

CITY OF ELLENSBURG

- ELLENSBURG FIELDHOUSE DB PROJECT

1. In regard to 10., Subcontractor Outreach- Can you explain the outreach more in depth for the subcontractors that may not be certified but, may be able to be certified as a DBE/MBE/WBE and what kind of program will be offered to these subcontractors to obtain their certification for utilization? Also, what is to happen if they do not obtain their certificate in a timely manner to be able to provide the services as inclusion on this project specifically?

The City of Ellensburg has a Diversity, Equity, and Inclusion Commission with the mission of celebrating a diverse, equitable, and inclusive community. Because there are only a few certified MWBE, veteran, and small businesses within 50 miles of Kittitas County, the City will be selecting a Design-Build Team to work with the Ellensburg DEI Commission to seek out businesses who may qualify for certification and support their applications for certification. The City anticipates hosting forums and outreach events to encourage certification and requiring the DB team to right size work packages to encourage maximum participation and provide support such as simplified payment applications, and training. There are many possibilities about what might happen if a business does not or cannot obtain certification, and it is difficult to speculate about how the City would react. For example, if the business ultimately does not qualify, then the work of that business cannot be used to meet the Design-Build Team's DEI goals. If the business meets qualification requirements but their certification is not timely, the City would need to ascertain why the certification isn't timely and work with OMWBE to determine the next appropriate steps. The City is required to report on businesses that have achieved certification, so if the business never obtains certification, those businesses cannot be used to meet the project DEI goals. Ultimately, the City hopes to increase the number of businesses that are certified in the central Washington region and to utilize those businesses in this project.

2. Does councilmanic GO debt mean Kittitas County General Obligation bond?

The term "councilmanic bonds" refers to Limited Tax General Obligation (LTGO) bonds, which are non-voted debt issued by the City. The City is considering all possible funding sources, including LTGO bonds, Unlimited Tax General Obligation bonds as well as funding assistance through a grant from Kittitas County, state grants and federal grants. A progressive design-build team will be best suited to assist the City in providing information to support the submissions for these grants and to ensure compliance with all grant requirements.

3. Although Wenaha Group has significant experience with alternative project delivery, the City of Ellensburg staff experience is exclusively design-bid-build. What steps is the City of Ellensburg taking to learn about design-build project delivery.

It is vital that any owner understand the effort required to fully participate in a progressive design-build project and to be ready to make timely decisions. The City of Ellensburg is working with Wenaha and Thaxton Parkinson to become fully trained on progressive design-build and to establish the appropriate decision making matrix to provide timely input to the design-build team. Wenaha and Thaxton Parkinson have worked with numerous first time PDB owners to prepare them for the delivery method, and Robynne Thaxton is one of the most prolific trainers in PDB in North America. She developed and has taught the DBIA PDB Done Right class since 2018 and has trained dozens of first time PDB users, both large and small. She is also the primary author of DBIA's Progressive Design-Build Deeper Dive.