

Kennewick Public Facilities District

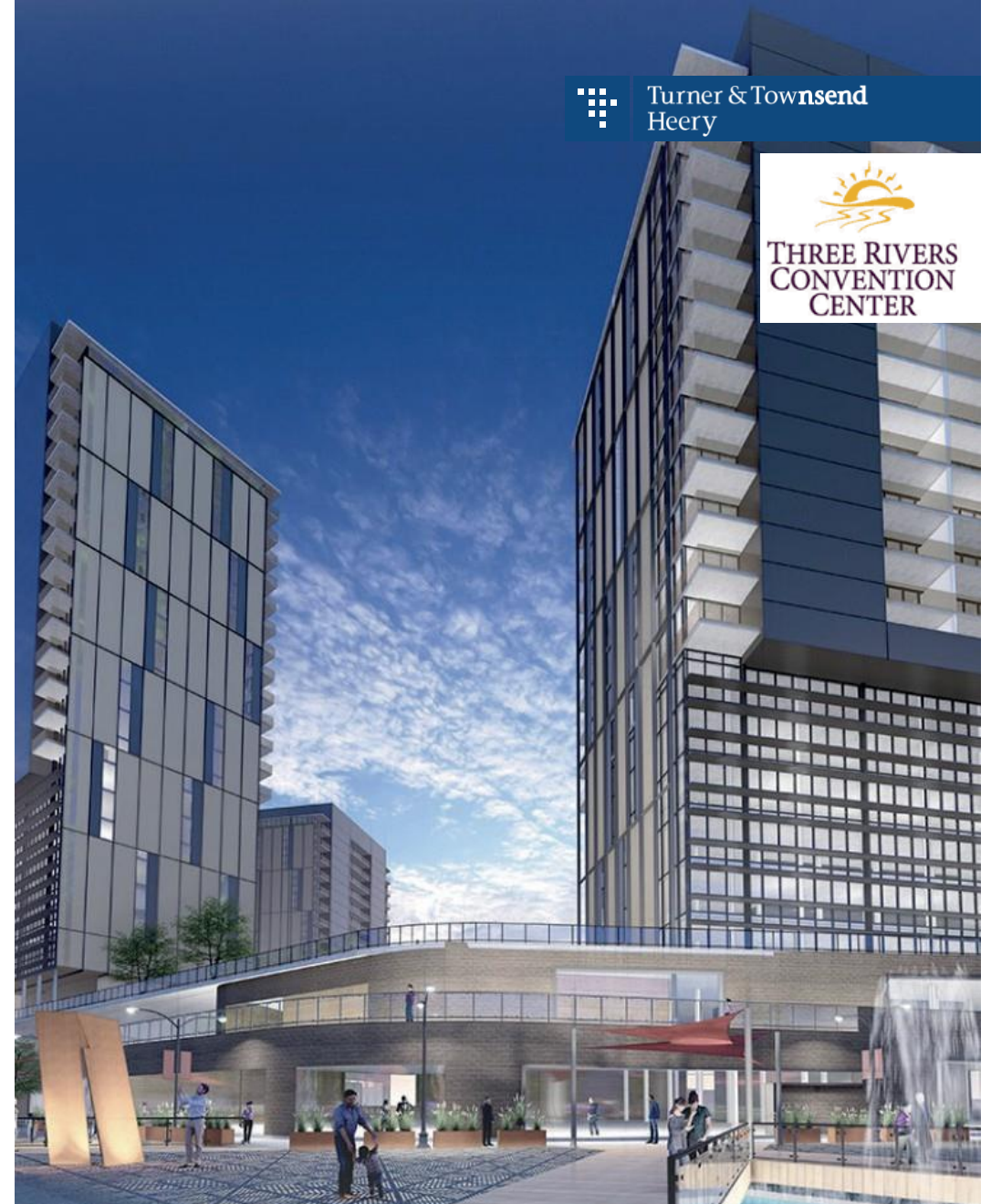
Application for Project Approval for
Progressive-Design-Build
Three Rivers Convention Center
Expansion

January 26, 2024



Agenda

1. Team and Organizational Chart
2. About Kennewick Public Facilities District
3. Scope
4. Why Progressive-Design-Build
5. Architect Selection
6. RCW 39.10
7. MWBE Outreach
8. Schedule
9. Budget and Funding
10. Questions



Team



Corey Pearson

Executive Director – KPFD

Calvin Dudney

Board President - KPFD

Jonathan Miller

Assoc. DBIA, CCM, PMP

Senior PM, Turner & Townsend Heery

Completed three PDB projects and worked on six total under RCW 39.10

David Beaudine

Assoc. DBIA, CCM

Vice President, Turner & Townsend Heery

Rustin Hall

Principal, ALSC Architects

15 design build projects

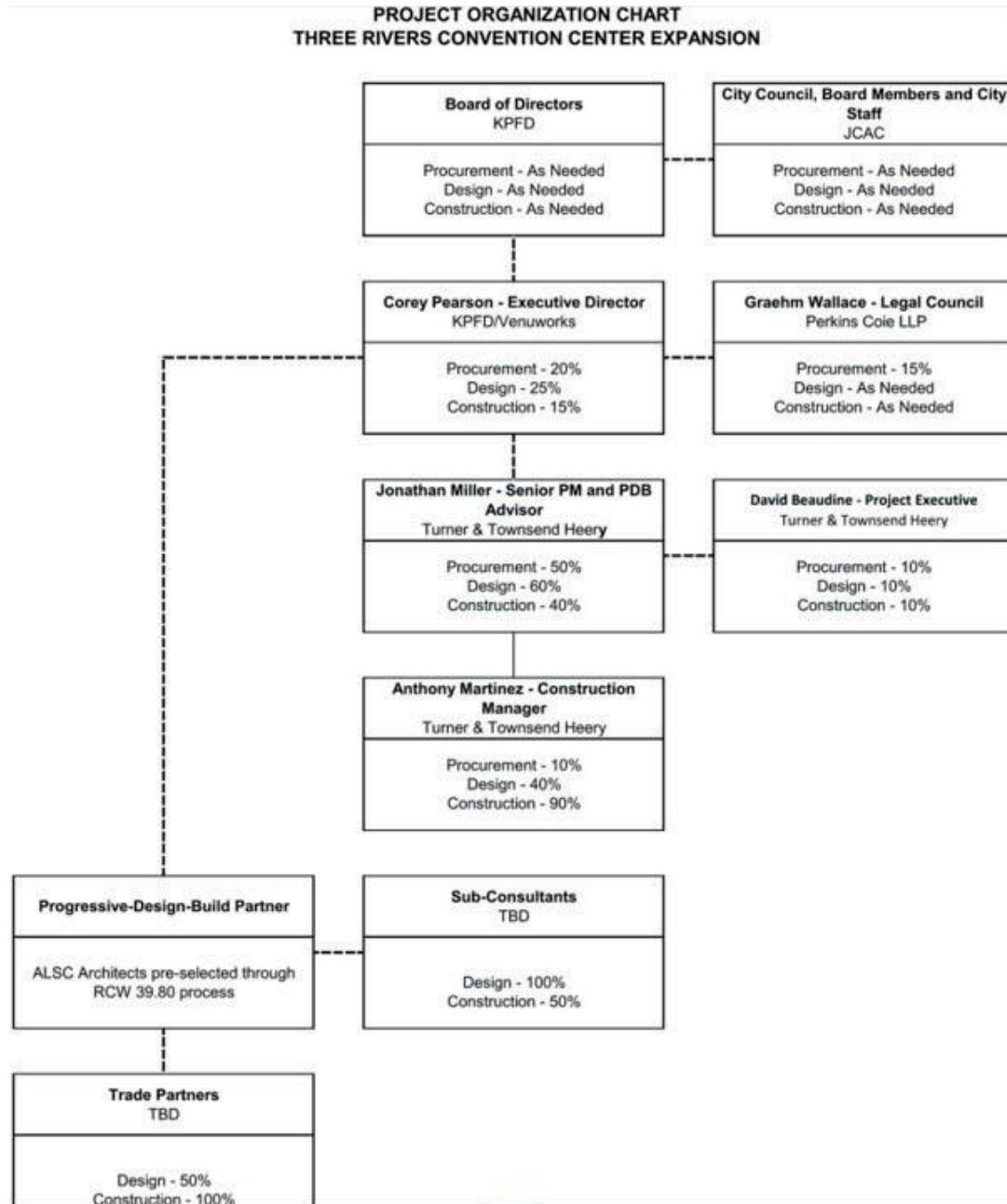
Graehm Wallace

Partner, Perkins Coie

27 years of construction legal counsel, and dozens of design-build contracts under RCW 39.10



Team



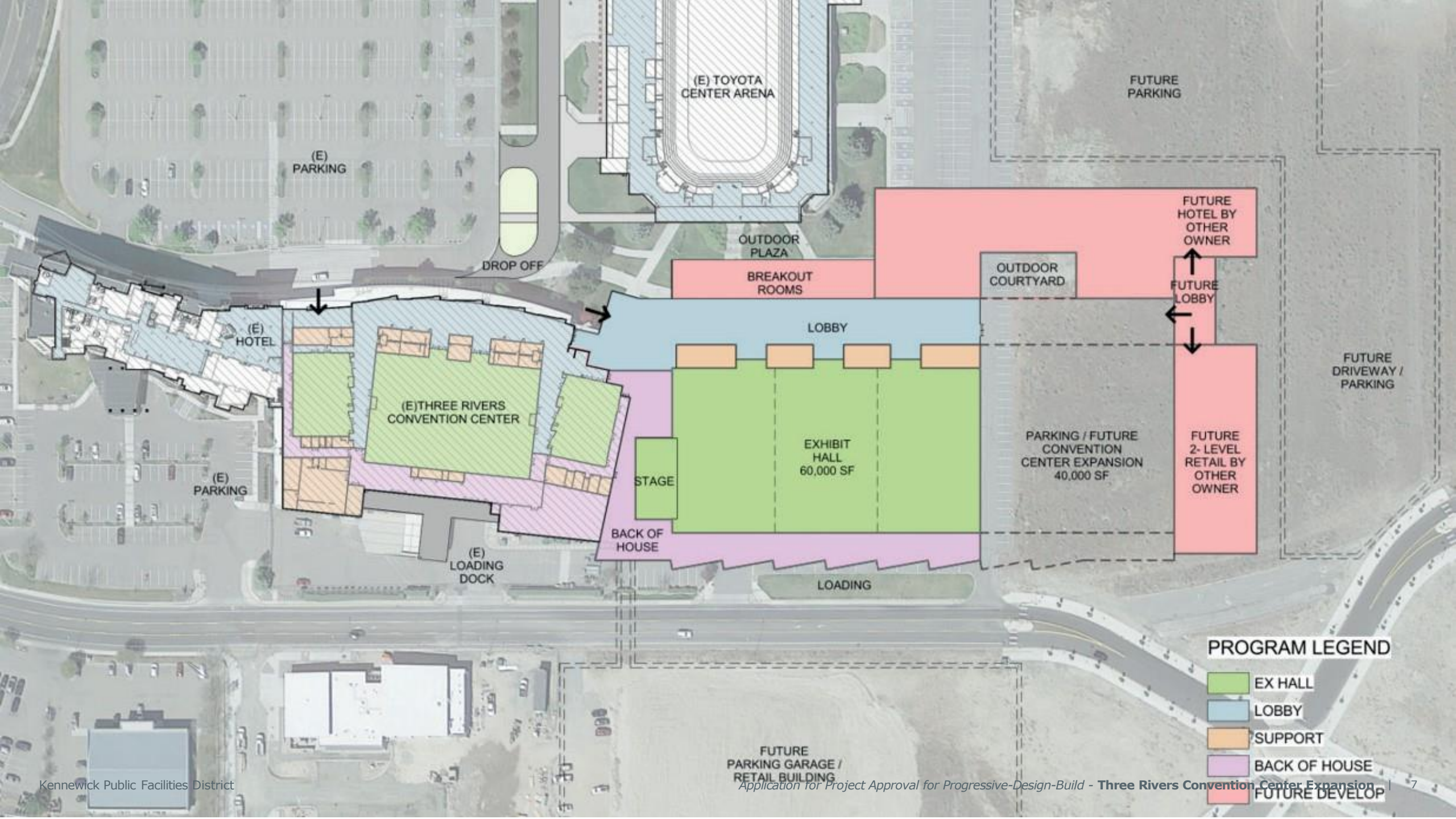
About Kennewick Public Facilities District

- Kennewick population is 90,000, largest in Tri-Cities
- The KPFD serves the entire metro area – 300,000 people
- VenuWorks and staff
- Board and reporting structure
- Relationship with City of Kennewick and City Council
- Economic development role

Scope of Convention Center Expansion



- Current 80,994 SF is too small for recent economic and population growth
- Losing conventions to Idaho & Oregon
- Need to add 115,000 SF total, which includes 60,000 SF of exhibit hall, 20,000 SF of public lobby, 25,000 SF of back-of-house support space and 10,000 SF of administrative and MEP space
- Additional parking
- Built in conjunction with hotel from private developer – hotel needs convention center to get “heads in beds” and convention center needs hotel to attract events



(E) TOYOTA CENTER ARENA

FUTURE PARKING

(E) PARKING

OUTDOOR PLAZA

DROP OFF

FUTURE HOTEL BY OTHER OWNER

BREAKOUT ROOMS

OUTDOOR COURTYARD

FUTURE LOBBY

(E) HOTEL

LOBBY

(E) THREE RIVERS CONVENTION CENTER

EXHIBIT HALL
60,000 SF

PARKING / FUTURE CONVENTION CENTER EXPANSION
40,000 SF

FUTURE 2-LEVEL RETAIL BY OTHER OWNER

(E) PARKING

STAGE

BACK OF HOUSE

LOADING

(E) LOADING DOCK

FUTURE PARKING GARAGE / RETAIL BUILDING

PROGRAM LEGEND

- EX HALL
- LOBBY
- SUPPORT
- BACK OF HOUSE
- FUTURE DEVELOP

Why Progressive-Design-Build

- Must align budget with scope
- Need efficient and innovative design solution
- Time to market and expedited schedule
- Early cost certainty
- Single point of responsibility for Owner
- Building on occupied campus – cannot disrupt daily operations

ALSC History with KPFD

2002 – Selected as part of D/B team (Facility opened **June 2004**)

2009 – Vista Entertainment District Conceptual Site Master Plan

2012 – February – Selected for TRCC Conceptual Expansion Study & Program

2012 – April – Programming, design and construction administration services for the TRCC Expansion project

2012 – Hotel Connection project for South Hotel (Springhill Suites)

2013 – New Conceptual Expansion, Master Planning Services

2013 – Bond Support Graphics - “The Link” - Expansion Planning Concepts

2014 - Convention Center Bond Support - Conceptual Expansion Re-Design

2017 – Vista Entertainment District Ice Rink & Parking Concept Study

2018 - 2020 - Convention Center Expansion and Addition Concepts, Graphics for New North Hotel (A-Loft)

2023 - Vista Entertainment District New Conceptual Master Plan

2024 – Completion of TRCC Expansion Programming, Design

Architect Selection



- ALSC Architects has been the designer of record for this site for over 20 years
- Buy in from ALSC to utilize PDB – will follow proper communication protocols
- Buy in from contracting community to partner with ALSC

"Levels the playing field"

Contractors were already trying to partner with ALSC

- RCW 39.10 does not prohibit the pre-selection of a preferred designer to be used by the selected Design-Builder

ALSC Architects Alternative Delivery Project Experience	GCCM/CMGC/CMAR
Design/Build:	WSU Martin Stadium South Expansion – Hoffman
Battelle ETB (Private) - Levernier	WSU Football Operations Building – Hoffman
Battelle ESB (Private) - Levernier	GU Volkar Center – Garco
Battelle User Housing (Private) \$3M - Levernier	GU Baseball Stadium – Garco
SIA Parking Garage (Public) \$12M - Lydig	GU Baseball Improvements –Garco
Three Rivers Convention Center (Public) \$18M - Lydig	GU Soccer - Garco
GU McCarthy Athletic Center (Private) \$25M - Garco	SPS Mullan Rd Elementary –
Pascal Sherman Indian School and Dorm (Tribal) - Garco	SPS Joe Albi Stadium – Garco
SEL Headquarters Building (Private) \$10M - Lydig	SPS Downtown Stadium – Garco
SEL Manufacturing Expansion (Private) \$10M - Lydig	SPS Franklin Elementary School –
SEL Event Center (Private) \$5M - Lydig	SPS Sacajawea MS
Fairchild AFB Fitness Center (Public) \$20M - Lydig	CVSD Ridgeline HS – Garco
WSU Wine Science Center (Public) \$15M - Lydig	CVSD Evergreen MS – Garco
Chaplaincy Hospice (Private) - Bouten	CVSD North Pines MS – Garco
Spokane Convention Center Completion Project (Public) \$55M – Garco	CVSD Selkirk MS – Garco
GU Volkar Center 3rd Floor TI (Private) – Inland Group	CVSD Opportunity Elementary School
CBC Housing Project DB (Private) \$5M – Chervenell	CVSD Sunrise Elementary School
Tri Cities Community Health (Private) - Bouten	Mead SD Northwood MS – Garco
Progressive D/B:	Mead SD Highland MS
Airway Heights Recreation Center (Public) \$15M – Lydig	Mead SD Skyview Elementary
Almira K-8 School (Public) \$28M - Garco	Cheney HS
Blue Mountain Community College Rodeo Arena (Public) \$12M - Bouten	CHAS Market St Clinic
Wenatchee YMCA (Private) \$25M - Absher	CHAS Indiana Clinic
Snoqualmie Community Center (Public) \$26M – Absher	CHAS Iron Bridge
	CHAS Iron Bridge 4 Level 1 TI
	FBH / CHAS E Sprague Clinic
	New Health Colville
	New Health Newport
	Heritage Health Post Falls
	Heritage Health CDA
	Travers Park Fieldhouse

- **Greater innovation or efficiencies between the designer and the builder**

Opportunity for creative, cost-effective design solutions to meet the needs of KPFD

- **Savings in project delivery time**

Utilizing PDB will allow us to start early site package before the design is 100% complete. Develop a strategy as a team to be complete by July 2026.

- **Substantial Fiscal Benefit**

Budget is tight based on available funds. Need a qualified PDB team to design to the budget.

Provides opportunity to "buy back" owner betterment scope as risk reduces

MWBE Outreach

- Scoring criteria through selection process (15% of overall score)
- Work with OMWBE to get scopes of work out to as many as possible
- Partner with AGC for outreach opportunities
- Partner with local APEX Counselor based out of Kennewick

Schedule



Task	Target Completion Date
Procure Project/Construction Management Team	Completed
PRC Approval	January 26, 2024
Design-Builder Procurement (tentative)	
First publication of RFQ for PDB Team	January 28, 2024
Second publication of RFQ for PDB Team	February 4, 2024
Pre-Proposal Meeting	February 12, 2024
A3 SOQ's Due	February 22, 2024
Shortlist Finalists	February 27, 2024
Interactive Meetings	March 14, 2024
Proposals Due	April 2, 2024
Winner Announced	April 9, 2024
Board Approval	April 15, 2024
Validation Complete	July 30, 2024
Design	August 2024 through April 2025
Construction (Multiple Packages)	January 2025 through June 2026

Budget and Funding



The City of Kennewick has currently allocated \$21M in one-time funding, with annual funding earmarked through the completion of the project. City Council has approved the Purchase and Sale Agreement with the hotel developer, which requires the City to expand the convention center as a condition of the sale.

Project Budget

Cost for Professional Services (A/E, Legal, etc)	\$4,870,000
Estimated project construction costs (construction contingencies):	\$50,780,000
Equipment and furnishing costs	\$1,120,000
Off-site costs	\$400,000
Contract administration costs (owner, CM, etc)	\$1,260,000
Contingencies (design & owner)	\$4,240,000
Other related project costs (briefly describe)	\$1,680,000
Sales Tax	\$5,300,000
Total	\$69,650,000

**Other related project costs include Geotech, survey, special inspections, NREC inspections, commissioning, utility fees, permit fees, traffic engineering, advertising etc.*

Summary

- Project Meets RCW 39.10
- Will follow all best Practices of DBIA
- Will follow all Guiding Principals of DBIA

INSPIRE YOUR PROJECT. INSPIRE YOUR
FUTURE.

Our members are diverse, but their goals are the same: to deliver the most innovative, cost and time efficient projects in the nation. Join DBIA and realize collaboration-driven success every time, for a lifetime.

Questions