

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): **Spokane County**
- b) Mailing Address: **1100 W. Mallon, Spokane 99260**
- c) Contact Person Name: **Michael Sparber** Title: **Senior Director of Law and Justice**
- d) Phone Number: **509-477-2101** E-mail: **msparber@spokanecounty.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Crisis Relief and Sobering Center**
- b) County of Project Location: **Spokane**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

Spokane County is planning the design and construction of a 23-hr Crisis Relief Center as defined in RCW 71.24.916. The facility is estimated to be 20,000 square-foot and involves either renovating one of two existing buildings or constructing a new facility, with the Design-Builder tasked with supporting the County in evaluating those options to determine the most cost-effective option. The facility will be located adjacent to Spokane Regional Stabilization Center and will feature a public walk-in entrance, a designated area for first responder drop-off, private clinical service spaces, secure storage for medications and personal belongings, sobering rooms with up to 24 certified recliners, adequate restroom and shower facilities, staff observation stations, and rooms for restraint or seclusion. The facility will also include systems to monitor individual movements while ensuring that any door control systems do not restrict residents from leaving the licensed space, except for temporary delays.

23-hour crisis relief center means a community-based facility or portion of a facility serving adults, which is licensed or certified by the department of health and open 24 hours a day, seven days a week, offering mental health and substance use care for no more than 23 hours and 59 minutes at a time per patient, and which accepts all behavioral health crisis walk-ins and drop-offs from first responders, and individuals referred through the 988 system regardless of behavioral acuity and meets the requirements under RCW 71.24.916. The facility will be operated by a third party.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services w/in DB Contract (A/E)=	\$ 900,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$ 12,000,000
Subtotal Design-Build Contract Value:	\$ 12,900,000
Equipment and furnishing costs	\$ 1,100,000
Off-site costs	\$ 250,000
Contract administration costs (owner, cm etc.)	\$ 300,000
Contingencies (design & owner)	\$ 1,600,000
Other related project costs (survey, commissioning, special inspections)	\$ 450,000
Sales Tax	\$ 1,400,000
Total	\$ 18,000,000

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 Board of County Commissioners has approved the use of Opioid Settlement Funds collected by Spokane County from funds made available because of settlement agreements involving entities who manufactured, distributed, and dispensed Opioids as well as their subsidiaries, affiliates, officers, and directors named in the National Settlement Agreements, including all amendments thereto. The remaining funding is available from Spokane County Mental Health sales tax revenue.

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;
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

DESCRIPTION	STATUS/DURATION
Procure Management Consultant (including Design-Build Advisor)	Complete
Procure Design-Build Legal Services	Complete
PDB PROCUREMENT	
Anticipated PRC Approval	9/26/2024
PDB RFQ Advertisement #1	10/1/2024
PDB RFQ Advertisement #2	10/8/2024
Pre-Proposal Meeting	10/9/2024
Last Day for RFQ Questions	10/11/2024
PDB SOQ Due	10/22/2024
Selection Committee SOQ Review and Scoring	10/23/2024 – 10/29/2024
Announce Shortlisted Teams	10/30/2024
Issue RFP to Finalists	11/5/2024
PDB Interactive Meetings	11/12/2024 – 11/13/2024
PDB Management Plan and Fee Proposal Due	11/26/2024
Management Plan and Fee Review and Scoring	12/2/2024 – 12/9/2024
Announce Apparent Successful Proposer	12/10/2024
Contracting Negotiations	12/16/2024 – 1/15/2025
Design-Builder NTP	January 2025
DESIGN AND CONSTRUCTION (anticipated, to be refined with DB)	
Validation Period	Jan. 2025 – March 2025
Design	March – Sept. 2025
Construction	August. 2025 – Nov. 2026
Closeout	Dec. 2026 – Jan. 2027

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?

Highly Specialized Activities: The specialized activities include assessing the structural and MEP (Mechanical, Electrical, and Plumbing) integrity of the existing buildings, developing a cost model to support decision-making regarding demolition versus remodel, and managing the construction process around the operational Spokane Regional Stabilization Center. These activities involve addressing security challenges, minimizing operational noise disruptions, and potentially integrating the new facility with the existing structure.

Why DB is Critical: The Design-Build (DB) approach is critical because it allows for close collaboration between the design and construction teams, enabling them to develop tailored solutions for the complex structural assessments and MEP evaluations. The DB approach ensures that the construction methodology is responsive to the unique challenges of working around an active facility, such as maintaining security and minimizing disruptions. This integrated process is essential for making informed decisions about whether to renovate or build new, ensuring the most economical and effective outcomes.

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

The project presents significant opportunities for innovation and efficiencies through the collaboration between the designer and builder. Given the complexities of the site, including the need to coordinate the relocation of Spokane County Public Works operations currently housed in buildings slated for demolition/renovation, the Design-Build (DB) approach offers a streamlined process for addressing these challenges.

One key area for innovation lies in the scheduling and phasing of construction activities. With the construction group currently occupying the building to be demolished and the sign and signal shop, the DB team can work closely to develop a phased plan that ensures smooth transitions. This plan would minimize disruptions by carefully coordinating the owner's move-in and cutover between the existing and new facilities. By leveraging the integrated nature of the DB approach, the team can optimize the timing and sequence of construction, reducing delays and ensuring that the move to the new buildings is handled efficiently.

Furthermore, the DB approach fosters creative problem-solving, allowing the team to explore innovative solutions for temporarily relocating operations, managing logistics, and ensuring continuity of services during construction. This collaborative effort between designer and builder can lead to more efficient use of resources, reduced downtime for the County's operations, and an overall more effective project delivery.

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

The Design-Build (DB) approach offers a critical advantage in achieving significant time savings on this project, which is particularly important given the urgent need to get the Crisis Relief and Sobering Center online. By integrating the design and construction phases, DB allows for a more streamlined and efficient project delivery process.

In the DB model, early collaboration between the designer and builder enables concurrent workstreams, where design development can proceed in tandem with early construction activities. This overlap can significantly reduce the overall project timeline by eliminating the delays often associated with the traditional design-bid-build approach, where construction cannot begin until the design is fully completed.

Additionally, the DB team can quickly identify and resolve potential issues, such as the complex logistics of relocating existing operations on the site, minimizing disruptions and avoiding costly delays. The close coordination inherent in the DB process also facilitates faster decision-making, allowing the team to respond swiftly to any changes or unforeseen challenges that arise during the project.

Moreover, the DB approach enhances the ability to fast-track critical components of the project, such as site preparation, utility work, and foundation construction, even as final design details are being completed. This ability to parallelize tasks is essential for accelerating the project timeline and ensuring that the Crisis Center becomes operational as quickly as possible, addressing the pressing needs of the community.

By leveraging these efficiencies, the DB approach not only ensures a faster delivery but also maintains high standards of quality and safety, ultimately achieving the goal of providing much-needed crisis services without unnecessary delay.

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

Progressive Design-Build (PDB) offers substantial fiscal benefits by streamlining the project timeline, leading to significant cost savings. As previously mentioned, PDB enables project phasing, allowing construction commitments and procurement of long lead items to be made before the entire project design is finalized. In a volatile market with high inflation rates, securing these commitments early can mitigate rising costs. Additionally, the phased approach can shorten the overall project duration, further reducing total expenses.

- 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.

Traditional Design-Bid-Build (DBB) is impractical for this project for several reasons:

Schedule – The DBB process would take significantly longer than PDB due to inability to overlap design and construction phases, lack of early contractor input, and inability to procure long-lead items before the contractor would be contracted in DBB. Additionally, DBB requires more detailed design documents and often necessitates rework once the contractor is involved, further extending the timeline. The DBB procurement process and the absence of the collaborative efficiencies inherent in the PDB process also contribute to longer project duration.

Cost – The DBB approach would lead to higher costs, primarily due to price escalation from a prolonged schedule. Without the builder’s input on constructability and logistics during the design phase, inefficiencies and additional costs are likely. This could cause further delays for design revisions, material procurement, and change orders, driving up project expenses. Additionally, involving the Design-Builder during the design phase would help the County assess the feasibility of reusing existing facilities versus building new ones, enabling a more cost-effective decision.

Compromised Quality – Since contracts in the DBB method are typically awarded to the lowest bidder, there is a risk that contractors may cut corners to meet the budget constraints, potentially compromising the quality of materials and workmanship.

6. Public Body Qualifications

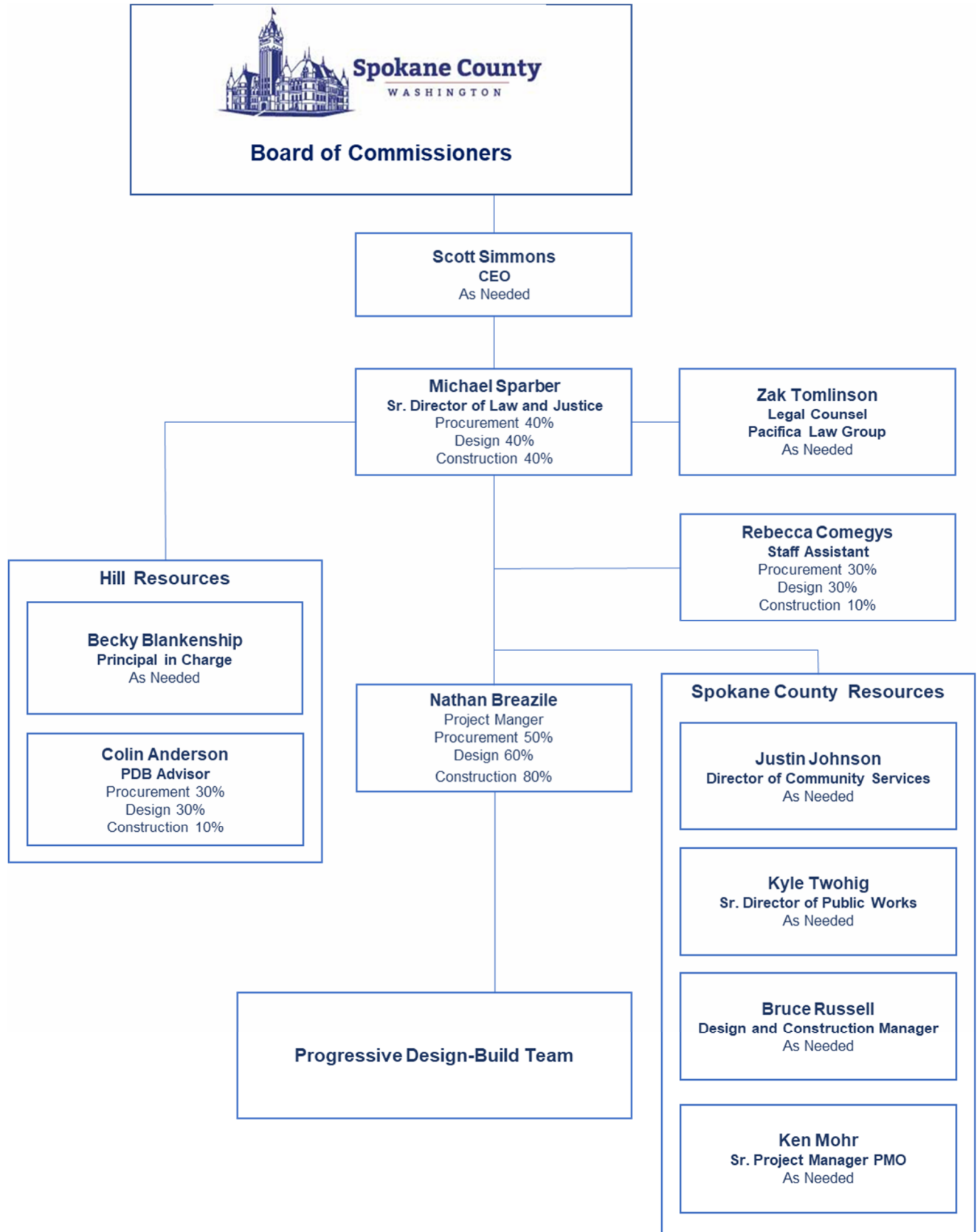
Please provide:

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

Spokane County has extensive experience in project delivery, supported by a robust organizational structure. The Law and Justice Department, with assistance from the Spokane County Facilities and Public Works Departments—both currently engaged in Progressive Design-Build (PDB) projects—will oversee this project.

To ensure successful execution, Hill International, Inc. has been engaged to provide comprehensive Project Management and Owner Advisor services. Hill will guide the County through the design-build process and serve as the day-to-day project manager. As a professional construction management and owner advisory firm, Hill brings a team with proven expertise in alternative contract delivery to manage and administer the PDB procurement and project. Additionally, Zak Tomlinson from Pacifica Law Group will serve as the County’s attorney, bringing his team’s extensive experience in alternative project delivery contracts, including Design-Build, to provide legal and contract-related services.

- 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.)



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

Michael Sparber, Senior Director of Law and Justice for Spokane County

Role on this project: Project Lead for Spokane County

Michael Sparber was selected by the Board of County Commissioners for Senior Director of Law and Justice; his experience is valuable to this project as it relates to the interaction of law enforcement and first responders. He has extensive experience in the justice field and well versed in providing oversight of all justice related projects and operations including program and project management, managing and directing the resources for Spokane County, handling interactions/negotiations with collective bargaining units; directing and managing varied professional staff; developing strategies, policies, and standards. Mike has a bachelor's degree in business administration and human resources management from Eastern Washington University, with an associate's degree in economics from Spokane Community College. His program and project experience include creating and developing justice related initiatives, such as: MacArthur Foundation leading numerous projects relating to justice reform, Spokane County inter-operability of justice dashboards, and project manager for the design, programming, land acquisition, site essential public facility siting process, on \$300 million criminal justice/correctional facility. Project went through entire planning and conceptual design, but the public failed to approve the 2/10 of 1% sales tax. Project is still pending funding source.

Justin Johnson, Director of Community Services Department, Spokane County.

Role on this project: Operations Advisor

Justin Johnson, LICSW, MHP, is the Director of the Community Services Department of Spokane County. His responsibilities include managing and overseeing services for developmental disability, that include employment support and community inclusion, community services and housing support for Spokane County, direct treatment services, and administration of behavioral health clinical services across six (6) counties in Northeast Washington. Justin earned a master's degree from Eastern Washington University and has worked diligently over the past fifteen (15) years within diverse and comprehensive array of systems serving foster care alum, veterans, crisis response, criminal justice & first responders, and geriatric populations. His expertise includes clinical engagement, direct treatment and clinical supervision, comprehensive funding oversight, program management and operations, and graduate instruction.

Ken Mohr, Sr. Project Manager PMO, Spokane County.

Role on this project: Law and Justice Project Assistance

Ken Mohr has over 25 years of experience in Program and Project Management within the Telecommunications and Financial Services space and has most recently been with Spokane County for 8 years focusing on information technology, business operations and facility-based projects. His responsibilities include compiling, evaluating, prioritizing, and executing the County's strategic program and project level initiatives. This includes working directly with County Elected Officials and Executive Management to ensure goals and objectives are achieved within the approved timeframe and budgetary parameters. Recent projects include large mission critical (\$1M+) software implementations for Detention Services and Superior Court, complex operations improvements such as transitioning the Clerk's office to a new e-File platform, and facility-based analysis and improvements related to upgrading physical plant and environmental systems for various buildings throughout the County's campus. Ken has earned a master's degree in technology management and holds a bachelor's degree in criminal justice from Washington State University. His expertise in project management and experience in a multitude of business and technical settings allows him to drive projects from idea generation and analysis to successful execution and closeout, to the benefit of his customers.

Kyle Twohig, Senior Director of Public Works, Spokane County

Role on this project: Project Support, Subject Matter Expert

Kyle brings extensive experience in capital project delivery, including nearly every form of alternative delivery. Kyle spent the last decade delivering over \$1B in public capital projects. He is currently serving his second term on the Project Review Committee and is the former Chair/Vice Chair. Kyle has delivered projects utilizing Design Build, Progressive Design Build, Gc/Cm, and Heavy Civil Gc/Cm along with traditional DBB. Several of these projects have won state and national awards, including the DBIA National Award for Merit and Excellence in Process awards with the City of Spokane on a project very similar and scope to this project (Nelson Service Center). He has attended the AGC Gc/Cm training as well as several DBIA educational sessions, workshops, and conferences while continuing to work closely with public owners to make improvements to project delivery methodologies. Kyle will have an advisory role, bringing his array of experience and lessons learned to the County to ensure success.

Bruce Russell, Construction Manager, Spokane County

Role on this project: Architectural and Spokane County Facilities Standards Assistance

Bruce is a licensed Architect in Washington, California, and Utah, and has over 32 years of experience delivering a variety of projects ranging in cost from a few thousand dollars up to over forty million dollars. He has been with Spokane County for over 7 years and has managed multiple design and construction projects during that time. Bruce's experience has mostly been in the design-bid-build format of project delivery but has been involved in the County Public Works Operations Building progressive design-build project and added several training sessions in alternative delivery methods. Bruce has extensive experience designing and managing multifaceted projects such as schools, city halls, performing arts theaters, wellness centers, medical examiner facilities, office buildings, mental health stabilization facilities, small arms shooting ranges, and manufacturing facilities. Bruce's role in this project is to provide architectural and Spokane County Facilities standards assistance to the Parks Department for building and stadium improvements.

Becky Blankenship, Principal In Charge, Hill International, Inc.

Role on this project: Principal in Charge

Becky has extensive experience leading and overseeing DB teams from both a design and construction standpoint. She served as the Construction Manager on the City of Richland's \$18M PDB City Hall; the \$3.5M PDB Fire Station 74; and WSU's \$4M Tri-Cities Student Union Building. She also served as the Architectural Project Manager for: Gonzaga's \$52M Hemmingson Center, the DB Award winning \$15.6M Nelson Service Center, the \$6M DB Boeing Associated Paint Hangar, the \$15.6M DB Operational Readiness training Complex Barracks at Joint Base Lewis McChord, the \$8M DB Fairchild Resistance Training Facility, the \$12.5M DB S.E.R.E. Force Support Headquarters, and three DB Armed Forces Reserve Centers located in Spokane, Vancouver, and Yakima – ranging in value from \$19.7M to \$29.8M each. She was the owner-advisor and project manager for the \$9.5M PDB Richland Fire Station/Public Safety 73 & 75, the \$12M PDB West Richland Police Facility, the \$5.3M PDB Morrow County Administration Building, and the \$9M Richland Public Safety 76. She served as the owner-advisor for the procurement phase of the \$12M PDB City of Pasco Zone 3 Reservoir Storage Tank project. Becky has been a DBIA Certified Professional for 11 years and is the current President of the Central Washington Chapter of the Design Build Institute of America.

Colin Anderson, DBIA, Project Manager, Hill International, Inc.

Role on this project: PDB Advisor

Colin has 28 years of experience in the A/E/C industry. Prior to joining Hill in 2022, he spent 10 years as a lead designer and Senior Project Manager at Integrus Architecture, where he led over \$250 million in Progressive Design/Build contracts. These projects include the \$105M Northern Quest Hotel and Conference Center, \$47M Podium Sportsplex project, \$17M First Interstate Performing Arts Center, \$68M SGL Carbon Fiber Manufacturing Facility, \$4M Spokane Conservation District Phase 2 and the \$9M Pyrotek Headquarters Building. Prior to his architectural role, he spent 18 years in the trades, 7 of which were working for an integrated Design/Build company where he managed design and

construction for numerous projects valued over \$15M. He received his Masters of Architecture from WSU and his undergraduate degrees from Moorhead State University and WSU. Colin is currently the President for the Inland Northwest Chapter of the Design Build Institute of America.

Nathan Breazile, Project Manager, Hill International, Inc.

Role on this project: Project Manager

Nathan will serve as the Project Manager for the Spokane Crisis Center project. Nathan has more than 20 years of experience collectively in the construction industry including 14 years of experience as a Project Manager. Nathan is currently advising as a project manager for 5 Progressive Design Build projects including BMCC Pavilion, Richland Fire Station No. 76, Benton County Juvenile Justice Center Upgrade and Addition, Benton County Justice Center HVAC upgrade and Benton County Fairgrounds Arena Upgrade. Nathan is skilled at leading teams to success from the initial kickoff of the project to the closeout and turnover to the Owner. Nathan's past experience as a sub-contractor and diverse background working in the trades allows him to identify issues or concerns before they become a problem to the project. Nathan's experience includes K-12 Schools, University Research and Teaching Buildings, Sporting Event Centers, Hospitals and various medical buildings, Hospitality and Hotel buildings as well as several Office and Multi Use buildings.

Zak Tomlinson, Legal Counsel, Pacifica Law Group

Role on this project: Legal Counsel

Zak Tomlinson is a construction and procurement lawyer who 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.

- 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 A 'Project Management Team Alternative Public Works Experience'

- 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.

Refer to above bios and attachment A

- 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.

N/A

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

Over the last six years, Spokane County has completed a variety of building construction projects. These projects have ranged from new building construction of maintenance shops with office buildings, which was delivered by Spokane County Public Works, to a renovation of the existing Medical Examiner Facility, delivered by Spokane County Facilities. The project team for the Crisis Relief and Sobering Center was built to include representatives from Public Works and Facilities to draw on this experience. In addition, Spokane County has hired Hill International as it's PDB Owner's Advisor and

Project Manager, and is confident they will provide value to Spokane County in training on the PDB method, as well as guiding the team through the proper processes throughout the project duration.

Spokane County's Owner Advisor consultant, Hill, has demonstrated successful owner's representative services on the following relevant PDB projects: Richland's \$9M Fire Station 73 & 75 Project; West Richland's \$12M Police Facility; North Mason Regional Fire Authority's \$10M Headquarters Fire Station, Morrow County's \$6.8M Government Administration Facility; the \$20.5M PDB U.S. Pavilion Project; the City of Richland's \$18M City Hall, Pre-Bond services for the \$27M SPFD Sportsplex project, and the City of Richland's \$2.8M Fire Station 74. Hill served as the owner's PDB PM and was involved in all phases of the projects from PDB procurement to project closeout. The team's qualifications, experience and the project organizational chart depict the depth, experience and commitment for successful project completion that will benefit Spokane County and the local community.

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

Project Management and Decision-Making – Authority and decision-making responsibility is provided by the Project Committee in coordination with Hill International. The Project Committee consists of Senior Director of Law and Justice, Michael Sparbar, Director of Community Services, Justin Johnson, Sr. Director of Public Works, Kyle Twohig; Project Manager, Lorraine Mead; and Design/Construction Manager, Bruce Russell.

Hill International staff will meet regularly with the Project Committee to discuss project/program needs, milestones and develop strategy recommendations and courses of action for implementing the project. Colin Anderson and Lorraine Mead are committed to the day-to-day operations and functioning of the Crisis and Sobering Center. The Hill team and will be responsible to the Project Committee for the project.

The D-B Selection Committee, consisting of Spokane County staff and Hill International (non-voting members) will review the Design-Build Teams' SOQs, Proposals, and interactions during proprietary meetings and interviews to make recommendations of D-B team shortlist finalists and final D-B team selection to the Project Committee.

Communications – Hill International, in partnership with Spokane County, will use a variety of well-established formal and informal tools to provide effective communications with all of those involved in the project. At the appropriate time, Spokane County will advertise the RFQ and post the RFQ on their website. During the RFP phase the Selection Committee will meet with the shortlisted firms in proprietary interactive meetings to discuss project objectives, project approach, concept designs and provide feedback. Once a D-B Team is selected, the Project Committee and Hill International staff will meet with the D-B Team during the design and construction phases and provide interim reviews of the design to ensure that Spokane County's expectations and vision of the finished project are achieved. Project progress will be reported to the Project Committee and other stakeholders.

Budget Monitoring – Hill International will be managing and tracking the program finances using Spokane County's accounting codes. Financial reporting will be provided on a regular basis to the Project Committee and other appropriate stakeholders. Spokane County will maintain its own contingency and Owner's Management Reserve line item in the project budget to address any owner betterment changes and appropriate change orders.

Schedule - The overall project schedule will be provided in the DB RFQ/P documents. Monthly DB construction progress updates with a narrative will be a project requirement.

- A brief description of your planned DB procurement process.
The PDB procurement process will be based on a best value approach of qualitative factors and a price factor.

The first phase will be to issue a Request for Qualifications with a project description, published scoring and weighted criteria, proposed project budget and schedule, and proposed DB contract. Submittals will be reviewed and scored by the Selection Committee on their qualifications, including successful completion of projects of similar scope and complexity and their previous history with the use of small and disadvantaged business enterprises.

Following the protest period, shortlisted proposers will be invited to respond to a Request for Proposal (RFP), which will include team's project specific Management Plan (including OMWBE outreach plan), participation in Interactive Meetings and Fee Proposal. Evaluation criteria for the Proposal components will be outlined in the RFP. Selection of the successful Design-Builder will be based upon combined scoring of their SOQ and Proposal per the criteria outlined in the RFQ and RFP.

In the event of a dispute, Spokane County has defined an alternative dispute process in the General Conditions of the Agreement. The initial dispute process will focus on preventing conflicts through partnering with the contractor and resolution of conflicts at the lowest level possible. If the parties are unable to resolve the issue at this level, the approach would follow the procedure established in the General Conditions, potentially culminating with the issue being resolved through a binding arbitration process.

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

Spokane County will work with Zak Tomlinson of Pacifica Law Group to develop the PDB contract terms and conditions. Hill will work together with the County and Pacifica Law Group to prepare and tailor the RFQ and RFP documents to meet the needs of this project. The County intends to utilize a modified DBIA 544 Standard Form: Progressive Design-Build Agreement, with DBIA 535 Standard Form of General Conditions to provide the terms and conditions under which the project will be performed.

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 B 'Spokane County's History of Construction Projects'](#)

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 C 'Site Aerial'](#)

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.

None

10. Subcontractor Outreach

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

Spokane County is committed to inclusion of diverse businesses in their projects. In the past 2 years Spokane County Public Works alone has delivered more than \$1.73 Million in participation by certified small, women and minority-owned business. Spokane county has delivered multiple Federal grant funded projects including 12 in the past 2 years. Federal projects are assigned goals upwards of 20% participation based on the availability of certified businesses able to perform the expected items of work. Spokane County has successfully met or exceeded the federal goals set for all its projects. Additionally, Spokane County has award winning programs to support our local Veteran community. Spokane County Regional Veteran Services has been nationally recognized with two NACO Achievement Awards (2022 & 2023) for best practices in veteran services and our unique DOD Skillbridge partnership creating an employment pipeline for transitioning servicemembers (which also won a YesVets award). Spokane County also supports and utilizes the State's Veteran Owned Business Registry

Spokane County meets these goals by advertising construction projects and consultant proposals early, coordinating with the local association of general contractors, and attending open Contractor forums to promote subcontractor participation. Consultant requests for proposals and qualifications scoring provides added points for consultants who are certified or can demonstrate their small, women and minority-owned business inclusion. Since Spokane County self-performs most of its project designs the opportunity for small, women and minority-owned business participation in this phase has primarily been limited to specialized services needed by the departments. Since Spokane County will not be completing this project design inhouse, this will provide an opportunity build on the current program.

Spokane County will include a requirement in the RFQ for proposers to describe their past utilization of OMWBE certified business. The County will send the Advertisement for RFQ to OMWBE to be posted and viewed on their website for contracting opportunities to aid in the encouragement of small, woman and minority-owned businesses to participate in the project. The DB contract will also require the Design Builder to develop an inclusion approach to track and report utilization of minority and women's business enterprises certified business and veteran certified businesses. The RFP will include scoring components connected to their past performance and ability to demonstrate meeting project goals and supporting small, woman, and minority owned businesses. Spokane County will work with the DB team to understand market availability and opportunities for inclusion of diverse businesses through the validation phase, and ultimately the County will assign the inclusion goal for this project.

Spokane County will work with Hill International on a plan to further reach out to the diverse business community in advance of solicitation to generate interest and provide education around the Progressive Design Build delivery method. The plan includes DBE outreach and education events in partnership with the local DBIA chapter.

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: (please print) Mike Sparber (public body personnel)

Title: Sr. Director, Law + Justice

Date: Aug. 19, 2024

ATTACHMENT A - PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE

Name	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
				Planning	Design	Construction		
Kyle Twohig	Spokane Nelson Service Center	\$14.2M	DB	PM/Advisor	PM/Advisor	PM/Advisor	Jun-13	Aug-15
	Combined Sewer Overflow Facility 24	\$23M	Heavy Civil GCCM	PIC	PIC	PIC	Apr-17	May-19
	Combined Sewer Overflow Facility 26	\$29M	Heavy Civil GCCM	PIC	PIC	PIC	Sep-16	Nov-19
	Post Street Bridge Replacement	\$16M	PDB	PIC	PIC	PIC	Jun-20	Jun-22
	City of Spokane Construction Management Office	\$2.3 M	GCCM	PIC	PIC	PIC	Nov-20	Aug-21
Bruce Russell	Spokane County Medical Examiner Facility	\$11.9M	DBB	PM	PM	PM	May-19	May-20
	Mental Health Crisis Stabilization Facility	\$6.8M	DBB	PM	PM	PM	Oct-20	Oct-21
	Spokane County Indoor Small Arms Range and Training Center	\$31.6M	DBB	PM	PM	PM	Feb-22	ongoing
Becky Blankenship Assoc. AIA, DBIA	Sound Transit East Link E360 to Microsoft Campus Phase	\$227M	DB			PIC	Jun-21	Present
	South Sound 911 Public Safety Communications Center	\$60M	DB			PIC	Jun-21	Present
	Richland Public Safety 76	\$12M	PDB	PM	PM		Jun-21	Present
	Pasco Zone 3 Water Reservoir	\$12M	PDB	PDB Advisor			Apr-21	Dec-22
	WSDOT Dayton Avenue Facility Improvements Project	\$38M	DB			PIC	Jun-21	Mar-22
	Spokane Public Library Bond Projects	\$77M	GC/CM		PM		Sep-19	May-21
	North Mason Regional Fire Authority Headquarters Station	\$10M	PDB	PM	PM	PM	Feb-20	Apr-22
	Boardman Fire Station #81	\$6.5M	PDB	PM	PM/PIC	PIC	Jul-20	Present
	West Richland Police Station	\$12M	PDB	PM	PM	PIC	Jul-20	Jan-22
	Morrow County Administrative Building	\$6.8M, 24K SF	PDB	PM	PM	PDB Advisor	Aug-19	Present
	Richland Public Safety Facilities 73 & 75	\$9.5M, 22K SF	PDB	PM	PM	PM	Feb-20	Sep-21
	Richland City Hall	\$18M, 44K SF	PDB	PM	PM	PM	Jul-16	Oct-18
	WSU Tri-Cities Student Union	\$4M, 9.6K SF	PDB	PM	PM	PM	Sep-15	Jun-17
	Fire Station #74	\$3.4M, 12K SF	PDB	PM	PM	PM	Jun-14	Jun-16
	Gonzaga University John G. Hemmingson Center	\$52M, 169K SF	D-B	NA	PM	PM	Jun-12	Apr-14
Spokane Central Service Center	\$15.6M, 57K SF	D-B	PM	PM	NA	Aug-13	Apr-14	
Colin Anderson DBIA	Chelan Health EMS/Administration	\$12.5M	GC/CM	PIC			Jul-24	Present
	Whitman College College Creek Village	\$75M	GC/CM	PIC			Jun-24	Present
	Benton County Fairgrounds Update	\$10M	PDB	PDB Advisor			Oct-23	Present
	Benton County Justice Center HVAC upgrades	\$10M	PDB	PDB Advisor			Aug-23	Present
	Spokane Public Facilities District Arena Refresh	\$3.7M	PDB	PDB Advisor			Dec-23	Present
	Avista PF North Channel Rehab	\$85M	CM/GC	PIC	PIC		Jan-23	Present
	Spokane County Public Works Operations Facility	\$22M	PDB	PDB Advisor	PIC		Apr-23	Present
	12 Tribes Lake Chelan Casino/Hotel	\$89M	PDB	PDB Advisor	PIC		Nov-22	Present
	Benton REA Administrative Bldg	\$20M	PDB	PDB Advisor	PM		Jul-22	Present
	Columbia Valley Center for Recovery	\$25.6M	PDB	PDB Advisor	PIC		Feb-23	Present
	Benton County Juvenile Justice Center Renovation	\$35M	PDB	PDB Advisor	PIC		Oct-22	Present
	Blue Mountain CC Farm II Arena	\$13M	PDB	NA	PM	PIC	Aug-22	Present

ATTACHMENT A - PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE

Name	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
				Planning	Design	Construction		
Colin Anderson DBIA, Cont.	Richland Public Safety Facility 76	\$7M	PDB	PM	PM	PIC	Mar-22	Present
	Spokane Conservation District Phase 2	\$4M	PDB	PM	PM	PM	Aug-20	Sep-21
	Northern Quest Hotel	\$76M	PDB	Design	Design	NA	May-20	Apr-23
	Ellensburg School District Schools	\$42M	GC/CM	Design	Design	NA	Mar-18	Jun-20
	The Podium	\$47.2M	PDB	PM/Design	PM/Design	PM	Oct-18	Feb-20
	Cowles Stage Renovation	\$2.1M	GC/CM	PM/Design	PM/Design	PM	Jul-17	Mar-18
	First Interstate Performing Arts	\$19.8M	PDB	PM/Design	PM/Design	PM	Jan-17	Oct-17
	Pyrotek Headquarters	\$10M	MP	PM/Design	PM/Design	PM	Nov-12	Apr-14
	SGL Carbon Fiber Phase 3	\$68M	PDB	PM	PM	PM	Jul-13	Dec-15
	US Embassy Kabul	\$625M	DB	PA	PA	PA	Jul-12	Dec-14
Nathan Breazile	Richland Public Safety Facility 76	\$7M	PDB	N/A	PM	PM-CM	Nov-22	Oct-24
	Blue Mountain CC Farm II Arena	\$13M	PDB	NA	PM	PM-CM	Nov-22	Nov-24
	Benton County Justice Center HVAC upgrades	\$10M	PDB	PDB Advisor	PM	PM_CM	Aug-23	Present
	Benton County Juvenile Justice Center Renovation	\$35M	PDB	PDB Advisor	PM	PM	Nov-22	Present
	Benton County Fairgrounds Update	\$10M	PDB	PDB Advisor	PM	PM-CM	Oct-23	Present
	Northern Quest Hotel	\$76M	PDB	N/A	N/A	PM	May-20	Apr-23
	Richland City Hall	\$18M	PDB	N/A	N/A	PM	Jul-16	Oct-18
	Gonzaga University John G. Hemmingson Center	\$52M	D-B	N/A	N/A	PM	Jun-12	Apr-14
	The Podium	\$47.2M	PDB	N/A	N/A	PM	Oct-18	Feb-20
	First Interstate Performing Arts	\$19.8M	PDB	N/A	N/A	PM	Jan-17	Oct-17
	840 Building UW-GU Health Partnership Building	\$60M	DB	N/A	N/A	PM	Dec-19	Sep-22
	GU Integrated Science and Engineering	\$56.1M	DB	N/A	N/A	PM	Dec-18	Sep-21
WSU Plant Science Building	\$66M	DB	N/A	PM	PM	Jan-18	Nov-20	

ATTACHMENT B - SPOKANE COUNTY'S HISTORY OF CONSTRUCTION PROJECTS

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget
1	Eden Building	3 Bay Shop W/ 2 Offices	DBB	10/24/2016	3/31/2017	10/24/2016	10/20/2017	\$ 1,372,042.00	\$ 1,815,550.58
2	Old Corral Shop Building	3 Bay Shop W/2 Offices	DBB	10/28/2016	5/18/2023	10/28/2016	10/20/2017	\$ 1,041,000.00	\$ 1,436,998.37
3	Dennison Shop Building	3 Bay Shop W/ 3 Wide Modular	DBB	11/2/2016	5/25/2017	11/2/2016	10/10/2017	\$ 1,312,000.00	\$ 1,791,150.94
4	Craig Road Shop Building	3 Bay Shop W/2 Offices, 6Bay Warming Shed	DBB	4/17/2018	11/28/2018	4/17/2018	11/30/2018	\$ 1,475,022.00	\$ 1,938,677.55
5	Herbicide Building	1Bay Herbicide Building	DBB	5/29/2018	11/28/2018	5/29/2018	10/12/2018	\$ 973,210.00	\$ 1,051,630.00
6	Geiger Blvd Infrastructure Improvements	Build Grant - Road and utility Reconstruction Phase 1&2. From Grove Road to Medical Lake Interchange.	DBB	8/5/2019	11/15/2021	8/5/2019	5/11/2022	\$ 10,700,000.00	\$ 9,875,000.00
7	Medical Examiner Facility	Reno of existing building for new Medical Examiner Facility	DBB	5/14/2019	6/30/2020	5/14/2019	5/22/2020	\$ 11,630,403.48	\$ 11,919,635.03
8	Mental Health Crisis Stabilization Facility	Reno of existing building for new Mental Health Crisis Stabilization Facility	DBB	10/5/2020	6/3/2021	10/5/2020	10/1/2021	\$ 5,052,138.00	\$ 6,810,218.48
9	Doris Morrison Learning Center	Construction of 4000 square foot education center including site civil and landscape	DBB	6/1/2020	9/1/2021	11/1/2020	NA	\$ 1,750,000.00	\$ 4,000,000.00
10	Bigelow Gulch 6	Reconstruct and re-align 1/2 mile of Bigelow Gulch Road (Forker) and construct the intersection improvements at Wellesley/Sullivan	DBB	4/4/2022	9/15/2022	4/11/2022	NA	\$ 7,281,000.00	TBD
11	Regional Indoor Small Arms Range	New indoor small arms firing range and associated training facilities	DBB	2/22/2022	8/31/2023	2/22/2022	TBD	\$ 30,174,012.00	TBD

ATTACHMENT C - SITE AERIAL

