



EVERETT

WASHINGTON

City of Everett Outdoor Multipurpose Stadium

**APPLICATION FOR APPROVAL TO UTILIZE
PROGRESSIVE DESIGN-BUILD
ALTERNATIVE CONTRACTING PROCEDURE**

September 27, 2024

One Everett – a connected and engaged community built on trust, inclusion and equity

Agenda

Team Introduction

Project Introduction from Mayor Cassie Franklin

Site Options and Due Diligence

AquaSox Design Study – Funko Field

AquaSox Design Study - Downtown

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Team Introduction

City of Everett

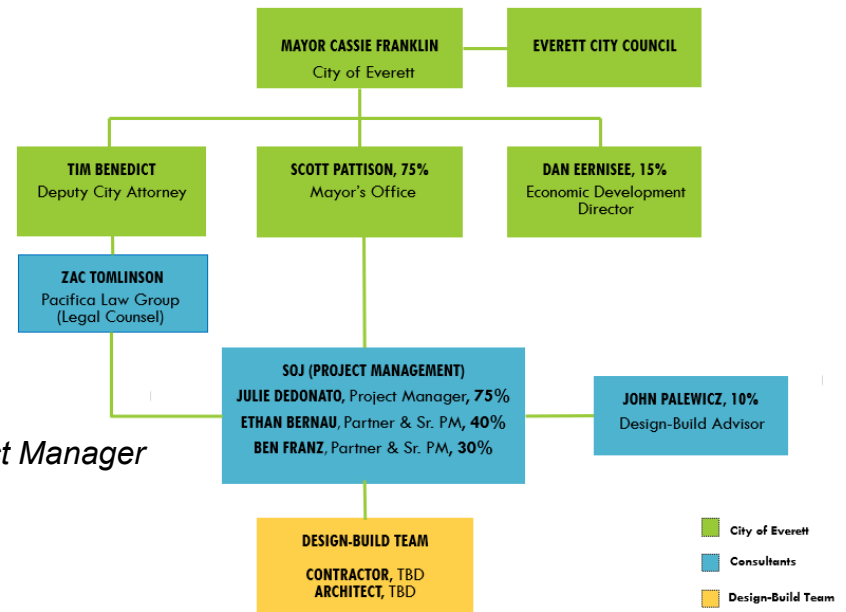
- Mayor Cassie Franklin
- Scott Pattison, *Mayor's Office*
- Dan Eernisse, *Economic Development Director*
- Tim Benedict, *Deputy City Attorney*
- Theresa Bauccio-Teschlog, *Procurement Manager*

SOJ Project Management Team

- Ethan Bernau (Assoc. DBIA), *Partner and Sr. Project Manager*
- Ben Franz, *Partner and Sr. Project Manager*
- Julie DeDonato, *Project Manager*
- John Palewicz (DBIA), *Design-Build Advisor*

Pacifica Law Group

- Zak Tomlinson, *Outside Legal Counsel - Contracts*



Project Introduction from Mayor Cassie Franklin





Site Options and Due Diligence

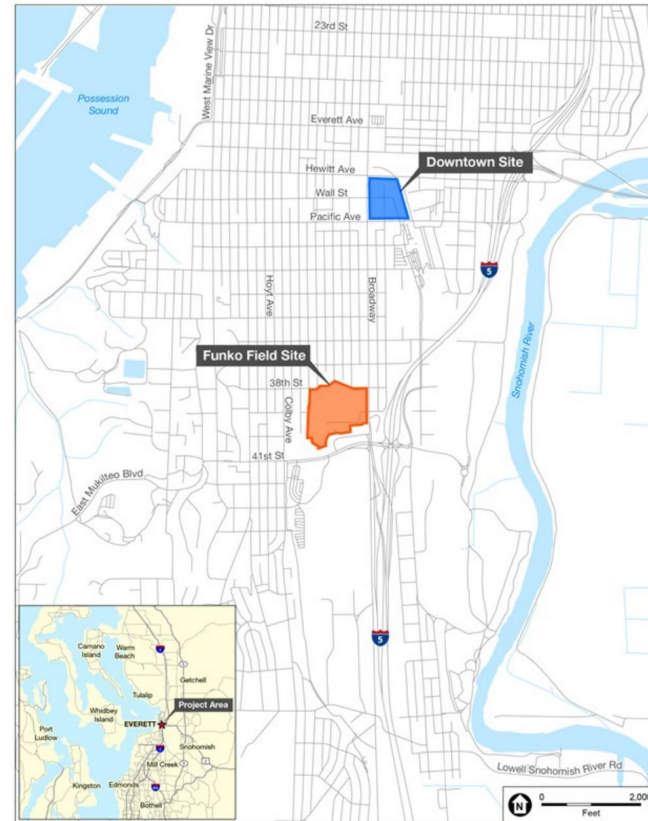
- City of Everett is leading a partnership with:
 - Everett AquaSox
 - Snohomish County
 - Everett School District

- Goal is to provide long-term solution for AquaSox that meets MLB's new facility standards for MiLB teams

- SEPA Environmental Impact Statement (EIS) underway and expected to conclude in November 2024

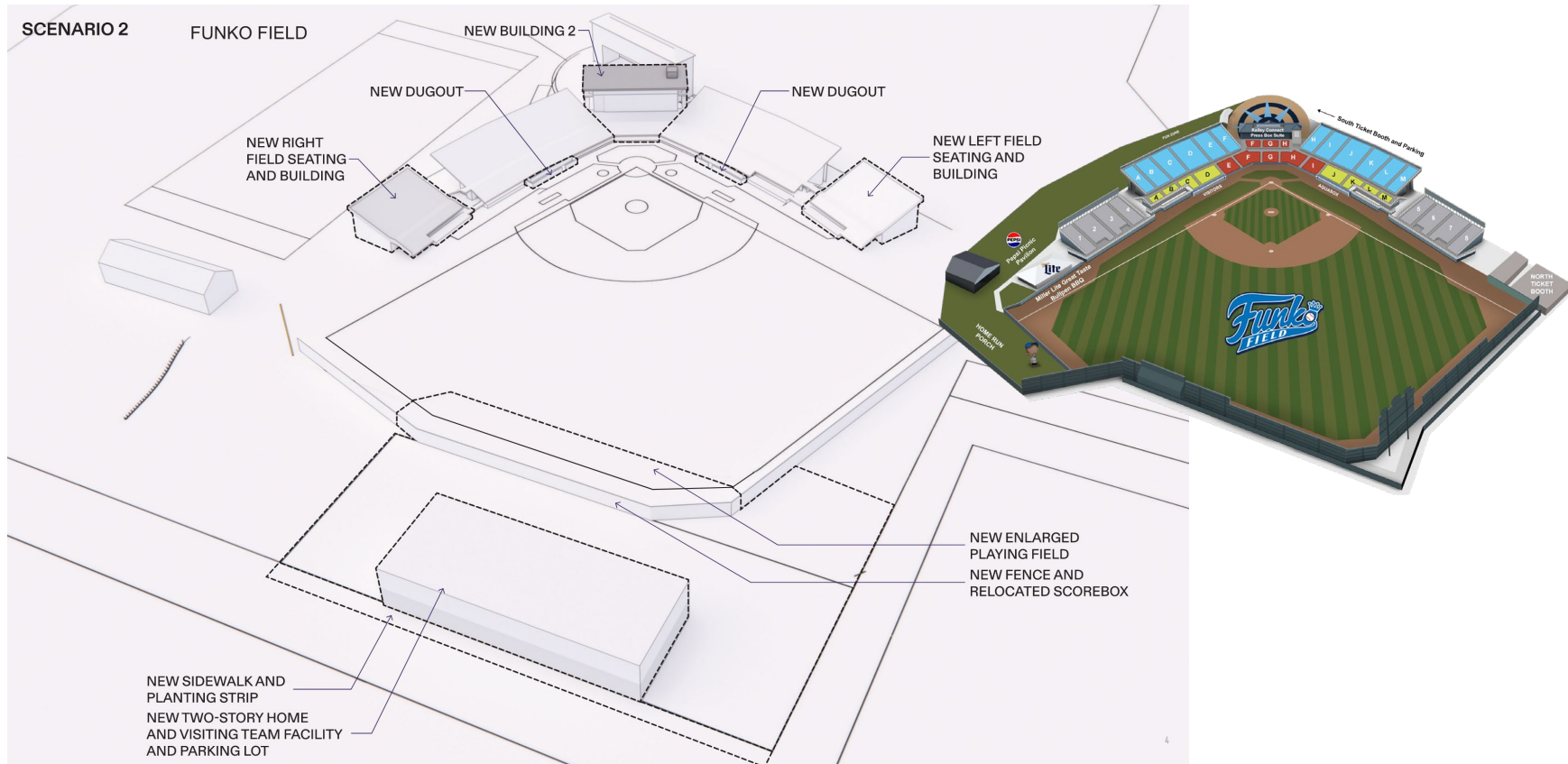
- City is also actively engaged in:
 - Developing funding plans and revenue models
 - Considering long-term economic development, community benefits and placemaking opportunities

- Two development sites under consideration:
 - **Remodel and expansion of Funko Field (owned by ESD)**
 - **New outdoor multipurpose stadium located in downtown Everett (property acquisition)**



Source: Maxar 2022; Snohomish County 2022; OSM 2019

AquaSox Design Study: Funko Field Remodel + Expansion



AquaSox Design Study: New Downtown Stadium



Project Budget

Projected Total Cost for the Project:

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

Costs for Professional Services (A/E, Legal etc.)	\$ 4,315,410
Estimated project construction costs (<i>including construction contingencies</i>):	\$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 (<i>including construction contingencies</i>):	\$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

Project Schedule

Task Name	Start	Finish
Project Review Committee		
PRC Meeting and Approval	09/27/24	10/03/24
PDB Procurement		
Request for Qualifications Phase and Selection Decision	10/04/24	12/18/24
PDB Contracting		
D-B Contract Approval (may include interim contract and limited NTP)	01/01/25	04/14/25
Design and Construction Schedule (to be optimized by PDB team)		
Schematic Design	02/03/25	04/04/25
Design Development	04/15/25	07/15/25
GMP Amendment Negotiations and Approval	07/30/25	11/03/25
Construction Documents	11/04/25	03/05/26
Building Permit Process	05/13/25	11/10/25
Early Site Work	12/01/25	03/09/26
Construction	03/20/26	03/15/27
Substantial Completion	03/15/27	03/15/27
Move-In	03/16/27	04/26/27
Final Completion	04/27/27	07/19/27

Agency Equity & Inclusion

- The City of Everett is committed to a community built on diversity, equity and inclusion.
- In September 2020, Everett's Mayor issued a directive for equity and inclusion.

"The strength and vitality of our community comes from our rich diversity of cultures, experiences, and faiths. I am committed to ensuring Everett remains a welcoming, inclusive, and safe community for all who live, work, and visit here." – Mayor Franklin

- Our RFQ and RFP scoring/selection criteria will require Proposers to:
 - Provide information on past utilization performance
 - Provide a project-specific inclusion and outreach plan
 - Demonstrate experience with local and priority hire programs, strong WMBE subcontractor support
 - Commitment to diverse work-force development
- Current PDB contract requires the Design-Builder to:
 - Implement an Outreach Plan that is reviewed and approved by the City before the execution of the contract.

Why Progressive Design-Build

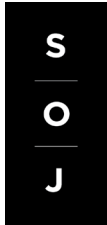
Progressive Design-Build (PDB) delivery approval will allow the City of Everett to engage a PDB team with the qualifications necessary to deliver the project in an expedited manner and bring the AquaSox into compliance with MiLB requirements as soon as possible.

- *PDB Team is selected together and responsible for design and construction*
- *PDB Team can provide input to help determine the best stadium development option*
- *Construction can start early to help expedite completion*
- *Specialty Subcontractors can be engaged early to provide their expertise*
- *The GMP and Total Project Cost can be determined earlier*
- *Business equity goals can be more easily achieved*

Public Body Qualifications

- City of Everett has a track record of successful completion of projects using alternative project delivery methods.
- City of Everett has contracted with SOJ to provide project management services. SOJ has decades of experience delivering complex public-private development projects including using RCW 39.10 alternative project delivery.
- John Palewicz Consulting LLC will serve as PDB advisor throughout the course of this project. John Palewicz has extensive APD experience and brings extensive knowledge of the statutory requirements, industry best practices and lessons learned related to PDB.
- City of Everett Project Manager, Scott Pattison will provide supervision and direction for this effort.
- City of Everett has also engaged the services of external legal counsel (Zak Tomlinson, Pacifica Law Group) to supplement their internal general counsel and aid in contract development and negotiation. Pacifica Law Group has provided legal and contract related services to numerous public agencies utilizing the PDB delivery method.
- City of Everett satisfies the public body qualifications by staff augmentation with consultants experienced in PDB delivery and RCW 39.10.

Project Management Team Qualifications



- **Ethan Bernau**, Partner & Sr. Project Manager, SOJ
 - 20 years of project management experience
 - Alternative project delivery expertise
 - Sports facility expertise
- **Ben Franz**, Partner & Sr. Project Manager, SOJ
 - 20 years of experience with nonprofit and private business, education and the arts
 - Extensive experience in public process, stakeholder engagement, and high-profile public venues
 - GC/CM and Private GMP project expertise
- **Julie DeDonato**, Project Manager, SOJ/Ancora
 - 16 years of experience as Project Manager and Owner's Rep
 - Alternative project delivery expertise
 - GC/CM and Private GMP project expertise
- **John Palewicz**, DBIA, John Palewicz Consulting
 - 40 years of experience as an architect, owner's project manager/director and design-build advisor
 - Chaired CPARB's Project Review Committee and served on CPARB's D-B Best Practices Committee
 - UW Capital Projects Office for 21 years primarily as director of major projects on Seattle campus

Summary

- Requesting PRC approval to utilize the PBD project delivery
- PBD delivery would result in substantial schedule and fiscal benefit
- With augmentation of SOJ and John Palewicz, the City of Everett team has:
 - Alternative public works delivery knowledge and experience including GC/CM and PDB projects and best practices
 - Highly qualified personnel with project management expertise
 - Developed preliminary budgets and schedule
- City of Everett has no unresolved audit findings
- Project team is prepared for this project and ready to proceed

Thank You

