

Spokane Valley Fire Department

Application for Project Approval for Progressive Design Build

New Training Facility
December 1, 2022

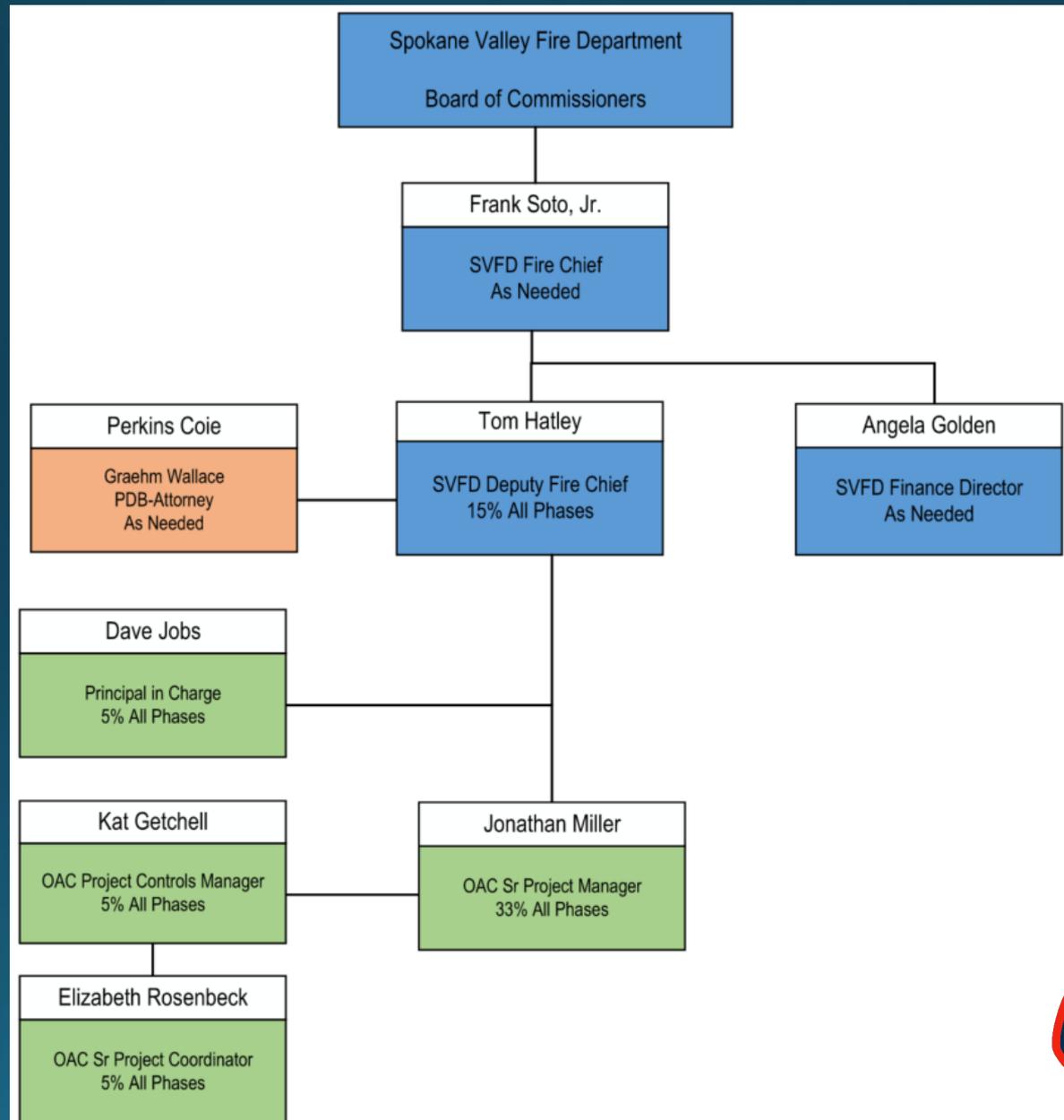


Agenda

1. Team
2. About SVFD
3. Scope
4. Why PDB
5. RCW 39.10
6. Schedule
7. Budget and Funding
8. MWBE
9. Lessons Learned
10. Questions



Project Team



Design Build Experience of Team

- **Frank Soto Jr – SVFD Fire Chief**
 - Main point of contact for the PDB Maintenance Facility currently under construction
- **Tom Hatley– SVFD Deputy Fire Chief**
 - Transitioned into main point of contact for PDB Maintenance Facility
- **Jonathan Miller – OAC Sr. Project Manager, Assoc. DBIA, CCM**
 - Currently managing two PDB projects valued at \$16M
- **Dave Jobs – OAC Principal, DBIA, CCM**
 - Managed numerous PDB and GC/CM projects
- **Graehm Wallace – Perkins Coie, Partner**



About SVFD

Our Mission: We are Professionals who care for our Community through Emergency Response and Risk Reduction

- **Established in 1940, we now serve 136,000+ citizens across 75 square miles**
- **Governed by a 5-member elected Board of Fire Commissioners**
- **Employ 234 personnel**
- **Received 22,433 total calls for service in 2021**
- **Deliver Emergency Medical Services (EMS) to 82% of annual calls**
- **Driven by 5-year Strategic Plan (2018 – 2023) developed by community leaders and stakeholders to ensure we meet the needs of our citizens**
- **Fiscally responsible – no long-term bonded debt**

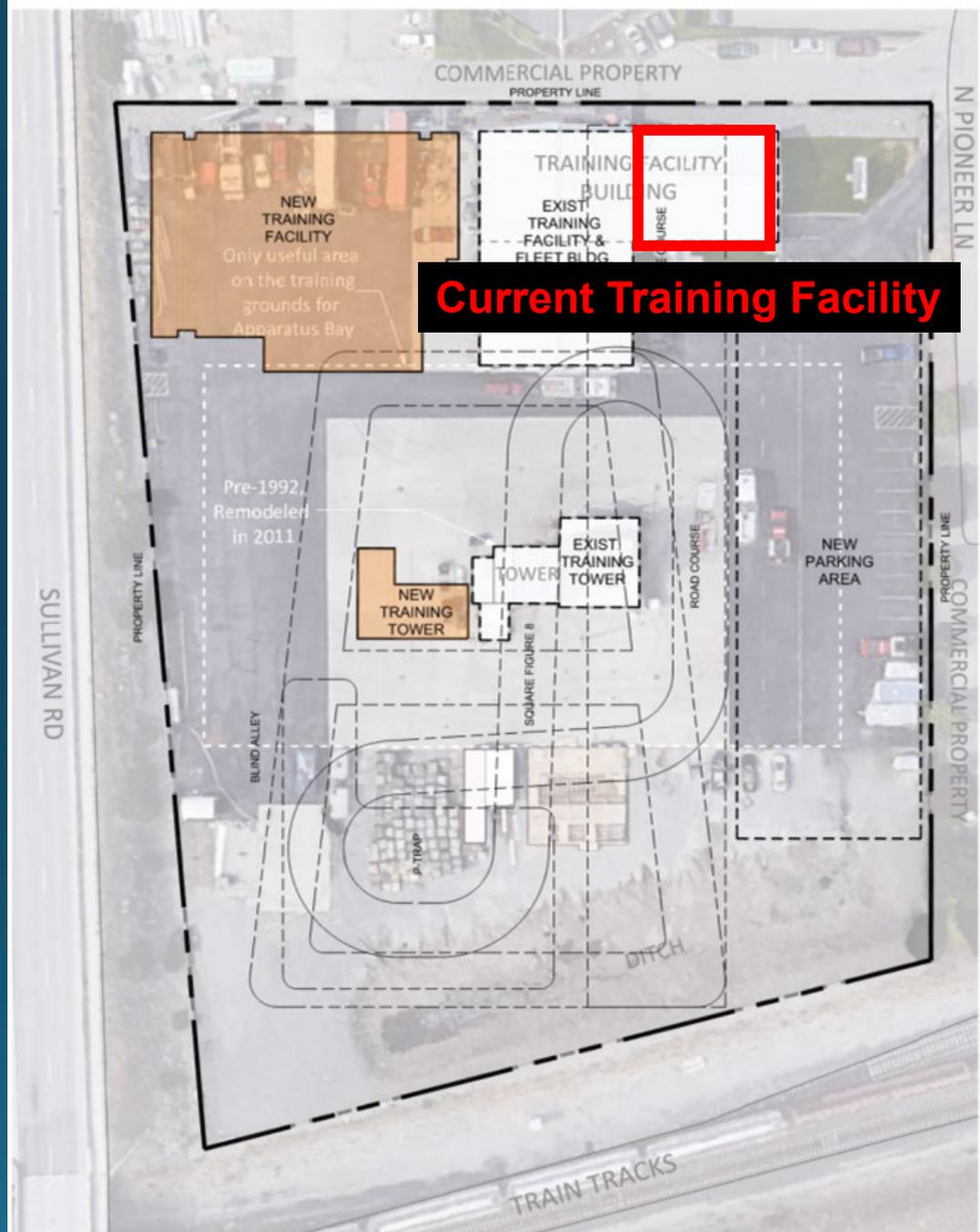


Scope of Training Facility

- **Current Facility:**
 - Only 2,000 sq. ft. and 32 years old
 - Only one training room and one office; no parking
 - Non cancer preventative facility
 - Built as single gender facility
- **New Facility:**
 - 12,500 sq. ft. training facility with modern technology
 - Drive through apparatus bays for indoor training in the winter
 - Five offices, four classrooms, five cubicles, two large gym style bathrooms with showers, PPE storage, decontamination room and an air refilling station



Existing Site

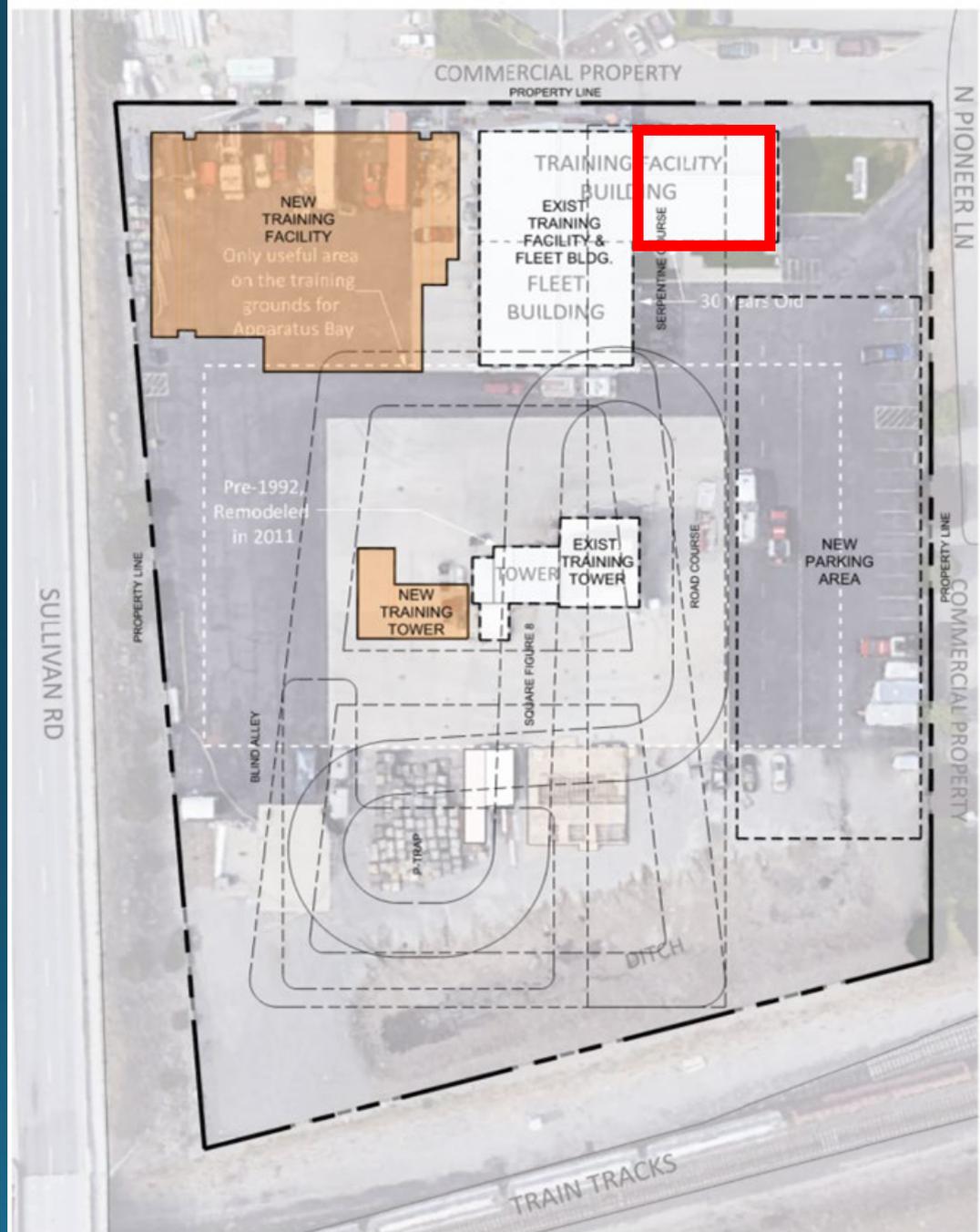


EXISTING SITE CONCEPT

NORTH



Existing Site



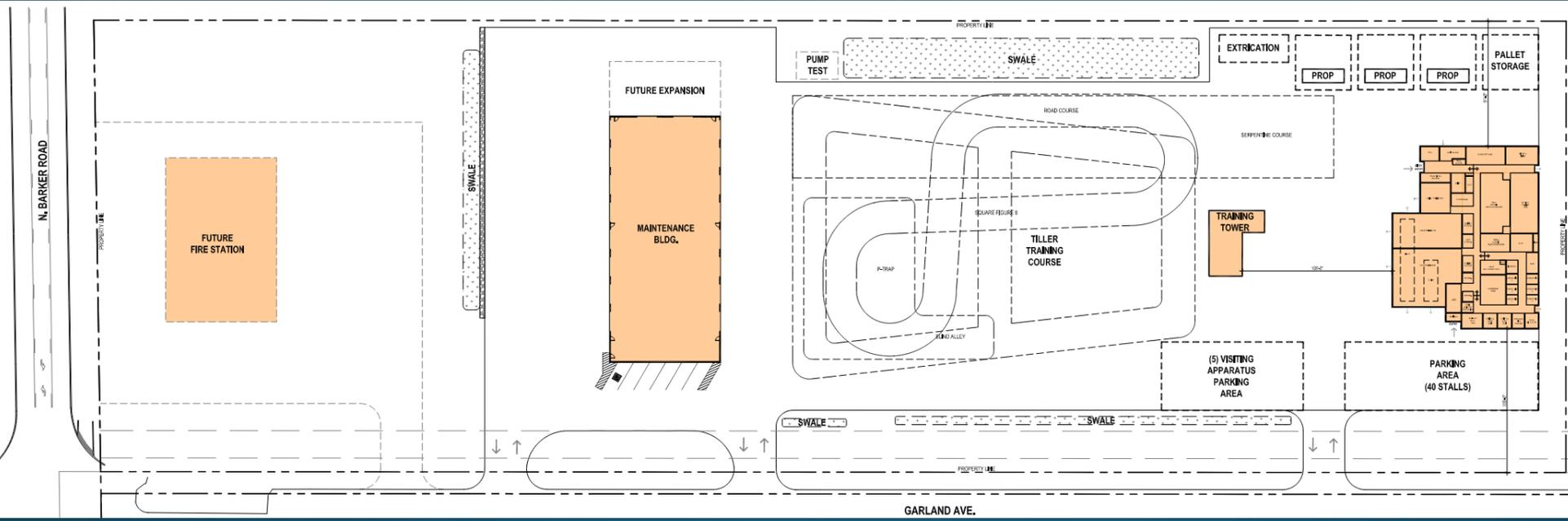
EXISTING SITE CONCEPT

NORTH









Floor Plan



Why Progressive Design Build?

- Market Conditions and Volatility
- Predictability: Align Budget and Scope
- Efficiency and Innovation: Design Development
- Time to Market and Expedited Schedule
- Early Cost Certainty
- Single Point of Responsibility for Owner



RCW 39.10.300

The project meets 2 of 3 criteria of the RCW:

- a. This project will be provided opportunity for greater innovation and efficiencies...
- b. This project will realize significant savings in project delivery time...



Training Facility Schedule

Description	Duration	Start	Finish
PRC Meeting and Approval	1 day	12/1/22	12/1/22
Advertise RFQ and Collect SOQ's	4 weeks	12/4/22	1/6/23
Score SOQ's and Shortlist	1 week	1/6/23	1/12/23
Interviews	1 day	1/19/23	1/19/23
RFP and Fee Opening	2 weeks	1/20/23	2/2/23
Board of Commissioners Approval	1 day	2/7/23	2/7/23
Programming and Validation	3 months	2/8/23	4/28/23
Early Package	1 week	4/10/23	4/14/23
Negotiate GMP	1 week	4/28/23	5/5/23
Design Completion/Permitting	2 months	5/8/23	6/30/23
Construction	11 months	7/3/23	5/31/24
Project Completion	4 weeks	6/1/24	6/30/24



Training Facility Budget

In February 2019 SVFD voters passed a \$113M M&O levy for maintenance, equipment, and capital project improvements.

Costs for Professional Services (A/E, Legal etc.)	\$550,000
Est const costs (<i>including construction contingencies</i>):	\$6,550,000
Equipment and furnishing costs	\$125,000
Off-site costs	\$50,000
Contract administration costs (owner, cm etc.)	\$100,000
Contingencies (design & owner)	\$750,000
Other related project costs (briefly describe)	\$185,000
Sales Tax	\$690,000
Total	\$9,000,000



MWBE Strategy

- MWBE approach and past performance will be a scoring criteria for PDB Firms
- Will utilize and reach out directly to Certified Firms identified on the Washington State Office of Minority & Women's Business Enterprise website
- Will work with the local AGC to get this project out to the contractor community
- SVFD Diversity Objectives and Inclusion Plan: develop a workforce that reflects community, improve diversity and create a culture that values and embraces diversity



Current MWBE Firms

1. Camtek
2. Spokane Overhead Door Company
3. Eller Corporation
4. Mountain Dog Sign Company
5. Duran Professional Cleaning
6. Fowler Fire LLC
7. Lemonade Graphics
8. Typecraft Inc.
9. Badger-Rose City Label
10. Public Safety Testing



Lessons Learned

- Invaluable to have Design Builder leading pre-construction
- Real world, on-demand pricing and lead time evaluation
- Continuous Value Engineering, Value Analysis, and Constructability
- Ability to order long-lead procurement items
- Enhanced collaboration and trust amongst whole team
- Timely decision-making paramount
- Engage AHJ's earlier/better communication
- Maintain staff throughout process



Questions?

