

State of Washington
PROJECT REVIEW COMMITTEE (PRC)
APPLICATION FOR PROJECT APPROVAL
*To Use the Design-Build (DB)
Alternative Contracting Procedure*

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to sections 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Section 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): [City of Everett](#)
- b) Mailing Address: [2930 Wetmore Avenue, Everett, WA, 98201](#)
- c) Contact Person Name: [Scott Pattison](#) Title: [Mayor's Office](#)
- d) Phone Number: [425-257-7111](#) E-mail: spattison@everettwa.gov

1. Brief Description of Proposed Project

- a) Name of Project: [Everett Outdoor Multipurpose Stadium](#)
- b) County of Project Location: [Snohomish](#)
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

[Due to new requirements from Major League Baseball \(MLB\), the Everett AquaSox Minor League Baseball \(MiLB\) team will need an updated or new stadium. Funko Field, the current home of the Everett AquaSox, does not meet the new facility standards required by MiLB. The City of Everett is leading the effort – in partnership with the owners of the Everett AquaSox – to develop and implement a long-term solution, with two primary options for complying with MiLB stadium requirements and generating positive economic development:](#)

- [A remodel and expansion of Funko Field to meet MiLB's new facility requirements. The renovation and expansion would be led by the City of Everett, in collaboration with the Everett School District, which owns Funko Field. Opened in 1947, Funko Field has been the home field of the Everett AquaSox, and its predecessor, the Everett Giants, since 1984. The facility was remodeled in 1998 to have a seating capacity of 3,682 people for baseball. The existing stadium currently lacks several programming spaces required for compliance with MiLB's current standards. For example, Home and Visitor Clubhouses, Female Staff Facilities, Umpire Staff Facilities and Media Space do not meet the current MiLB requirements.](#)
- [A new outdoor multipurpose stadium located at a site identified in downtown Everett. The project would be led by the City of Everett, in partnership with Snohomish County and the Everett AquaSox. The new stadium would serve as the home field for the Everett AquaSox and would be designed to meet the new standards required for a High-A Minor League baseball stadium. The new stadium would provide approximately 3,000 fixed seats for AquaSox games; be used for high school, college and tournament baseball games; convert to an "amphitheater" setting that can seat up to 5,000 for concerts and community events; and provide public park spaces with amenities suitable for anticipated growth in Everett.](#)

[The City of Everett is requesting project approval for Progressive Design-Build \(PDB\) delivery. This approval will allow the City of Everett to engage a PDB team with the qualifications necessary to deliver the project in an expedited manner and bring the AquaSox into compliance with MLB requirements as soon as possible. The PDB team will be competitively selected in Fall 2024, pending PRC approval. We anticipate that the Mayor and City Council will select a stadium development option – Funko Field renovation/expansion or a new downtown stadium – in 2025, based on design, cost and schedule analysis from the PDB team, public and private funding and economic development considerations, and the Final Environmental Impact Statement \(FEIS\) to be issued in late 2024.](#)

2. Projected Total Cost for the Project:

A. Project Budget Potential Site: Funko Field Renovation - Scenario 2A

Costs for Professional Services (A/E, Legal etc.)	\$4,315,410
Estimated project construction costs (including construction contingencies):	\$44,026,326
Equipment and furnishing costs	\$600,000
Off-site costs	\$0
Contract administration costs (owner, cm etc.)	\$5,067,622
Contingencies (design & owner)	\$10,021,653
Other related project costs (briefly describe) Land Acquisition	\$2,534,200
Sales Tax (9.9% included in Estimated Project Construction Costs)	\$0
Total	\$66,565,211

Project Budget Potential Site: Downtown Site – New Construction

Costs for Professional Services (A/E, Legal etc.)	\$7,768,290
Estimated project construction costs (including construction contingencies):	\$77,743,668
Equipment and furnishing costs	\$1,640,000
Off-site costs	\$0
Contract administration costs (owner, cm etc.)	\$6,190,000
Contingencies (design & owner)	\$19,546,166
Other related project costs (briefly describe) Land Acquisition	\$25,000,000
Sales Tax (9.9% included in Estimated Project Construction Costs)	\$0
Total	\$137,888,124

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

The project secured \$7.4 million in funding from the Washington State Legislature in 2023, which will cover the initial phase of work including project management, design and preconstruction costs. The City of Everett is working with Snohomish County and AquaSox ownership to develop a project financing plan and secure the remaining funding needed from public and private sources. We anticipate the financial plan will be approved by the City Council by the 1st quarter 2025 and full project funding will be secured before a Guaranteed Maximum Price (GMP) amendment is negotiated with the PDB team.

3. Anticipated Project Design and Construction Schedule

Please provide (See Attachment B for an example schedule.):

The anticipated project design and construction schedule, including:

- a) Procurement;
Refer to **Attachment A – Full Project Schedule**
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

Everett Outdoor Multipurpose Stadium Project

Task Name	Start	Finish
Project Review Committee		
PRC Meeting	Thu 09/26/24	Thu 09/26/24
Receive PRC Written Approval	Fri 09/27/24	Thu 10/03/24
PDB Procurement		
Request for Qualifications Phase		

First Publication of RFQ	Mon 09/30/24	Wed 10/02/24
Second Publication of RFQ	Mon 10/07/24	Wed 10/09/24
Pre-Submittal Meeting	Thu 10/10/24	Thu 10/10/24
Questions and Comments Submittal Deadline	Thu 10/17/24	Thu 10/17/24
RFQ Addendum Issued	Thu 10/24/24	Thu 10/24/24
Responses to RFQ Submitted	Thu 10/31/24	Thu 10/31/24
Review and Scoring of Responses by Reviewers	Fri 11/01/24	Tue 11/12/24
Consensus Scoring Meeting to Determine Finalists	Wed 11/13/24	Wed 11/13/24
Anticipated EIS Preferred Site Determination Decision	Mon 11/11/24	Wed 11/11/24
Request for Proposals Phase		
Issue RFP and Related Documents to Finalists	Fri 11/15/24	Fri 11/15/24
Proprietary Meetings with Individual Finalists	Fri 11/22/24	Fri 11/22/24
Questions and Comments Submittal Deadline	Wed 11/27/24	Wed 11/27/24
RFP Addendum Issued	Mon 12/02/24	Mon 12/02/24
Responses to RFP and Price Factors Submitted	Fri 12/06/24	Fri 12/06/24
Review and Scoring of Responses by Reviewers	Mon 12/09/24	Mon 12/16/24
Interview with Each Team Followed by Consensus Scoring	Tue 12/17/24	Tue 12/17/24
Notify Finalists of the Selection Decision	Wed 12/18/24	Wed 12/18/24
PDB Contracting		
Execute Interim/Small Contract for Program Validation Phase	Wed 01/01/25	Fri 01/31/25
Negotiate D-B Contract	Wed 01/01/25	Mon 03/31/25
COUNCIL ACTION Approving D-B Contract	Tue 04/01/25	Mon 04/14/25
Design and Construction Schedule (to be optimized by PDB team)		
Schematic Design	Mon 02/03/25	Fri 04/04/25
Design and Development	Tue 04/15/25	Tue 07/15/25
Construction Documents	Tue 11/04/25	Thu 03/05/26
Building Permit Process	Tue 05/13/25	11/10/2025
Construction	Fri 03/20/26	Mon 03/15/27
Substantial Completion	Mon 03/15/27	Mon 03/15/27
Move-In	Tue 03/16/27	Mon 04/26/27
Final Completion	Tue 04/27/27	Mon 07/19/27

4. Explain why the DB 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 DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?

The AquaSox baseball stadium has numerous unique and specialized systems that must meet strict applicable Major League Baseball (MLB) requirements and standards. These include field lighting; playing field surfaces (both natural and artificial); dugouts; locker rooms; training facilities; spectator seating; media facilities; videoboards and scoreboards; and broadcast infrastructure. With PDB delivery there are a number of options that allow these subcontractors, suppliers and trades to be selected and involved early during the design phase to provide their specialized knowledge to the design team to maximize these unique systems in the most cost-effective manner.

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

One of the primary benefits of PDB delivery is the ability of the contractor to collaborate with the design team during design to increase the efficiency and constructability of the project. The designer and contractor will have the opportunity to collaborate and innovate to realize efficiencies in the design, material selection, constructability, scheduling, and phasing of the project. Having both the contractor and designer on board during the design process will also allow them to work together to explore and confirm existing systems that will need to be taken into consideration for the design. This partnership can help to reduce possible errors and/or omissions in scope and develop the most efficient construction methods to maximize value for the owner.

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

Major League Baseball (MLB) has mandated that all minor league baseball stadiums (including the City of Everett) provide a stadium that meets updated standards that substantially exceed the ability to be met by the existing facility. The Everett AquaSox, along with several other teams in the league, are considered by MLB to be out of compliance and face fines and other sanctions until they have a compliant facility in which to play. To meet MLB's aggressive time frame, a number of time savings possible with PDB need to be utilized. The construction time will need to overlap project design by identifying work that can be started early. The ability to contractually negotiate a guaranteed maximum price midway through design will allow early work to start while giving the City knowledge of the total project cost. The early preparation of a detailed construction schedule by the PDB in collaboration with the design team and owner will yield a detailed, realistic Critical Path Method. This schedule will also allow the identification of work that needs to be designed early as well as materials and equipment that must be procured early. The construction industry is still experiencing challenges in the supply chain related to the procurement of construction materials and equipment. The PDB approach will allow the team to monitor the supply chain as design progresses and allow the opportunity for early procurement of any materials and/or equipment that has long lead times and is deemed critical to the project schedule, prior to the completion of final design and/or very early in construction.

5. Public Benefit

In addition to the above information, please provide information on how use of the DB 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

Traditional design-bid-build contract methods do not benefit from the contractor's perspective of adding value into the project during the design phase. The added fiscal benefit gained through using PDB expertise in value-added measures, value engineering and constructability reviews in all phases of the design rather than merely single points on a schedule. PDB recommendations on product or quality standards and developing a complete, understandable and cost-effective construction document set will assist the team in controlling cost increases.

Reduction in the detailed design document production time needed for competitive contractor bidding, and the subsequent bidding period, will result in savings of time in the overall project schedule.

By planning for and utilizing early procurement packages for long lead time materials and/or equipment, we can ensure that those items will be onsite at the appropriate times and ready for incorporation into the project, avoiding the potential of added costs and schedule delay due to untimely acquisition/delivery of critical materials that might otherwise be experienced with the time frame in a design-bid-build project.

A broader reach of Qualified Subcontractors is possible in PDB. Retaining a contractor via the PDB method is much more likely to result in predictable costs and broader subcontractor bid coverage. The PDB can develop a subcontracting plan that meets project requirements resulting in increased competition, and if needed qualified subcontractors. Additionally, the PDB method allows for more

focused DBE outreach to the local and regional market, which will be a priority for the City of Everett on this major capital project.

The PDB contractor can exercise greater control in the assembly and tailoring of bid packages and subcontractor qualifications to reduce the expense and risk of potential for non-responsible bidders and/or non-responsive bids.

Real-time, subcontractor-verified cost estimates during the design process can occur. The PDB contractor can engage subcontractors to accurately reflect the current market conditions and validate scope and budgets in real time.

With PDB delivery the design team is under contract with the Contractor rather than the Owner, reducing the owner's risk of change order costs resulting from errors and omissions in the bidding and construction documents.

- 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.

Utilizing the traditional design-bid-build delivery method is not practical for this project, primarily due to the need to expedite the project schedule to meet the ballpark completion time frame mandated by Major League Baseball. Additionally, the City of Everett desires to obtain contractor, subcontractor, trades and equipment suppliers input during design to reduce owner risk, meet mandated quality standards, identify potential savings and to obtain early cost certainty for construction pricing.

The traditional design-bid-build project delivery method, where the design work is done "in a vacuum" with no contractor or subcontractor input on design, value engineering, constructability, schedule, logistics and the associated costs, is just not viable for the numerous very specialized systems and materials in this type of project.

PDB delivery provides for earlier and greater certainty of cost, reduced owner risk and, in the current construction climate, is an advantageous delivery method. Progressive Design-Build is the appropriate delivery method for this project.

6. Public Body Qualifications

Please provide:

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

The City of Everett manages an extensive network of utilities and roadways and a large annual capital improvement program budget.

Everett employs approximately 20 licensed engineers who are responsible for managing and designing a wide variety of infrastructure improvement projects. We are well-networked with leading A/E firms that we call on to assist with larger projects, or those that require specialized experience or capabilities.

The City of Everett has a track record of successful completion of projects using alternative delivery methods. Recently completed or current projects include:

Project Name	Delivery Method	Cost	Comp. Date
Municipal Building - Tenant Improvements	GC/CM	\$26.5M	In Progress
Water Filter Plant Phase 2 Capital Upgrades	PDB	\$19.5M	In Progress
Reservoir 3 Structural Repairs (Phase 1)	PDB	\$3.4M	End of 2025
East Clearwell Roof Replacement	Fixed Price DB	\$3.1M	11/2018
Reservoir 6 Roof Replacement	Fixed Price DB	\$5.1M	10/2016

In addition to City staff experience and qualifications, the project team includes SOJ, an experienced project management firm well versed in RCW 39.10 alternative public works contracting, and John Palewicz, who will serve as the Design-Build Advisor throughout the course of this project. John brings extensive knowledge of the statutory requirements, industry best practices and lessons learned related to PDB delivery.

- A project organizational chart, showing all existing or planned staff and consultant roles.

Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)

See **Attachment B – Organizational Chart**

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

Scott Pattison

Mayor's Office, City of Everett

Role:

Primary project supervisor on an ongoing basis throughout the project, reporting direct to Mayor Cassie Franklin. Will collaborate closely with project team to develop the PDB RFQ and RFP, develop the PDB contract documents, and lead selection and procurement of the PDB team. Manage PDB contract administration.

Relevant Experience:

Scott has over 23 years project manager experience for the City of Everett and Lake Stevens School District. Scott's experience includes large scale planning and capital improvement projects. Throughout the wide range of projects Scott has worked on in his career he has gained extensive experience in stakeholder coordination and multi-party negotiations.

Dan Eernisse

Economic Development Director, City of Everett

Role:

Dan will collaborate closely with Scott Pattison on an ongoing basis throughout the Project to provide strategic oversight and advice. Dan will assist the City through the PDB selection process, project site selection, City Council communications and construction contract negotiations.

Relevant Experience:

Dan oversees business recruitment and expansion as a member of Mayor Cassie Franklin's executive team. He draws heavily on his private sector experience as project lead on over \$300 million of residential, retail, and mixed-use development. Dan's expertise will focus on and benefit this project with strategic planning, land use around BRT/Light Rail, transit-oriented development, zoning initiatives and community relations.

Ethan Bernau

Partner & Sr. Project Manager, SOJ

Role:

Ethan will oversee project delivery including budget and schedule management, management of the PDB contract, and management of Owner Consultants. Ethan will work closely with Julie to ensure that the project team delivers a project that will meet the City's program, permitting, budget and schedule requirements.

Relevant Experience:

Ethan has 20 years of experience as a Project Manager and Owner's Representative, having delivered a wide array of capital projects ranging in value from \$1 million to over \$100 million, including renovations

and new construction. His portfolio includes several sports and entertainment, K-12 school and education, public safety, open space and civic building projects. Ethan has successfully managed alternative public works projects utilizing RCW 39.10, including six GC/CM projects, in addition to several traditional design-bid-build projects. Ethan is a LEED Accredited Professional and Associate Design-Build Professional (Assoc. DBIA).

Ben Franz

Partner & Sr. Project Manager, SOJ

Role: Ben will primarily focus on the project's financing strategy, funding plan development, stakeholder relationship, partnerships and project governance.

Relevant Experience: Add

Ben has more than 20 years of experience with nonprofit and private business, education and the arts. He has extensive experience in public processes, stakeholder engagement, and management of high-profile public venues. Successfully executing hundreds of projects ranging from small renovations and tenant improvements to major public events and multi-year complex capital projects Ben has honed management and leadership skills that foster alignment across diverse work groups, public and private sectors and community members. Prior to joining SOJ Ben served as the Executive Director of the Pike Place Market for 7 years and as Executive Director of the Santa Monica Pier Restoration Corporation for 8 years. He led both venues through transformational change with major capital projects and extensive community engagements, events and programs.

Julie DeDonato

Project Manager, SOJ

Role:

Julie will be the day-to-day project manager and the main point of contact for the PDB team and other Owner Consultants. She will coordinate and provide owner direction to the team and will work collaboratively with the team during the design, permitting and construction process.

Relevant Experience:

Julie has 16 years of experience as Project Manager and Owner's Representative. Managed design and construction of 1.9 million square feet of office space/mixed use for Amazon's campus in Seattle's South Lake Union neighborhood with over \$661 million in development costs. Also, managed new construction of residential and hospitality projects. Julie successfully managed alternative public works projects for the City of Tukwila, including 3 GC/CM projects.

PDB OVERSIGHT AND CONTRACTING

Tim Benedict

Deputy City Attorney, City of Everett

Role:

Provide legal guidance and advice for the Project with respect to RCW 39.10 compliance, procurement, negotiation, contracting, and contract administration.

Relevant Experience:

Tim has served as the legal advisor to City of Everett's Public Works Department for twelve years. He has been practicing law in Washington since 2000. After graduating from University of Washington Law School, he worked for 8 years as an attorney at Hillis Clark Martin & Peterson in Seattle. Tim was the legal advisor on one of the City's GC/CM projects, on two Design-Build projects, and on one previous Progressive-Design-Build project.

Zac Tomlinson

Partner, Pacifica Law Group

Role:

Zak will provide counsel at the initial phase of the procurement and construction process, including development and review of procurement policies and procedures, preparation of RFQ/RFP documents (including both traditional design/bid/build projects and alternative GC/CM, Design-Build and progressive Design-Build procurement), and drafting and negotiation of design and construction contracts.

Relevant Experience:

Zak routinely serves as outside legal counsel to a variety of public entities on both GC/CM and progressive design build projects, advising municipal clients throughout the procurement and construction process. Zak works closely with clients, internal counsel, and consultants from the earliest stages of facility procurement, including application and presentation to the Project Review Committee, preparation of RFQ/RFP documents, preparation and negotiation of the construction contracts and phased scope/pricing amendments, advising regarding long-lead time procurement issues, and resolution of claims and disputes.

John Palewicz

John Palewicz Consulting, Design-Build Advisor

Role:

John will provide his oversight and expertise to advise the City and SOJ on all aspects of the PDB process. He will serve as Design-Build Advisor throughout the PDB team procurement and selection, contracting, GMP negotiation, design and construction phases of the project.

Relevant Experience:

John was a leader in the University of Washington's Capital Planning and Development office for over twenty years, working on large, complex projects that involved design-build, GCCM and public/private partnerships. He is currently an independent consultant. John chaired CPARB's Project Review Committee and served on CPARB's Design-Build Best Practices Committee. He has taught at the AGC Educations Foundation's GC/CM and Design-Build Workshops.

- Provide the **experience and role on previous DB projects** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)

See **Attachment C** for key team member experience and role on previous DB projects.

- The qualifications of the existing or planned project manager and consultants.
Note: For Design-Build projects, you must have personnel who are independent of the Design-Build team, knowledgeable in the Design-Build process, and able to oversee and administer the contract.
See above biographies for relevant information regarding qualifications of key team members. All team members are (and will be) independent of the PDB team.

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.
Scott Pattison (City's Mayor's Office) is anticipated to actively manage and oversee the project through completion of construction.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

See **Attachment C** for relevant project experience.

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

The City of Everett has established project management processes and controls that are designed to ensure projects are being properly managed. These systems have been key to the City's ability to successfully manage and deliver projects on time and within budget. The City has also engaged with SOJ and John Palewicz to provide PDB advisory and PM/CM support services on the project. Their vast experience in managing projects with alternate delivery methods makes them a valuable asset to the project team and increases the team's effectiveness in managing this project.

City Project Management controls and processes include:

- Weekly coordination meetings for key staff members. Staff are expected to regularly update others on the status of their projects.
 - Monthly resource group technical review meetings. Staff meets in larger groups on a monthly basis to comprehensively review all projects and outstanding issues related to particular systems and teams. These meetings help ensure that projects are moving forward, that technical questions are resolved, and that key stakeholders remain informed and provide input on a continuous basis.
 - Internal staff capable of handling inspections, documentation, pay apps, etc. on projects of all sizes.
 - Strict budgetary controls and approval processes.
- A brief description of your planned DB procurement process.

We will use a competitive process using public solicitation of proposals for design-build services as defined in RCW 39.10. We will publicly advertise and release a project RFQ, inviting qualified participants to submit their statement of qualifications. The SOQs will be received and scored by an evaluation committee comprised of City staff and consultants. Scoring will be based on the factors, weighting and process identified in the RFQ. Including, but not limited to, technical qualifications, ability of the team to perform/staff the work, ability to obtain a payment & performance bond for the work and past performance on inclusion of SBE & DBE.

Based on the evaluation committee's findings, we will select not more than five finalists to submit proposals. The evaluation committee will evaluate the proposals submitted by the finalists based on the written project specific information including, but not limited to, the team's management plan to meet budget, schedule and program requirements, their outreach plan for involvement of SBE & DBE subconsultant/subcontractors and pricing factors.

Following receipt of proposals, we will review the written proposals and conduct interviews with the design/build team to meet their proposed team, discuss their management plan and other written information. These interviews will be part of the RFP stage scoring. The finalist with the highest cumulative score (RFQ + RFP) will initiate negotiations with the public body.

Finalists who submit a responsive proposal but are not awarded a design/build contract will be provided with an honorarium, commensurate with the level of effort required to meet the selection criteria.

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.
The City has developed its own form of progressive Design-Build contract based on DBIA forms that it has successfully used on past projects. The City will modify this form (in consultation with Zak Tomlinson) to reflect the needs of this particular project, its past design-build experience, and current best practices.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Attachment E. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

See [Attachment D](#) for Construction History matrix.

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (*indicating existing structure and new structures*)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

See [Attachment E](#) Site Plans - Funko Field Renovation - Scenario 2 and Downtown Site - New Construction.

9. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

N/A – The City has no audit findings to report.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation.

The City's use of PDB delivery will provide the project with more tools to boost participation by disadvantaged business enterprises. The City intends to work with the selected PDB team to develop and implement aspirational but attainable goals for VBE, MBE, WBE, MWBE, CBE and SEDBE firms, measured by contract value and by the quantity of firms involved in the project.

To encourage participation, the City will collaborate with the progressive design build team to review the complexity, technical capacity, and financial requirements of the major work types of the project. If unbundling possibilities exist that will reduce project complexity or financial requirements, then those shall be explored. The City will explore requesting that the contractor provide a retainage bond which in return eliminates the contractor holding retainage from subcontractors. Additionally, Contractors will be evaluated on their willingness to bond and insure their subcontractors, minimizing bond constraints which may prevent a small disadvantaged business from performing.

Additionally, the City will require prompt payment of all subcontractors and suppliers by including a clause like:

"The prime contractor agrees to pay each subcontractor under this prime contract for satisfactory performance of its contract no later than thirty days from the receipt of each payment the prime contractor receives from the City of Everett. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of City of Everett."

Lastly, the City will provide oversight to ensure that the small and disadvantaged businesses identified by the contractor are performing the work they were hired for.

The current version of the City's PDB contract General Conditions includes the following requirement:

Design-Builder shall actively and in good faith provide opportunities for underutilized firms (Underutilized Firms) as Subcontractors and suppliers in the performance of the services. Design-Builder shall consider granting contracts to Underutilized Firms on the basis of substantially equal proposals in the light most favorable to the Underutilized Firm. Design-Builder shall implement an Outreach Plan, reviewed and approved by the Owner prior to the execution of this Contract, that outlines the proactive strategies, resource commitments, and specific steps Design-Builder will take to effectively reach out to Underutilized Firms for the performance of the Phase 2 Services. As requested by Owner, Design-Builder shall furnish evidence of its compliance with these requirements. As used in this section, Underutilized Firms shall include veteran business enterprises (VBEs), minority business enterprises (MBEs), women business enterprises (WBEs), minority women business enterprises (MWBEs), combination Business enterprises (CBEs) and Socially and Economically Disadvantaged Business Enterprises (SEDBEs). The term "VBE" means a business at least 51 % of which is veteran-owned. The terms MBE, WBE, MWBE, CBE and SE DBE are any such business that have been certified by the State of Washington.

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 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 information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

The PRC strongly encourages all project team members to read the [Design-Build Best Practices Guidelines](#) as developed by CPARB and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also agree to provide additional information if requested.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

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

Signature:  _____

Name: Scott Pattison (*public body personnel*)

Title: Mayor's Office

Date: August 15, 2024

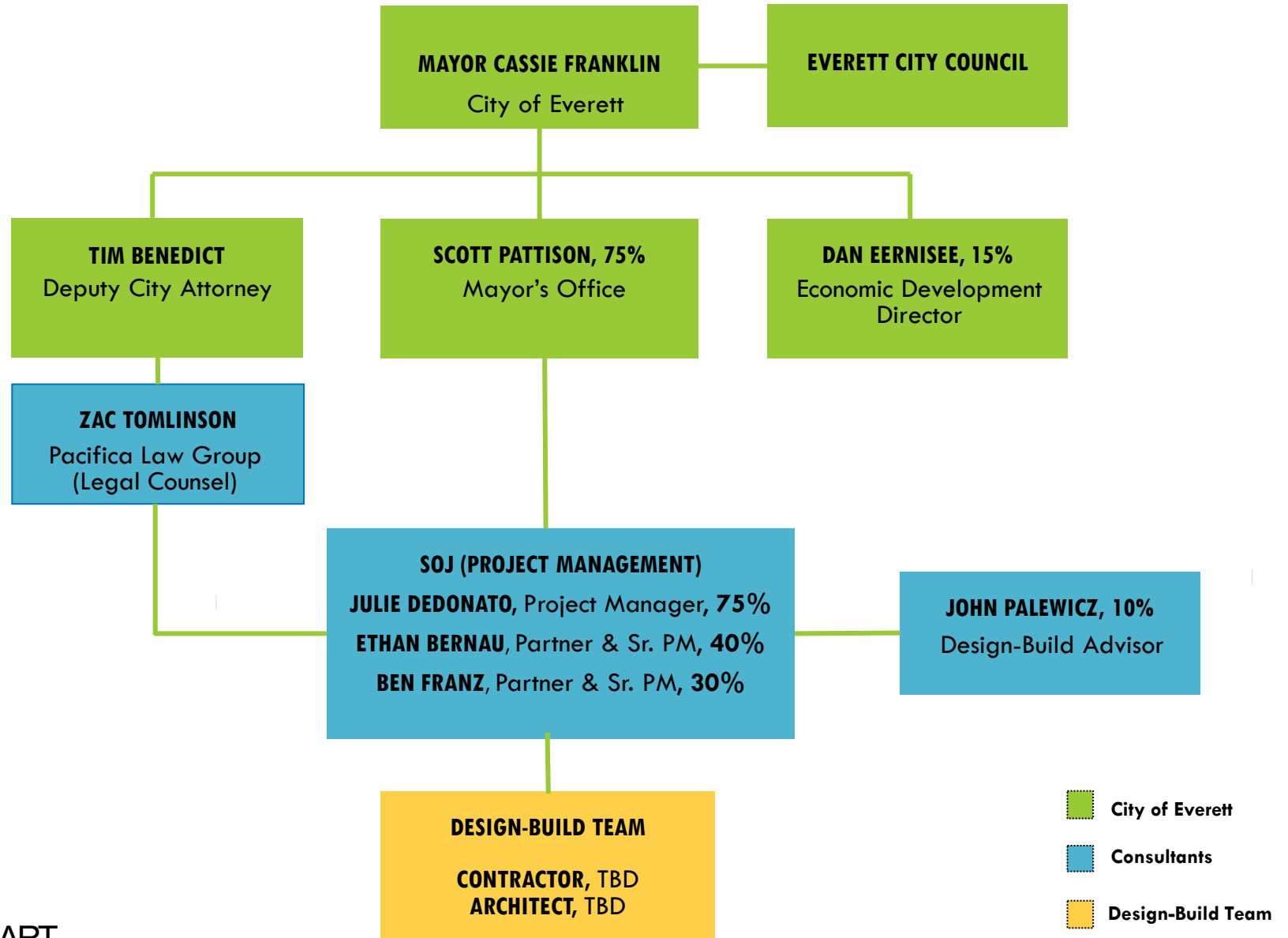
ATTACHMENT A

EVERETT STADIUM - DRAFT PROJECT SCHEDULE (Updated PDB Schedule)

ID	Task Mod	Task Name	Duration	Start	Finish	2024												2025												2026												2027											
						Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug		
1	→	Everett Stadium	941 days	Mon 12/11/23	Mon 7/19/27	[Gantt bar spanning from Mon 12/11/23 to Mon 7/19/27]																																															
2	→	SEPA/EIS	235 days	Mon 12/11/23	Fri 11/1/24	[Gantt bar spanning from Mon 12/11/23 to Fri 11/1/24]																																															
3	→	City Issues Draft EIS (DEIS)	0 days	Mon 8/26/24	Mon 8/26/24	[Milestone diamond at Mon 8/26/24]																																															
4	→	City Issues Final EIS (FEIS)	0 days	Fri 11/1/24	Fri 11/1/24	[Milestone diamond at Fri 11/1/24]																																															
5	→	Programming Tasks	225 days	Tue 1/2/24	Mon 11/11/24	[Gantt bar spanning from Tue 1/2/24 to Mon 11/11/24]																																															
6	→	Site Selection	225 days	Tue 1/2/24	Mon 11/11/24	[Gantt bar spanning from Tue 1/2/24 to Mon 11/11/24]																																															
7	→	Funding/Financing Plan	130 days	Tue 1/2/24	Mon 7/1/24	[Gantt bar spanning from Tue 1/2/24 to Mon 7/1/24]																																															
8	→	MLB Deadline for Funding Plan	0 days	Sat 6/1/24	Sat 6/1/24	[Milestone diamond at Sat 6/1/24]																																															
9	→	Site Acquisition	270 days	Fri 8/2/24	Thu 8/14/25	[Gantt bar spanning from Fri 8/2/24 to Thu 8/14/25]																																															
10	→	Site Acquisition	260 days	Fri 8/2/24	Thu 7/31/25	[Gantt bar spanning from Fri 8/2/24 to Thu 7/31/25]																																															
11	→	Development/Lease Agreements	220 days	Fri 10/11/24	Thu 8/14/25	[Gantt bar spanning from Fri 10/11/24 to Thu 8/14/25]																																															
12	→	PRC Process	66 days	Thu 7/4/24	Thu 10/3/24	[Gantt bar spanning from Thu 7/4/24 to Thu 10/3/24]																																															
13	→	Prepare and Publish Advanced Notice Advertiser	13 days	Mon 7/22/24	Wed 8/7/24	[Gantt bar spanning from Mon 7/22/24 to Wed 8/7/24]																																															
14	→	Prepare and Submit PRC Application (4-6wks)	30 days	Thu 7/4/24	Wed 8/14/24	[Gantt bar spanning from Thu 7/4/24 to Wed 8/14/24]																																															
15	→	Prepare PowerPoint for PRC Presentation (2-3w)	19 days	Thu 8/15/24	Tue 9/10/24	[Gantt bar spanning from Thu 8/15/24 to Tue 9/10/24]																																															
16	→	Receive PRC Questions	5 days	Wed 9/11/24	Tue 9/17/24	[Gantt bar spanning from Wed 9/11/24 to Tue 9/17/24]																																															
17	→	Rehearsal for PRC Presentation	2 days	Wed 9/18/24	Thu 9/19/24	[Gantt bar spanning from Wed 9/18/24 to Thu 9/19/24]																																															
18	→	PRC Presentation @ (Hybrid Meeting)	1 day	Thu 9/26/24	Thu 9/26/24	[Gantt bar spanning from Thu 9/26/24 to Thu 9/26/24]																																															
19	→	Receive PRC Written Approval	5 days	Fri 9/27/24	Thu 10/3/24	[Gantt bar spanning from Fri 9/27/24 to Thu 10/3/24]																																															
20	→	Progressive D/B Procurement	197 days	Fri 7/12/24	Mon 4/14/25	[Gantt bar spanning from Fri 7/12/24 to Mon 4/14/25]																																															
21	→	COUNCIL ACTION PRIOR TO RFQ PUBLICATION	20 days	Mon 9/2/24	Fri 9/27/24	[Gantt bar spanning from Mon 9/2/24 to Fri 9/27/24]																																															
22	→	RFQ Phase	89 days	Fri 7/12/24	Wed 11/13/24	[Gantt bar spanning from Fri 7/12/24 to Wed 11/13/24]																																															
23	→	Prepare RFQ/RFP/DB Contract on Existing City	56 days	Fri 7/12/24	Fri 9/27/24	[Gantt bar spanning from Fri 7/12/24 to Fri 9/27/24]																																															
24	→	First Publication of RFQ	3 days	Mon 9/30/24	Wed 10/2/24	[Gantt bar spanning from Mon 9/30/24 to Wed 10/2/24]																																															
25	→	Second Publication of RFQ	5 days	Thu 10/3/24	Wed 10/9/24	[Gantt bar spanning from Thu 10/3/24 to Wed 10/9/24]																																															
26	→	Pre-Submittal Meeting	1 day	Thu 10/10/24	Thu 10/10/24	[Gantt bar spanning from Thu 10/10/24 to Thu 10/10/24]																																															
27	→	Questions and Comments Submittal Deadline	1 day	Thu 10/17/24	Thu 10/17/24	[Gantt bar spanning from Thu 10/17/24 to Thu 10/17/24]																																															
28	→	RFQ Addendum Issued	1 day	Thu 10/24/24	Thu 10/24/24	[Gantt bar spanning from Thu 10/24/24 to Thu 10/24/24]																																															
29	→	Responses to RFQ Submitted	1 day	Thu 10/31/24	Thu 10/31/24	[Gantt bar spanning from Thu 10/31/24 to Thu 10/31/24]																																															
30	→	Review and Scoring of Responses by Reviewer	8 days	Fri 11/1/24	Tue 11/12/24	[Gantt bar spanning from Fri 11/1/24 to Tue 11/12/24]																																															
31	→	Consensus Scoring Meeting to Determine Finalist	1 day	Wed 11/13/24	Wed 11/13/24	[Gantt bar spanning from Wed 11/13/24 to Wed 11/13/24]																																															
32	→	RFP Phase	24 days	Fri 11/15/24	Wed 12/18/24	[Gantt bar spanning from Fri 11/15/24 to Wed 12/18/24]																																															
33	→	Issue RFP and Related Documents to Finalists	1 day	Fri 11/15/24	Fri 11/15/24	[Gantt bar spanning from Fri 11/15/24 to Fri 11/15/24]																																															
34	→	Proprietary Meetings with Individual Finalists	1 day	Fri 11/22/24	Fri 11/22/24	[Gantt bar spanning from Fri 11/22/24 to Fri 11/22/24]																																															
35	→	Questions and Comments Submittal Deadline	1 day	Wed 11/27/24	Wed 11/27/24	[Gantt bar spanning from Wed 11/27/24 to Wed 11/27/24]																																															
36	→	RFP Addendum Issued	1 day	Mon 12/2/24	Mon 12/2/24	[Gantt bar spanning from Mon 12/2/24 to Mon 12/2/24]																																															
37	→	Responses to RFP and Price Factors Submitted	1 day	Fri 12/6/24	Fri 12/6/24	[Gantt bar spanning from Fri 12/6/24 to Fri 12/6/24]																																															
38	→	Review and Scoring of Responses by Reviewer	6 days	Mon 12/9/24	Mon 12/16/24	[Gantt bar spanning from Mon 12/9/24 to Mon 12/16/24]																																															

Project: Everett Stadium
 Date: Mon 8/5/24

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			



ATTACHMENT B

PROJECT ORGANIZATION CHART

EVERETT OUTDOOR MULTIPURPOSE STADIUM
WASHINGTON STATE CPARB PRC APPLICATION

Attachment C

SOJ Project Experience					Role During Project Phases		
Name	Experience	Project Name	Project Size	Project Type	Planning	Design	Construction
Ethan Bernau	Ethan has 20 years of experience as a Project Manager and Owner’s Representative, having delivered a wide array of capital projects ranging in value from \$1 million to over \$100 million, including renovations and new construction.						
		Lumen Field Modernization Program	\$100M+	Private	PM	PM	PM
		FIFA World Cup Training Facility Upgrades	\$5M+	Private	PM	PM	PM
		Van Asselt School Addition	\$50M	GC/CM	PM	PM	PM
		Tukwila Justice Center	\$67M	GC/CM	PM	PM	PM
		Ingraham HS Addition	\$41M	GC/CM	PM	PM	PM
		Cascadia ES/Robert Eagle Staff MS	\$116M	GC/CM	PM	PM	PM
		Olympic Hills Elementary School	\$45M	GC/CM	PM	PM	PM
		Seattle Central Waterfront Program	\$300M+	Multiple	PM	PM	PM
		ShoWare Center Arena	\$85M	GC/CM	PM	PM	PM
		Seattle Joint Training Facility	\$33M	Design Bid Build	PM	PM	PM
Ben Franz	Ben has more than 20 years of experience with nonprofit and private business, education and the arts. He has extensive experience in public process, stakeholder engagement, and management of high-profile public venues. Successfully executing hundreds of projects ranging from small renovations and tenant improvements to major public events and multi-year complex capital projects.						

		Pike Place Market Levy Funded Renovation	\$68.6M	GC/CM	N/A	N/A	Executive Director
		Pike Place Market MarketFront	\$75M	GC/CM	Executive Director	Executive Director	Executive Director
		Climate Pledge Arena Early Enabling	\$4.5M	Private	PM	PM	PM
		Space Needle Elevator Modernization	Private	Private	PM	PM	PM
		Seattle Aquarium Ocean Pavilion	\$160M	Private	PM	PM	PM
Julie DeDonato	Julie has 16 years of experience as Project Manager and Owner's Representative.						
		Tukwila Public Works East Campus	\$85M	GC/CM	PM	PM	PM
		Tukwila Fire Station 51 and 52	\$38M	GC/CM	PM	PM	PM
		Issaquah Spring Hill Suites	\$100M	Private	PM	PM	PM
		Amazon Campus South Lake Union, Block 32, 34, 34 and 44	\$660M	Private	PM	PM	PM
John Palewicz	John has 40 years of experience as an architect, owner's project manager/director and design-build advisor. He was with the UW Capital Projects Office for 21 years primarily as director of major projects on the Seattle campus where he was responsible for 24 GC/CM and DB projects with a total project cost of \$1.2 billion.						
		Franklin High School HVAC Repairs	\$5.8 M	PDB	Advisor	Advisor	Advisor
		Alma Clark Glass Residence Hall	\$65 M	PDB	Advisor	Advisor	Advisor
		Global Innovation Exchange	\$18.6 M	PDB	Owner Rep	Owner Rep	Owner Rep
		West Campus Utility Plant	\$44.2 M	PDB	Director	Director	Director
		Husky Stadium	\$280 M	DB	Owner Rep	Owner Rep	Owner Rep
		Husky Baseball Ballpark	\$19.5 M	DB	Director	Director	Director

**Attachment D
City of Everett Construction History**

**Everett Outdoor Multipurpose Facility
Washington State CPARB PRC Application**

Project No.	Project Name	Project Description	Contracting Method	Date of Notice to Proceed	Start Contract Duration	Working or Calendar Days	Actual Contract Duration	Planned Budget Amounts	Actual Budget Amount	Reason for Budget and Schedule Overruns
1	Reservoir 6 Roof Replacement (WO# - 3500)	Replace, with Acceptable Roof Systems, the existing roof structures on two, 32- year old, 238' diameter, concrete potable water storage tanks (the Reservoir 6 Tanks) located within the City of Everett.	D B	3/11/2014	430	Calendar	584	\$4,569,715.00	\$5,055,455.52	Unforeseen demo costs for steel standpipe removal & installing new perimeter seals & construction joints inside tank, addition of another standpipe demo resulted in additional cost and time.
2	Transmission Line 5 Crossing Pilchuck River (WO# - 3521)	Install a new replacement segment of 51-in welded steel pipeline beneath the Pilchuck River, just downstream of the existing crossing and much deeper using an open trench water crossing.	D B	7/1/2014	7/1/2014	NA	12/31/2015	\$3,292,000.00	\$3,609,685.00	DNR required existing pipe removal under the river that was added to the contract.
3	Water Pollution Control Facility Phase C - (WO# - UP3412)	Project includes expansion of the existing Aeration Basin by 30%, construction of a new Trickling Filter with a feed pump, construction of a new Secondary Clarifier, one additional 5 MGD Pump at the South Effluent Pump Station, relocation and increased capacity of the 3W Pump Station, relocation and increased capacity of the 3W Pump Station, and, extensive electrical control upgrades throughout the plant.	GC/CM	3/14/2014	2 years	calendar	2 years	\$31,300,000.00	\$24,000,000.00	Using GC/CM process led to more work being performed than was planned at a lower cost than planned.
4	East Clearwell Roof Replacement (UP 3662)	Replace failing roof on an existing finished water storage reservoir (clearwell) at Everett's Water Filtration Plant	DB	10/10/2017	248	calendar	307	\$3,022,197.06	\$3,116,022.97	Additional investigation, design, and construction scope was required to address several conditions that were not observable or foreseeable prior to construction
5	WPCF FEN Chlorination Building Upgrade (UP 3614)	Replace portions of the pump station and outlet piping systems to increase discharge capacity at the pump station, replace/upgrade the existing chlorination building.	DBB	12/3/2018	394	calendar	633	\$8,200,000.00	\$8,031,300.59	Additional investigation, design, and construction scope was required to address several conditions that were not observable or foreseeable prior to construction
6	Grand Ave Park Bridge	Construction of a 283-foot pedestrian bridge that connects the Grand Avenue neighborhood to the waterfront area. The bridge, which crosses the railroad and West Marine View Drive, also carries large utility pipelines that had previously been supported on a steep slope.	DBB	8/28/2017	360	Working	TBD	\$13,789,438.50	TBD	Project is not yet complete, and final schedule/cost information is not yet available.
7	Everett Downtown Streetscape Improvement Project	Construction of frontage and street improvements required to achieve overall redevelopment goals for the City of Everett.	DBB	7/8/2019	150	Working	TBD	\$9,577,841.02	TBD	Project is not yet complete, and final schedule/cost information is not yet available.

**Everett Outdoor Multipurpose Facility
Washington State CPARB PRC Application**

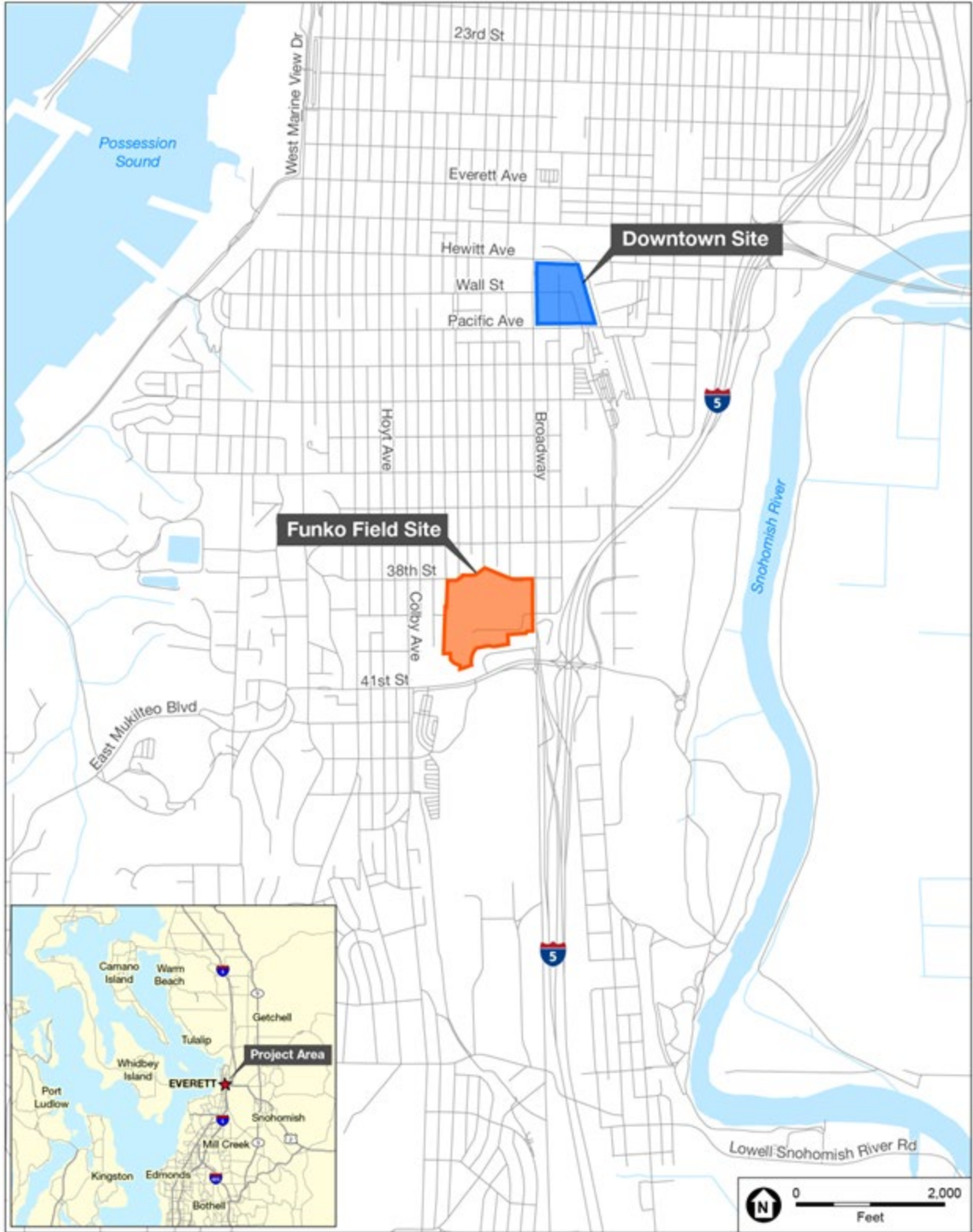
Project No.	Project Name	Project Description	Contracting Method	Date of Notice to Proceed	Start Contract Duration	Working or Calendar Days	Actual Contract Duration	Planned Budget Amounts	Actual Budget Amount	Reason for Budget and Schedule Overruns
8	Three Lakes Valve Bypass	Install 36-inch diameter bypass pipe around an existing vault that will allow maintenance on the valve/vault structure without shutting down Transmission Line 5.	DBB	10/16/2017	201	calendar	254	1,217,490.34	\$1,306,828.14	Some design changes were necessary, relating to safety and constructability issues. Contractor earned an incentive bonus for limiting transmission line shutdown time. Schedule was extended due to increased scope and weather delays.
9	Hayes Street Regulator & CSO Controls (UP 3398-31)	Sewer Improvements	DBB	5/8/2017	244	calendar	289	\$3,034,395.00	\$3,112,368.08	Additional quantities of grading/paving needed over what was included in original contract, design changes needed to accommodate geometric constraints. Additional time added to schedule to accommodate.
10	Sewer Regulators R4 & R39 Modifications (UP 3633)	Sewer Hydraulic and Flow Improvements	DBB	8/28/2017	115	working	115	\$1,098,104.63	\$1,155,037.44	Change order related to design changes.
11	Riverfront Lift Stations 33, 43, & 21 (UP 3314)	Construct 3 new sewer lift stations	DBB	5/11/2015	275	working	344	\$6,800,000.00	\$6,550,732.53	Design changes
12	Watermain Replacement "R" (UP 3646)	Replacement of old watermain	DBB	5/2/2017	N/A	Calendar	269	\$1,700,000.00	\$1,252,714.73	
13	E Grand SS Replacement & Stormwater Separation (UP 3398)	Improvements to sanitary sewer system and separation of sewer and storm flows along East Grand Ave.	DBB	10/20/2014	260	Working	288	\$5,797,021.15	\$6,149,491.15	Design changes
14	Sewer M Phase I (UP 3470)	Sewer Improvements	DBB	3/20/2015	260	Working	300	\$11,500,000.00	\$11,398,259.79	Scope of project increased during construction due to City pursuing additional improvements.
15	Shore Ave Storm Water Outfall (UP 3118)	Stormwater system improvements, including cathodic protection.	DBB	8/5/2015	100	working	185	\$2,300,000.00	\$1,919,191.94	Additional time needed for ordering of long-lead items and various design changes.

**Everett Outdoor Multipurpose Facility
Washington State CPARB PRC Application**

Project No.	Project Name	Project Description	Contracting Method	Date of Notice to Proceed	Start Contract Duration	Working or Calendar Days	Actual Contract Duration	Planned Budget Amounts	Actual Budget Amount	Reason for Budget and Schedule Overruns
16	Broadway Bridge Replacement (PW 3395)	Replacement of Broadway Ave bridge over BNSF railroad	DBB	12/1/2014	280	working	263	\$7,958,188.85	\$7,800,022.66	Contract extended to accommodate additional work not anticipated during the design.
17	Sewer Lift Station #24 (UP 3313)		DBB	7/11/2012	N/A	N/A	N/A	\$5,000,000.00	\$4,402,894.56	
18	Water Main Replacement N (WO#- 3569)	4,400 feet of existing 6-in. and 8-in diameter water main and appurtenances with new 8-in. and 12-in. water main and new appurtenances.	DBB	8/11/2014	120	Working	134	\$1,062,406.59	\$995,407.73	Time extension granted due to adding additional work.

ATTACHMENT E

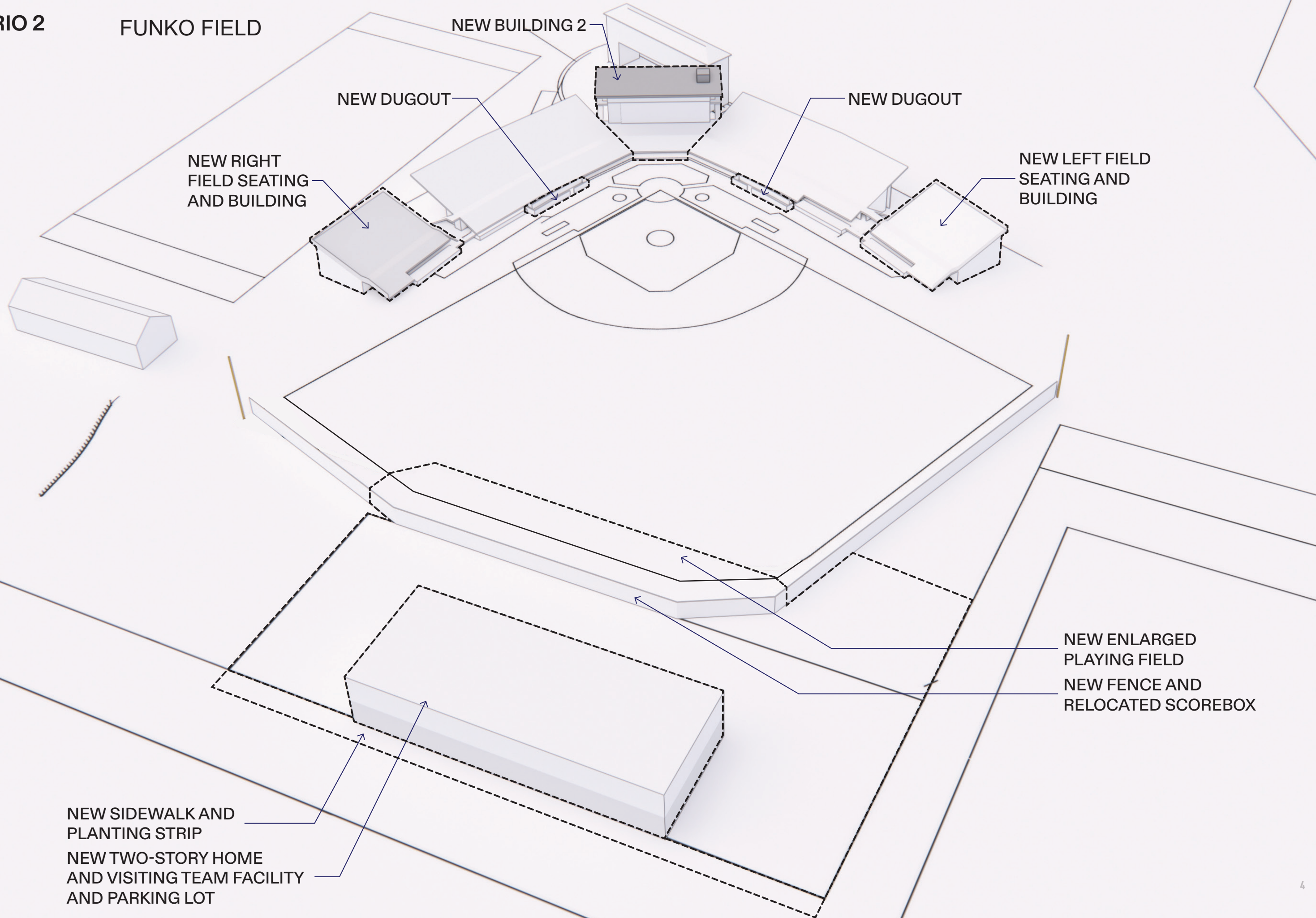
FUNKO FIELD and DOWNTOWN SITE



Source: Maxar 2022; Snohomish County 2022; OSM 2019

SCENARIO 2

FUNKO FIELD



NEW RIGHT
FIELD SEATING
AND BUILDING

NEW DUGOUT

NEW BUILDING 2

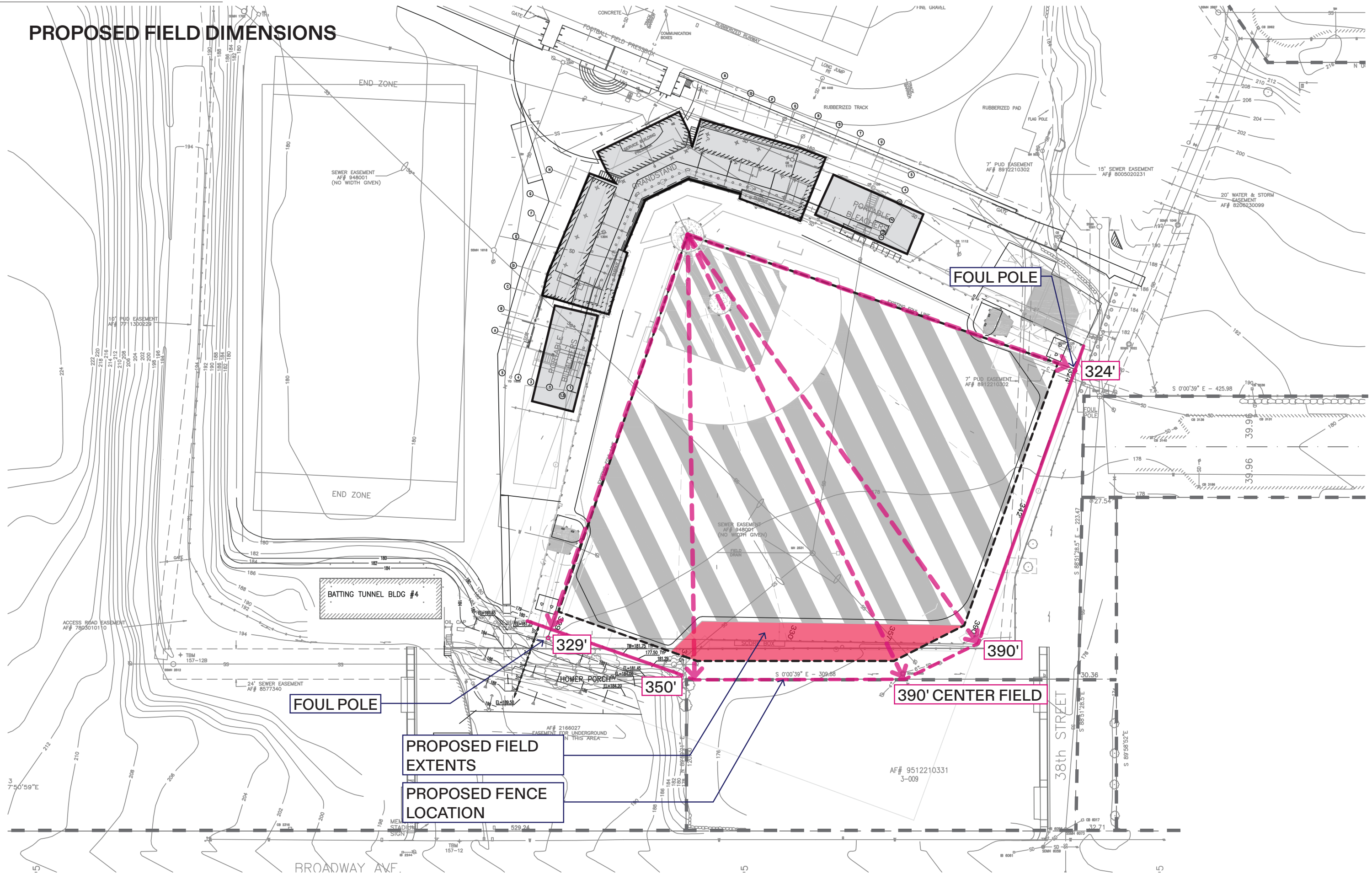
NEW DUGOUT

NEW LEFT FIELD
SEATING AND
BUILDING

NEW ENLARGED
PLAYING FIELD
NEW FENCE AND
RELOCATED SCOREBOX

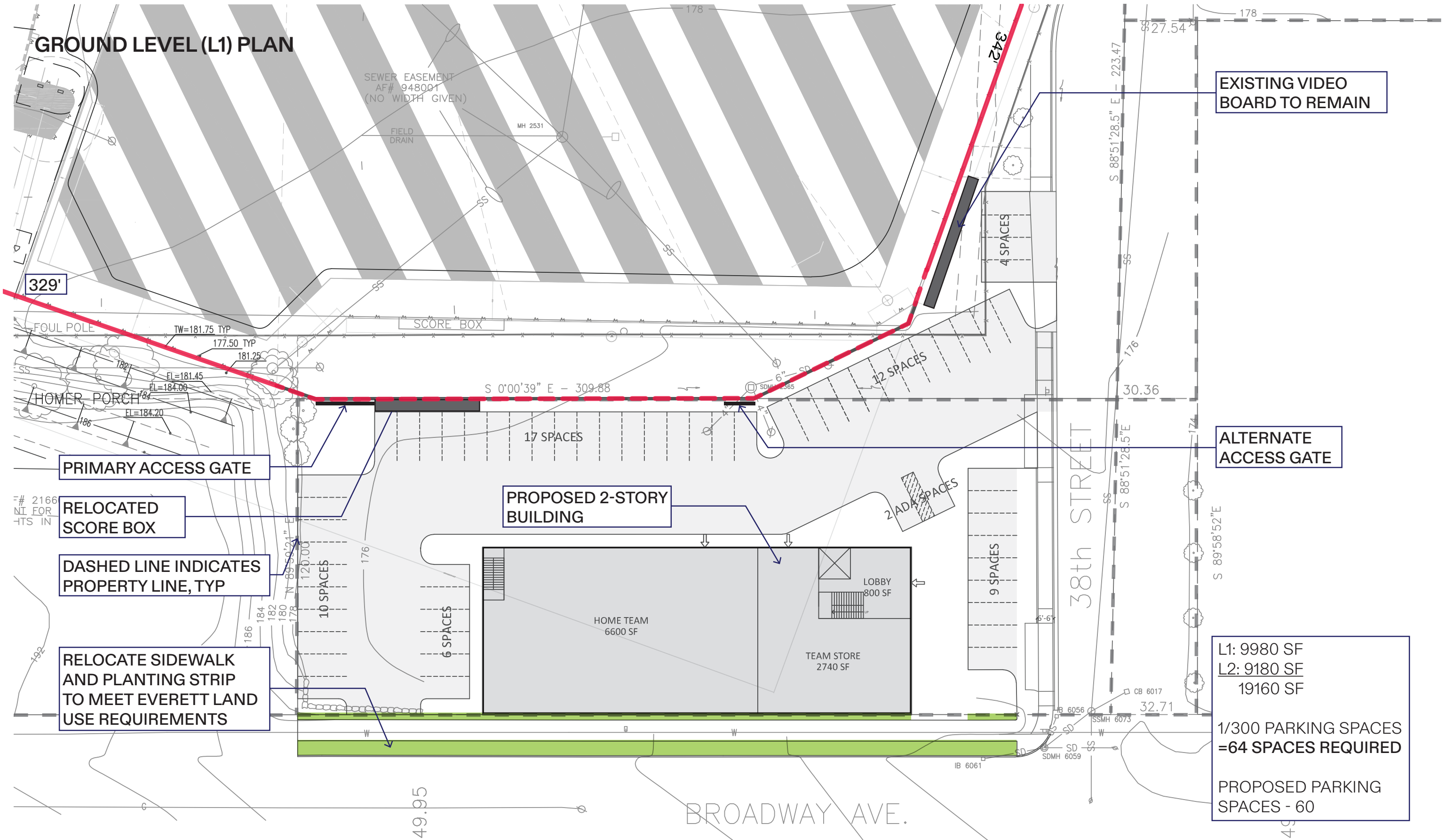
NEW SIDEWALK AND
PLANTING STRIP
NEW TWO-STORY HOME
AND VISITING TEAM FACILITY
AND PARKING LOT

PROPOSED FIELD DIMENSIONS



FUNKO FIELD

GROUND LEVEL (L1) PLAN



EXISTING VIDEO BOARD TO REMAIN

ALTERNATE ACCESS GATE

PRIMARY ACCESS GATE

RELOCATED SCORE BOX

DASHED LINE INDICATES PROPERTY LINE, TYP

RELOCATE SIDEWALK AND PLANTING STRIP TO MEET EVERETT LAND USE REQUIREMENTS

PROPOSED 2-STORY BUILDING

L1: 9980 SF
 L2: 9180 SF
 19160 SF

1/300 PARKING SPACES
 =64 SPACES REQUIRED

PROPOSED PARKING SPACES - 60





