Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	PM	PM	PM	Oct-02	Dec-06		
Patrick McCord	Serves at the Construction Manager for the SPFD Sportsplex Project; 28 years experience with public works and negotiated private construction experience; served as PM for general contractor	City of Airway Heights Recreation Complex	\$14.2M, 45K SF	P-D-B	PM	PM	PM	Jan-17	Ongoing
		City of Richland Fire Station #74	\$3.5M, 12K SF	P-D-B	Estimator	Estimator	Estimator	Mar-14	Jun-15
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	NA	CM	CM	Oct-12	Feb-15
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM	PM	CM	CM	Jul-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM	PM	CM	CM	Jul-14	Oct-16
Lorraine Mead PE, LEED AP	Serves as Senior Scheduler for the SPFD Sportsplex Project; over 30 years experience in Construction Management and Scheduling	Riverfront Park Pavilion	\$20.7M, 90K SF	P-D-B	NA	CM	CM	Jan-18	Ongoing
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM	Scheduler	Scheduler	Scheduler	Jul-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM	Scheduler	Scheduler	Scheduler	Jul-14	Oct-16
		WSU Wine Science Center	\$23M, 40K SF	D-B	NA	NA	CM/Scheduler	Jun-14	Jun-15
Robert Mills	Serves as the Project Controls for the SPFD Sportsplex Project, 14 years experience in project controls	City of Airway Heights Recreation Complex	\$14.2M, 45K SF	P-D-B	PC	PC	PC	Jan-17	Ongoing
		Riverfront Park Pavilion	\$20.7M, 90K SF	P-D-B	PC	PC	PC	Jan-18	Ongoing
		Ellensburg Morgan Middle School Project	\$44M, 119K SF	GC/CM	PC	PC	PC	Jul-15	Feb-17
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM	PC	PC	PC	Apr-15	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM	PC	PC	PC	Apr-15	Oct-16
		Wenatchee School District No. 246, Lincoln Elementary School	\$23.7M, 82K SF	GC/CM	PC	PC	PC	Apr-15	Nov-16
		UW Bioengineering-Genome Sciences Building	\$150M, 265K SF	GC/CM	PC	PC	PC	May-03	May-06

SPOKANE PUBLIC FACILITY DISTRICT CONSTRUCTION HISTORY 2006 - 2017

Project #	Project Name	Project Description	Contractor	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
1	INB Performing Arts Center Renovation	INB Renovation	Lydig DB Team	P-D-B	2017	2018	2017	TBD	\$22M	\$22M	NA
2	Spokane Veterans Memorial Arena Renovation	Veterans Memorial Arena renovation	Garco DB team	P-D-B	2017	2017	2017	underway	\$4M	\$5.5M	Added scope
3	Spokane Veterans Memorial Arena 720 W. Mallon Ave. Renovation	720 Admin Building, complete renovation	Dardan Enterprises	D-B-B	2015	2016	2015	2016	\$2M	\$2M	NA
4	Spokane Veterans Memorial Arena Tap Room	Remodel	Yost, Mooney & Pugh Contractors, Inc.	D-B-B	2015	2015	2015	2015	\$175K	\$175K	NA
5	Spokane Convention Center Completion	90,000 SF New Addition and improvements to existing facility	Garco DB Team	D-B	2013	2015	2013	2015	\$50M	\$50.6M	Pre-DB expense, project development
6	Spokane Convention Center Skywalk	Skywalk added over Spokane Falls Blvd to new hotel	Garco DB Team	D-B-B	2014	2015	2014	2015	\$1.75M	\$1.75M	
7	Spokane Convention Center Expansion	160,000 SF New Addition and improvements to existing facility	Hoffman/Bouten JV	GC/CM	2003	2006	2003	2007	\$79M	\$90M	Material escalation and build to the budget approach reduced scope of the work
8	INB Loading Dock	Improvement/addition	Schimmels	D-B-B	May-07	Dec-07	May-07	Nov-07	\$1.5M	\$1.2M	
9	Spokane Convention Center Basement Renovation	Refurbish/Upgrade to employee spaces	Centerline	D-B-B	Jul-08	Oct-08	Jul-08	Oct-08	\$247K	\$257K	Owner requested change order
10	Arena NW Grille/ Absolut Grill	New F&B for Arena	Lydig	D-B-B	May-08	Dec-08	May-08	Dec-08	\$1.8M	\$1.6M	
11	S Block Parking Lot	Purchase multiple properties/improve for guest parking	Bouten	D-B-B	Jul-09	Oct-10	Jul-09	Oct-10	\$2.4M	\$3.3M	Extensive Contaminated Soils Issues
12	Arena Sound System	Upgrade	CCI	D-B-B	Aug-09	Oct-09	Aug-09	Oct-09	\$607K	\$618K	Additional scope added to the project
13	Ag Trade Re-Roof	Re-Roof	Cobra	D-B-B	Apr-10	Jun-10	Apr-10	Jun-10	\$600K	\$492K	

Project #	Project Name	Project Description	Contractor	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
14	INB Backstage	Upgrade/Remodel	Walker	D-B-B	Mar-10	May-10	Mar-10	May-10	\$95K	\$95K	
15	Limerick Pub	New F&B venue on Arena concourse	Garco	D-B-B	Aug-11	Oct-11	Aug-11	Oct-11	\$156K	\$161K	Owner requested change order
16	INB Backstage Entry	Upgrade/improve security	Walker	D-B-B	Aug-11	Oct-11	Aug-11	Oct-11	\$98K	\$98K	
17	Arena Lighting	Control upgrade/Retrofit	Garco/PowerCity	D-B-B	May-12	Sep-12	May-12	Nearing Completion	\$826K	Tracking Costs	
18	INB Food & Beverage	New F&B at INB PAC	BN Builders	D-B-B	Jul-12	Sep-12	Jul-12	Nearing Completion	\$562K	Tracking Costs	







TRACK/BASKETBALL

ICE RINK

CARDIO

DINING

ENTRY

OUTDOOR DINING

