Christopher La Plante
Contracts Supervisor
Columbia Generating Station
76 North Power Plant Loop
Richland, WA 99354
Ph. (509) 377-4380
cllaplante@energy-northwest.com

April 21, 2025

Talia Baker, PRC Administrative Support
Capital Projects Advisory Review Board
Department of Enterprise Services
PO Box 41476 Olympia, WA 98504

RE: Energy Northwest's Application for Project Approval using Design-Build (D-B) Alternative Public Works Contract Delivery for the Generator Assembly Building Project

Ms. Baker,

Energy Northwest is pleased to submit our application for project approval using the Design-Build (D-B) alternative public works contract delivery method, in accordance with RCW 39.10.280 and RCW 39.10.250(3).

Our Construction & Project Management Team has been diligently working to enhance the support facilities that are vital to the safe and efficient operation of the Columbia Generating Station.

We are confident that the Generator Assembly Building Project fully meets the statutory requirements for utilizing the D-B contracting procedure under RCW 39.10.280(1). This approach is particularly well-suited to delivering the project on time and within budget, while also satisfying the criteria outlined in RCW 39.10.280(1)(c).

We look forward to partnering with a qualified D-B contractor who brings the necessary expertise and innovative construction solutions to help ensure the success of this important initiative.

Should you have any questions or require additional information regarding our application, please do not hesitate to contact me at cllaplante@energy-northwest.com or (509) 377-4380.

Sincerely,

DocuSigned by:
Christopher L. La Plante
682228ACD0A946B...

Christopher La Plante
Contracts Supervisor

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): **Energy Northwest**
b) Mailing Address: **76 North Power Plant Loop, Richland, WA 99354**
c) Contact Person Name: **Christopher La Plante** Title: **Contracts Supervisor**
d) Phone Number: **509-377-4380** E-mail: **cllaplante@energy-northwest.com**

1. Brief Description of Proposed Project

a) Name of Project: **Generator Assembly Building**
b) County of Project Location: **Benton**
c) Please describe the project in no more than two short paragraphs. *(See Attachment A for an example.)*

Energy Northwest (EN) is a public agency that owns and operates the Columbia Generating Station (CGS), the only commercial nuclear energy facility in the Northwest. As part of its long-term asset management strategy, EN is planning to construct a Generator Assembly Building on its Richland, WA site to support an upcoming generator replacement project and future site operations. The facility will serve as a secure, environmentally controlled space for equipment staging, assembly, and short-term storage, with completion targeted prior to the Refueling Outage 28 (R28) in spring 2027.

The new building will be a clear-span, pre-engineered metal structure designed to accommodate large-scale generator assembly activities. Preliminary specifications call for a footprint of approximately 220'L x 75'W x 55'H, with powered roll-up doors, personnel access points, restrooms, and optional breakroom or office space. The facility will also include an adjacent laydown area and be positioned to streamline transportation between storage, assembly, and installation zones. Energy Northwest intends to use the progressive design-build delivery method to accelerate design development and enable close coordination with specialized equipment vendors and site operations.

2. Projected Total Cost for the Project:

A. Project Budget

Category	Estimated Cost (in Millions)	Notes
Costs for Professional Services (A/E, Legal, etc.)	$1.03	Includes AE design, support during procurement/construction, and closeout
Estimated Project Construction Costs	$1.33	Assembly Building Implementation (construction labor and materials)
Contract Administration Costs (Owner, CM, etc.)	$0.78	Energy Northwest staff support during implementation and closeout
Contingencies (Design & Owner)	$0.93	+50% contingency on EN internal budget for planning purposes
Other Related Project Costs	$0.25	Long lead procurement (materials not included in construction contract)
Sales Tax	$0.14 (est.)	Applied to construction + long lead items
Off-Site Costs	N/A	No off-site work required within this controlled facility; utilities/access in place
Total	$4.57	Rounded to reflect planning-level estimate with contingency

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 generator assembly building project is self-funded by Energy Northwest through the Lifecycle Management Plan, Capital Improvement funds. Energy Northwest will not proceed with any portion of the project that is not fully funded.

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.

Project Task	Target Date
Procure Owner Advisor	March 2025
Project Review Committee (PRC) Meeting/Approval	May 2025
Request for Qualifications (RFQ) Advertisement	July 2025
Shortlist Finalized/Issue Request for Proposals (RFP)	September 2025
Proposals Due/Select DB Team	November 2025
Preliminary DB Services Start	December 2025
Anticipated Construction Start	May 2026
Substantial Completion	March 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?
- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

  While the Generator Assembly Building is not inherently specialized in terms of construction methodology, the progressive design-build (PDB) delivery method offers significant advantages for this project. The ability to integrate the design and construction teams early in the process creates opportunities for innovation and efficiencies, particularly in building layout, constructability, and logistics planning. With limited available space and the need to strategically position the facility to streamline transportation between storage, assembly, and installation zones, early contractor input will be essential to optimize site access, equipment movement, and building orientation. The PDB model allows the design and construction teams to work collaboratively with Energy Northwest to explore cost-effective building options and standard sizing configurations that meet the needs of the generator replacement project while allowing flexibility for future use.
- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

  Progressive design-build offers meaningful opportunities to accelerate project delivery. Early engagement of the builder enables the team to fast-track elements of design, permitting, and procurement, including long-lead items such as the pre-engineered metal building system. With the R28 outage scheduled for spring 2027, the ability to compress the design and construction schedule is critical to support outage work. The collaborative nature of PDB will support more agile decision-making, phased construction if needed, and continuous alignment between design development and field execution—ultimately increasing the likelihood that the building is completed and operational in time to support the generator replacement project.

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
- 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.

A traditional design-bid-build (DBB) approach would limit Energy Northwest's ability to achieve its delivery goals and maintain flexibility as the design develops. Under DBB, design is finalized before builder input is introduced, eliminating the opportunity to optimize for constructability, schedule, and logistics early in the process. For this project, timely delivery is critical to support the scheduled R28 outage in spring 2027. PDB allows for fast-tracking and phased delivery, if needed, which would not be practical under DBB due to the sequential and inflexible nature of that method. Furthermore, the collaborative environment of PDB fosters design solutions that are responsive to operational needs, future adaptability, and overall quality—outcomes that are far more difficult to achieve under a lump-sum DBB contract.

6. Public Body Qualifications

Please provide:

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

Energy Northwest has assembled a qualified team to assist with the design-build process. They have hired Robynne Thaxton, JD, FDBIA, and Becky Blankenship, FDBIA, of Progressive Design-Build Consulting LLC (PDBC), to provide procurement, contract, and progressive design-build advisory services. The team has provided continued training to the Energy Northwest staff over the past year during their procurement process for their first Design-Build project, the Small Modular Reactor project. PDBC recently conducted a workshop with Energy Northwest to determine the appropriate delivery method for this project. Upon confirmation of PDB as the preferred method, PDBC scheduled additional training workshops for the project-specific EN team for progressive design-build, including establishing decision-making and lines of approval authority, determining a preliminary work group structure, and training in the management of a PDB project.

In addition, the Energy Northwest staff for this project have significant experience in capital projects. For short biographies and project experience, please see the description below and Attachment B.

- 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.)

Please see Attachment A—EN Organizational Chart. The chart shows the organizational structure, and those individuals shown in color in the organizational chart are the people currently assigned to manage the project. Additional support staff are indicated in grey boxes, but not all have been assigned at this time.

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

Paul Schut, Assoc. DBIA – Procurement Specialist

Paul Schut is a Procurement Specialist at Energy Northwest, bringing over 11 years of experience in public procurement and contracting within Washington State, with a strong focus on public works projects. He has been with Energy Northwest for just over a year and is currently supporting the Progressive Design-Build procurement process for the organization's $4 billion Small Modular Reactor (SMR) project. Prior to joining Energy Northwest, Paul served as a Procurement & Contracting Coordinator, where he successfully led the procurement and contracting efforts for four Progressive Design-Build projects, with individual project values ranging from $9 million to $35 million. Paul earned his Associate Design-Build Professional™ (Assoc. DBIA) credential in Spring 2025, underscoring his commitment to excellence and innovation in collaborative project delivery methods.

Currently based within the Energy Services & Development Division, Paul will support the Procurement Team at Columbia Generating Station through the PRC application, design-builder selection, and

contract development/execution process, to help expand the organization's knowledge of industry best practices and leverage operating experience to further Energy Northwest's mission.

Christopher La Plante- Contracts Supervisor
Christopher has worked at Columbia Generating Station for approximately 10 years serving in various roles related to procurement and contract specialties. He currently manages a team responsible for the contracting and procurement of services to support site initiatives. He has supported various complicated solicitations such as the High-Pressure Turbine replacement, Steam Dryer replacement, and Specialty Valve Services. In addition, Christopher has experience utilizing alternative project procurement methods such as Negotiated Competition under Revised Code of Washington Section 43.52.565. He holds a Bachelor of Science in Psychology from Washington State University.

Danny Stephens, Manager of Construction and Projects Management
Danny served in the U.S. Navy from 1987 to 1999. He started his 25-year career with Energy Northwest at Columbia Generating Station as an equipment operator in 1999. He was a licensed reactor operator from 2004 to 2009 and licensed senior reactor operator from 2009 to 2014. Danny served as Operations assistant manager from 2014 to 2017 and Operations manager from 2017 to 2021. In 2021, Danny was on a on rotational assignment in Corporate Finance as project manager for financial integration. 2022 to present, Danny assumed the role of Construction and Project Management Manager. Danny completed the Institute of Nuclear Power Operations' Senior Nuclear Plant Manager course in 2019. Danny holds a Bachelor of Science in Project Management from Colorado State University Global and is a certified Project Management Professional (PMP) through the Project Management Institute.

Jay Ashbaugh- Facilities and Commercial Engineering Manager
Jay brings over 24 years to the project team and has worked at Columbia Generating Station for over 12 years, serving as the Projects and Commercial Engineering Supervisor and currently the Facilities and Commercial Engineering Manager. He also worked for over 8 years at Meier Architecture Engineering as the Mechanical Group Manager focused on the mechanical engineering design for industrial and commercial type projects. He holds a Bachelor of Science in Mechanical Engineering and is licensed as a Professional Engineer in the State of Washington. Jay was part of several private and federal design build project teams providing Mechanical Engineering, including:

- Mechanical plumbing engineer for Department of Defense project in Augusta Georgia. Designed plumbing system for 3-story 500,000 SF facility.
- Mechanical plumbing engineer for Department of Defense project in Fayetteville North Carolina. Designed plumbing system for 5-story 750,000 SF Facility.
- Lead Mechanical Engineer for 3-Land Port of Entry sites in Washington State. Provided Mechanical HVAC and Plumbing designs for these LEED certified projects.
- Mechanical Engineer for plumbing and HVAC on several smaller buildings in Eastern Washington.

Matthew Gorden- Project Manager (Main Generator Replacement Project)
Matt has worked at Columbia Generating Station within the Electrical Power Uprate department for over 2 years. He is currently the project manager for the generator replacement project which this building project supports. He has over 20 years of experience in the nuclear industry managing component repair and replacement project at various nuclear power plants within the U.S. He has experience in various roles ranging from field engineering, superintendent, subcontract manager, construction coordinator and project manager. He holds a (insert degree) in Computer and Information Sciences from the Central Oregon Community College and is a certified Project Management Professional (PMP) through the Project Management Institute.

Nicholas Lyle- Project Manager (Generator Assembly Building)
Nicholas retired from military service after 22 years. He has worked in project management for over 6 years and managed a portfolio of over $30MM for industrial capital improvement projects related to nuclear support facilities. His project experience ranges from water resources related refurbishments, fire protection upgrades, building structural upgrades, and facility security upgrades utilizing a traditional progressive design build methodology. His alternative project delivery experience is related to a $25MM Reverse Osmosis facility with a Construction Manager at Risk Delivery Method. He was instrumental in coordinating this first of its kind implementation for that power utility organization. Nicholas holds a Bachelor of Science in business management and a graduate certificate in project management from the University of Phoenix. He is a certified Project Management Professional (PMP) through the Project

Management Institute and holds the NeuralPlan NPPQ Certification. Additionally, Nicholas completed a certification in Construction Project Management from Columbia University, which includes curriculum on alternative project delivery methods.

Renata Presby- Projects and Commercial Engineering Supervisor
Renata has over 24 years of architectural experience and has been at Columbia Generating Station in the facilities department for 8 years. Prior to that she was the Manager of the Architectural Group at Meier Architecture Engineering firm. She was also the Principal Architect at APM Synergy focused on commercial focused project engineering design services. She is a senior architect and project manager with experience in wide variety of the industrial, laboratory, healthcare, educational, commercial projects with broad technical diversity and life safety emphasis. She is responsible for project success from its inception through design to user interface construction and building occupancy. She is exceptional in leading multi discipline teams and managing multiple, technically complex projects as well as managing engineer, staff, design and construction teams. Renata holds a Bachelor of Science in Architectural Studies and Bachelor of Architecture with a focus on construction management from Washington State University. She is a licensed architect in the State of Washington, is LEED AP BD+C certified, a and a certified Project Management Professional (PMP) through the Project Management Institute.

Robynne Thaxton JD, FDBIA, Attorney/Consultant Progressive Design-Build Consulting, LLC
Robynne is one of the leading experts in construction law and alternative procurement both in Washington State and on a national basis. Robynne has served on the Washington State Capitol Projects Advisory Review Board since 2019 and is co-chair of the CPARB Board Development Committee. In addition, she served on the National Design Build Institute of America Board of Directors from 2010 – 2016 and was named to the inaugural class of DBIA Designated Fellows. She is the current Chair of the DBIA National Progressive Design-Build Committee, which is responsible for drafting the DBIA Deeper Dive in Progressive Design-Build, developing the DBIA Progressive Design-Build Best Practices Class, and the DBIA Best Practices in Progressive Design-Build. She is the former chair of the DBIA National Education Committee as well as the Legal and Legislation Committee, where she was instrumental in drafting and revising the DBIA form contracts and subcontracts and revising the DBIA Design-Build Universal Best Practices. Robynne was named as a Washington Super Lawyer from 2010-2024 and is the 2021 recipient of the DBIA Distinguished Leadership Award. She is also a frequent lecturer for universities and industry organizations. Robynne has developed a specific expertise in the area of progressive design-build and is one of only a few approved instructors for DBIA's Progressive Design-Build Best Practices class. Robynne has worked on more than 40 PDB projects with a value in excess of $6 billion. Representative clients include WSDOT, Sound Transit, the Port of Seattle, the State of Washington, King and Spokane Counties, the cities of Seattle, Tacoma, Spokane, Portland, Wenatchee, and Washougal, Western Washington University, the New York City Public Housing Preservation Trust, and the Toronto Transit Commission.

Becky Blankenship, FDBIA, DB Advisor, Progressive Design-Build Consulting, LLC.
Becky will serve as the DB Advisor and local point of contact for PDBC on this project, ensuring Energy Northwest's needs are fully met and that they supported throughout the project. She has extensive experience leading and overseeing alternative delivery teams as a designer, a construction manager, and an owner advisor. She has served in a leadership role on 30 PDB projects, placing an emphasis on team dynamics, innovative processes, and continuous improvement of the delivery method. She has served as both Principal in Charge and Alternative Delivery Advisor PDB projects ranging from $3.4M to $6.9 billion dollars, including 10 in the Tri-Cities area. Becky was recently recognized by the Design-Build Institute of America (DBIA) as a Fellow, largely due to her dedication to training and guiding new owners through the PDB process.

- 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 B – Project 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.

See the above short biographies and Attachment B – Project Experience.

- 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.

EN has been in operation for over 40 years, during which time our team has amassed a vast amount of experience in successfully delivering construction projects. These projects range in scope and scale from thousands to tens of millions of dollars, showcasing our expertise and commitment to excellence in the energy sector. The projects listed in Attachment C only showcases a small sample of projects that EN has successfully completed.

See Attachment C – Construction Experience.

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

Project Management and Decision-Making

Energy Northwest will retain ultimate authority and decision-making responsibility for the project. Nick Lyle will serve as the Project Manager, supported by Becky Blankenship of PDBC (Progressive Design-Build Consulting), who will provide expert guidance throughout the project. To ensure clear governance, Energy Northwest and PDBC are conducting a series of workshops to define lines of authority, roles, and responsibilities. Becky will meet regularly with Energy Northwest staff to review project needs, key milestones, and strategic decisions, and will provide recommendations for addressing emerging issues and maintaining alignment with project goals.

Communications

A combination of formal and informal communication tools will be used to maintain effective coordination among Energy Northwest, PDBC, and the design-build team. During procurement, the RFQ will be advertised through standard solicitation platforms. In the RFP phase, interactive proprietary meetings with shortlisted firms will be conducted to align on project objectives and receive feedback. PDBC is currently training Energy Northwest staff on progressive design-build best practices and will continue to provide oversight throughout implementation. Regular meetings with the owner's project team, leadership, stakeholders, and the design-builder will be held to ensure progress and alignment. Interim reviews of design documents, schedules, and budgets will be conducted as needed.

Budget Monitoring

Energy Northwest will actively manage the project budget in collaboration with the design-builder and with oversight from PDBC. The design-builder will provide regular financial reporting to the Owner. Energy Northwest will maintain an owner's contingency to address unforeseen conditions, owner-requested changes, and justified change orders. A Target Budget will be established at the end of Phase 1 validation, with the final Guaranteed Maximum Price (GMP) executed via contract amendment at the conclusion of the design and preconstruction period. PDBC will review all contract amendments for completeness and documentation.

Schedule

A preliminary project schedule will be included in the RFQ. During validation, the design-build team will refine the schedule based on detailed input. Upon completion of Phase 1, a Target Schedule will be negotiated, and the GMP amendment will include contractual deadlines for substantial and final

completion. The design-builder will provide monthly schedule updates, which will be reviewed by both Energy Northwest and PDBC to ensure adherence to the established timeline.

Design and Construction Oversight

The design-build contract will include open-book cost development and structured collaboration on design evolution. Design management tools—including design logs and trend tracking—will be used to monitor progress from basis-of-design through construction documents. Both Energy Northwest and PDBC will participate in reviewing design submissions and monitoring quality assurance, including the commissioning process. PDBC will provide continuous support to ensure the project adheres to industry best practices and runs smoothly through all phases.

- A brief description of your planned DB procurement process.

Energy Northwest will select the design-build team using a "progressive design-build" approach fully consistent with RCW 39.10. Energy Northwest will first issue a Request for Qualifications to solicit design-build teams with the appropriate experience to perform the work. Energy Northwest will then evaluate the responsible proposers submitting responsive SOQs and create a short list of no more than four finalists. The RFQ will request information on the Proposer's experience, including past performance in the utilization of certified small, veteran, minority-owned, and women-owned businesses.

Energy Northwest intends to invite finalists to participate in interactive meetings that will allow Energy Northwest to evaluate the Design-Build Team's collaborative skills.

The finalists will submit technical and price proposals in response to the RFP. Energy Northwest will reserve the right to conduct interviews to allow finalists to explain their proposals and the evaluation team to ask questions regarding the proposals. Energy Northwest will then evaluate the finalists strictly in accordance with the criteria established in the procurement documents. Energy Northwest will then select the finalist with the highest score to begin the contract negotiation process.

Energy Northwest will base its evaluative criteria primarily on the qualifications of the individuals and companies on the design-build team, including their successful completion of projects of similar scope and complexity and their previous successful experience with businesses certified by OMWBE as well as small and veteran-owned businesses. Energy Northwest will pay particular attention to the finalists' management plans, project control plans, design management and construction scheduling plans, experience, and inclusion plans for certified businesses. Energy Northwest intends to request the Design-Builder's overhead and profit fee percentage as the "cost or price-related factor" for this project. Energy Northwest and the design-builder will work collaboratively to develop a Guaranteed Maximum Price after the Project is awarded.

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

Robynne Thaxton will work with Energy Northwest s to develop the design-build contract and general conditions. The progressive design-build contract will be similar to the version Robynne has used with many past clients and will incorporate national PDB best practices. Ms. Thaxton's philosophy is to draft fair contracts consistent with design-build best practices. As noted above, not only does Ms. Thaxton have decades of experience drafting design-build contracts across the country, but she was also involved with drafting the DBIA Best Practices primers for both traditional and progressive design-build projects. Ms. Thaxton was the vice-chair of the CPARB RCW 39.10 reauthorization committee; therefore, she is fully informed of the requirements of RCW 39.10.

7. **Owner Readiness** *(to be answered by the Owner)*
   a) What have you done as an Owner to prepare yourself and your staff for this DB project?
      i. How have you communicated with other public owners to understand the organizational alignment and administrative time needed to manage an alternative delivery project?

Prior to launching its first progressive design-build (PDB) project in 2023, Energy Northwest actively engaged with other public owners in the Tri-Cities area and through the local Design-Build Institute of America (DBIA) chapter to gather lessons learned and better understand the organizational alignment and administrative capacity required to manage an alternative delivery project.

Additionally, Energy Northwest's procurement specialist, Paul Schut, brings direct experience from Benton County, a public agency that has successfully delivered multiple PDB projects. His background has provided valuable insight into implementing PDB within a public agency framework.

ii. What training have you and your staff taken as an Owner?

Energy Northwest has prioritized internal capacity building as part of its preparation for implementing PDB. Staff involved in the Generator Assembly Building project are receiving targeted training from Progressive Design-Build Consulting (PDBC), which includes foundational principles of progressive design-build, best practices in procurement, contract management, team integration, and collaborative delivery. This training also includes interactive workshops focused on aligning governance, decision-making authority, and communication protocols to support the efficient implementation of the delivery method.

Energy Northwest has also recently had seven employees complete the DBIA Certification Course (with three successfully passing the certification test to date).The group included individuals from Procurement, Project Management, and Legal backgrounds. As opportunities arise, Energy Northwest hopes to continue to send individuals through the DBIA Certification Process.

iii. How have you considered the differences in alternative delivery vs Design Bid Build with regards to contract requirements around risk allocation, attitudes towards contract changes, disputes, etc.?

Energy Northwest has held internal discussions and facilitated workshops with PDBC to explore the key differences between progressive design-build and traditional design-bid-build (DBB) delivery methods. These sessions specifically addressed contract structure, risk allocation, dispute resolution strategies, and the more collaborative mindset required for successful alternative delivery. Through this process, Energy Northwest determined that PDB is both feasible and well-suited to the Generator Assembly Building project, particularly given the time-sensitive delivery requirements and need for integration between the builder, designer, and equipment vendors.

b) How does your organization ensure that knowledge is passed down to your staff and project team?

Energy Northwest ensures knowledge transfer through regular cross-functional meetings, documentation protocols, and mentoring across project roles. Lessons learned from current and prior PDB engagements are shared among project managers, procurement staff, and leadership to support consistent application of best practices. As PDB efforts continue to expand, Energy Northwest is building internal reference materials and implementation guides tailored to its organizational context.

c) How have you familiarized yourself and your staff with DB Best Practices?

Through its work with PDBC, Energy Northwest has been introduced to DBIA's best practices for progressive design-build and is actively applying them in project planning and implementation. This includes establishing a culture of collaboration, early stakeholder involvement, clear definition of roles and responsibilities, phased validation of scope, and use of tools such as design and trend logs to track project progress. Staff are being trained not only in the mechanics of PDB but also in the cultural and behavioral shifts needed to succeed in a highly collaborative delivery environment.

8. **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 C—Construction Experience. Energy Northwest has not historically tracked OMWBE utilization on previous projects. However, we understand the tracking and reporting requirements set forth in RCW 39.10 and are committed to tracking that information for all of our Alternative Delivery Projects going forward.

9. 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 D – Site Plan Overview.

10. 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

11. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation. Please include past performance inclusion goals (%) and actual utilization ($).

The RFQ will require proposers to demonstrate their past experience with the inclusion of small, minority-, women-, and veteran-owned businesses. The RFP will require shortlisted firms to describe their experience and strategies for outreach to State or Federally certified minority-owned, woman-owned, veteran-owned, small, and disadvantaged businesses. Responding firms will be asked to disclose their recent success rates in achieving business equity participation and include a target percentage for inclusion on this project. The RFP will also request a detailed plan outlining how proposers intend to achieve these goals, including strategies for outreach, mentorship, and capacity building. Particular consideration will be given to firms with a demonstrated track record of successful engagement in areas where business equity participation has historically been limited.

Progressive design-build is a particularly effective delivery method to support diverse business participation. Unlike traditional delivery methods, progressive design-build allows the owner to collaborate with the design-builder in subcontractor selection and to approve procurement strategies that may include repackaging scopes of work, increasing outreach efforts, or providing technical support and training to diverse firms. The collaborative nature of PDB provides flexibility to identify and integrate diverse firms early in the project, which can lead to greater long-term participation and sustained capacity building. For this project, Energy Northwest intends to continue with the same successful strategy used on its current PDB project—evaluating proposers' experience and inclusion strategies as part of the RFQ and RFP—and will apply lessons learned from that procurement to strengthen the process for this project. That procurement will be complete prior to issuing the RFQ for the Generator Assembly Building, providing a timely opportunity to incorporate improvements.

Energy Northwest also recognizes the challenges public owners in Eastern Washington face due to the limited number of certified small, minority-, women-, and veteran-owned firms in the region. However, we

see this project as an opportunity to expand outreach and support the certification and growth of new diverse businesses through intentional engagement. We are committed to working closely with the selected design-builder to develop and implement a meaningful inclusion plan that benefits both this project and the broader regional business community. In addition, Energy Northwest has retained Progressive Design-Build Consulting LLC, a certified woman-owned business, to support our internal readiness and implementation of this progressive design-build project.

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: DocuSigned by: Christopher L. La Plante 682228ACD0A946B...

Name: *(please print)* Christopher La Plante *(public body personnel)*

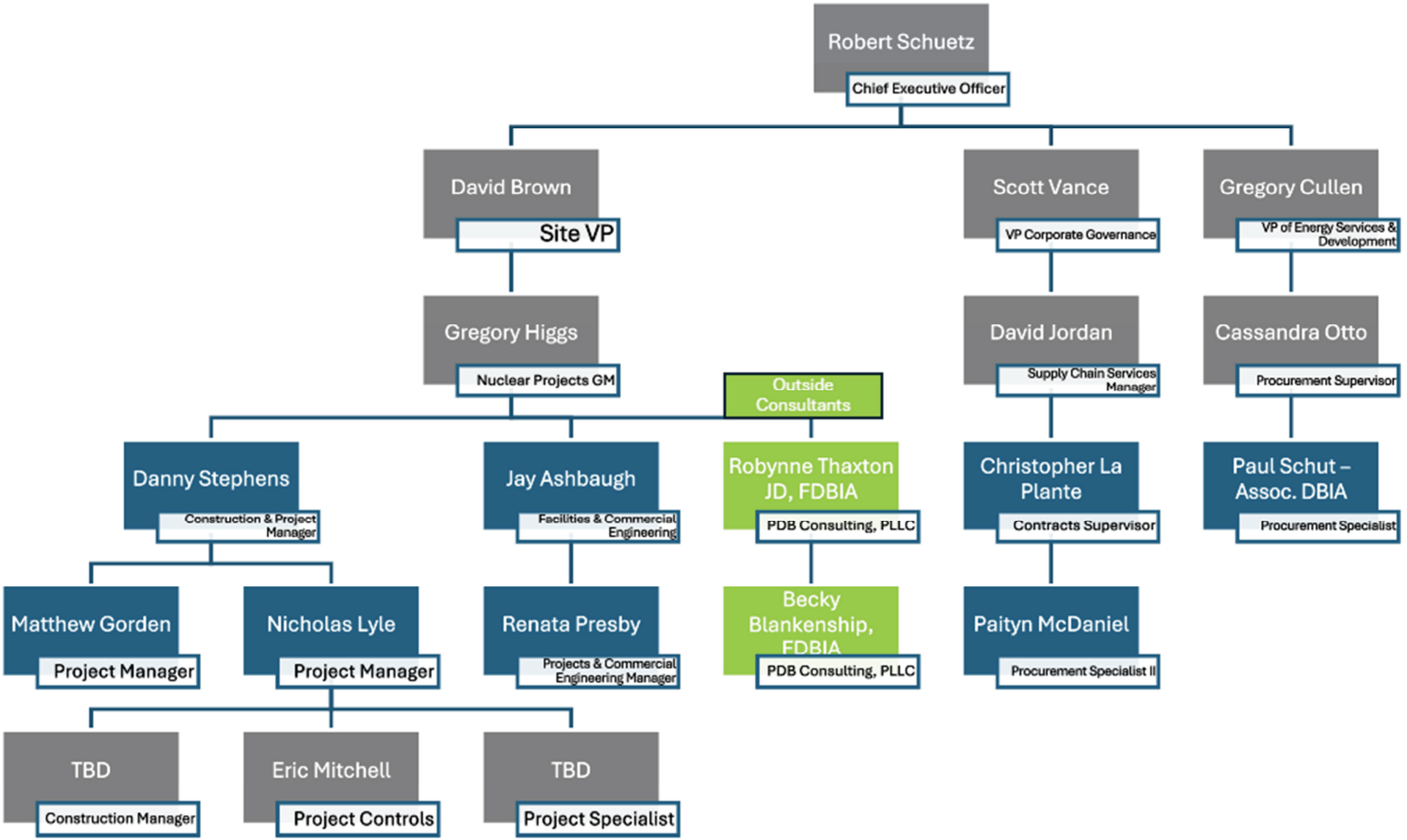
Title: Contracts Supervisor

Date: 4/21/2025

ENERGY NORTHWEST

ATTACHMENT A—ORGANIZATIONAL CHART

POWERING
Our Clean Energy Future



Attachment B – Project Experience

			Role During Project		
Project Name	**Project Size**	**Project Type**	**Planning**	**Design**	**Construction**
Energy Northwest					
Paul Schut – Assoc. DBIA (Benton County & Energy Northwest)					
Small Modular Reactor – Energy Northwest	$4.3B	PDB	Owner/Procurement Specialist	N/A	N/A
Benton County Juvenile Justice Center	$16.5M	PDB	Owner/Procurement Specialist	N/A	N/A
Benton County Justice Center HVAC	$9M	PDB	Owner/Procurement Specialist	N/A	N/A
Benton County Fairgrounds Rodeo Arena Renovation	$10M	PDB	Owner/Procurement Specialist	N/A	N/A
Benton County Three Rivers Behavioral Health Recovery Center	$35M	PDB	Owner/Procurement Specialist	N/A	N/A
Energy Northwest					
Jay Ashbaugh (Outside of EN Employment)					
DOD Project- 500,000 SF Facility, GA	$500M	DB	Mechanical Engineer	Mechanical Engineer	Mechanical Engineer
DOD Project- 750,000 SF Facility, NC	$700M	DB	Mechanical Engineer	Mechanical Engineer	Mechanical Engineer
3 Land Port of Entry Sites, WA	$75M	DB	Mechanical Engineer	Mechanical Engineer	Mechanical Engineer
Energy Northwest					
Renata Presby (Outside of EN Employment)					
Minnie Pesina Clinical Services Facility, WA	$24M	DB	Sr Architect	Sr Architect	Project Manager
TI LITE building Remodel, WA	$10M	DB	Sr Architect	Sr Architect	Project Manager
System Engineering Lab, PNNL, WA	$14M	DB	Sr Architect	Sr Architect	Sr Architect
Battery Laboratory New Facility Remodel	$15M	DB	Sr Architect	Sr Architect	Project Manager
Energy Northwest					
Nicholas Lyle (Palo Verde Generating Station- Water Resources)					
Reverse Osmosis Building & System Project, AZ	$25M	CMAR	Project Manager	Project Manager	NA
Robynne Thaxton, JD, FDBIA 35 years legal experience, 33 years construction experience, including consulting, drafting contracts, conducting national DBIA classes in contracts and risk management and progressive design-build. Over 40 progressive design-build projects					
Small Modular Reactor – Energy Northwest	$4.3B	PDB	Attorney/ Consultant	N/A	N/A

Sound Transit Operations and Maintenance Facility South	$1.2B	DB	Attorney/ consultant	Attorney/ consultant	Attorney/ consultant
City of Ellensburg Fieldhouse Project	$15M	PDB	Attorney/ Consultant	Attorney/ consultant	Attorney/ consultant
City of Washougal 32nd St RR Crossing Project	$65M	PDB	Attorney/ Consultant	Attorney/ consultant	Attorney/ consultant
WWU Student Development and Success Center	$30M	PDB	Consultant	Consultant	Consultant
WSDOT SR 167-161 Project	$500M	PDB	Consultant	Consultant	Consultant
City of Tacoma Water Maintenance Warehouse	$17M	PDB	Attorney	Attorney	Attorney
City of Tacoma Water Pump Station	$10M	PDB	Attorney	Attorney	Attorney
Toronto Transit Commission, Bloor-Yonge Subway expansion	$2B	PDB	Consultant	Consultant	Consultant
WSDOT/Kitsap Fish Passages Project	$400M	PDB	Consultant	Consultant	Consultant
Pasco Public Facilities District Aquatics Facility	$30M	PDB	Attorney/ Consultant	Attorney/ consultant	Attorney/ consultant
City of Wenatchee Confluence Parkway Project	$180M	PDB	Attorney/ Consultant	Attorney/ consultant	Attorney/ consultant
Wenatchee Valley YMCA	$28M	PDB	Attorney/ Consultant	Attorney/ consultant	Attorney/ consultant
Spokane County Operations Center	$20M	PDB	Attorney/ Consultant	Attorney/ consultant	Attorney/ consultant
City of Spokane Valley City Hall Renovation	$13M	PDB	Attorney/ Consultant	Attorney/ consultant	Attorney/ consultant
Kedren Health Care	$200M	PDB	Consultant	Consultant	Consultant
Grant PUD Power Delivery Facility	$100M	PDB	Attorney/ Consultant	Attorney/ consultant	Attorney/ consultant
Benton County Juvenile Justice Center	$16.5M	PDB	Attorney/ Consultant	Attorney/ consultant	Attorney/ consultant
Benton County Three Rivers Behavioral Health Recovery Center	$35M	PDB	Attorney/ Consultant	Attorney/ consultant	Attorney/ consultant
WWU, Coast Salish House of Healing	$3.5M	PDB	Consultant	Consultant	Consultant
Blue Mountain Community College, Farm II Project	$11M	PDB	Consultant	Consultant	Consultant
Haines Borough, AK, Lutak Dock Replacement	$25M	PDB	Consultant	Consultant	Consultant
WSDOT US101/SR 109 Fish Barriers Project	$190M	PDB	Consultant	Consultant	Consultant
City of Pasco, Zone 3 Water Storage Facility	$29M	PDB	Consultant	Consultant	Consultant
City of Seattle Elevator Modernization Project	$50M	DB	Attorney/ Consultant	Attorney/ consultant	Attorney/ consultant
Bonneville Power Administration Secondary Capacity Model	$500M	PDB	Consultant	Consultant	Consultant
Bonneville Power Administration Ross Complex	$700M	PDB	Consultant	Consultant	Consultant
University of California, San Diego Triton Pavilion Project	$250M	PDB	Consultant	Consultant	Consultant
East County Advanced Water Purification Project	$400M	PDB	Consultant	Consultant	Consultant
City of West Richland Police Station	$12M	PDB	Consultant	Consultant	Consultant
City of Richland Fire Station/Public Safety 73 and 75	$9M	PDB	Consultant	Consultant	Consultant
City of Tacoma Cushman Re-wind	$30M	DB	Consultant	Consultant	Consultant
City of Tacoma Alder Re-Wind	$4M	DB	Consultant	Consultant	Consultant
Morrow County, OR Administration Bldg.	$8M	PDB	Consultant	Consultant	Consultant

City of Bothell Fire stations 42 and 45	$35M	PDB	Consultant	Consultant	Consultant
Western Washington University New Residence Hall Project	$65M	PDB	Consultant	Consultant	Consultant
WWU Academic Support Services Project	$10M	PDB	Consultant	Consultant	Consultant
Seattle City Light Cedar Falls project	$13M	DB	Consultant	Consultant	Consultant
Seattle City Light Boundary Dam Re-wind project	$40M	DB	Consultant	Consultant	Consultant
Okanogan County PUD Enloe Dam Project	$40M	PDB	Consultant	Consultant	Consultant
SeaTac International Arrivals Facility	$700M	PDB	Consultant	Consultant	Consultant
SeaTac Auxiliary Utility Facility	$28M	System Procurement	Consultant	Consultant	Consultant
SeaTac Concourse D Hardstand	$30M	DB	Consultant	Consultant	Consultant
City of Spokane Post Street Bridge	$11M	PDB	Consultant	Consultant	Consultant
City of Spokane Riverfront Pavilion	$19M	PDB	Consultant	Consultant	Consultant
Grant Count Load Growth Project	$40M	PDB	Consultant	Consultant	Consultant
Grant County PUD Substation Reliability Project	$27M	PDB	Consultant	Consultant	Consultant
City of Richland Town Hall Project	$12.5M	PDB	Consultant	Consultant	Consultant
City of Richland Fire Station #74	$3.2M	PDB	Consultant	Consultant	Consultant
Los Angeles County Correctional Treatment Facility	$1.2B	DB	Consultant	Consultant	Consultant
City of Portland, Portland Building	$100M	PDB	Consultant	Consultant	Consultant

Progressive Design-Build Consulting, LLC Recent/Relevant Alternative Contracting Experience

Becky Blankenship, Assoc. AIA, FDBIA 30 years experience in civil engineering, architecture and construction, PM/CM, and providing public works program support for traditional and alternate delivery methods. 30 progressive design-build projects

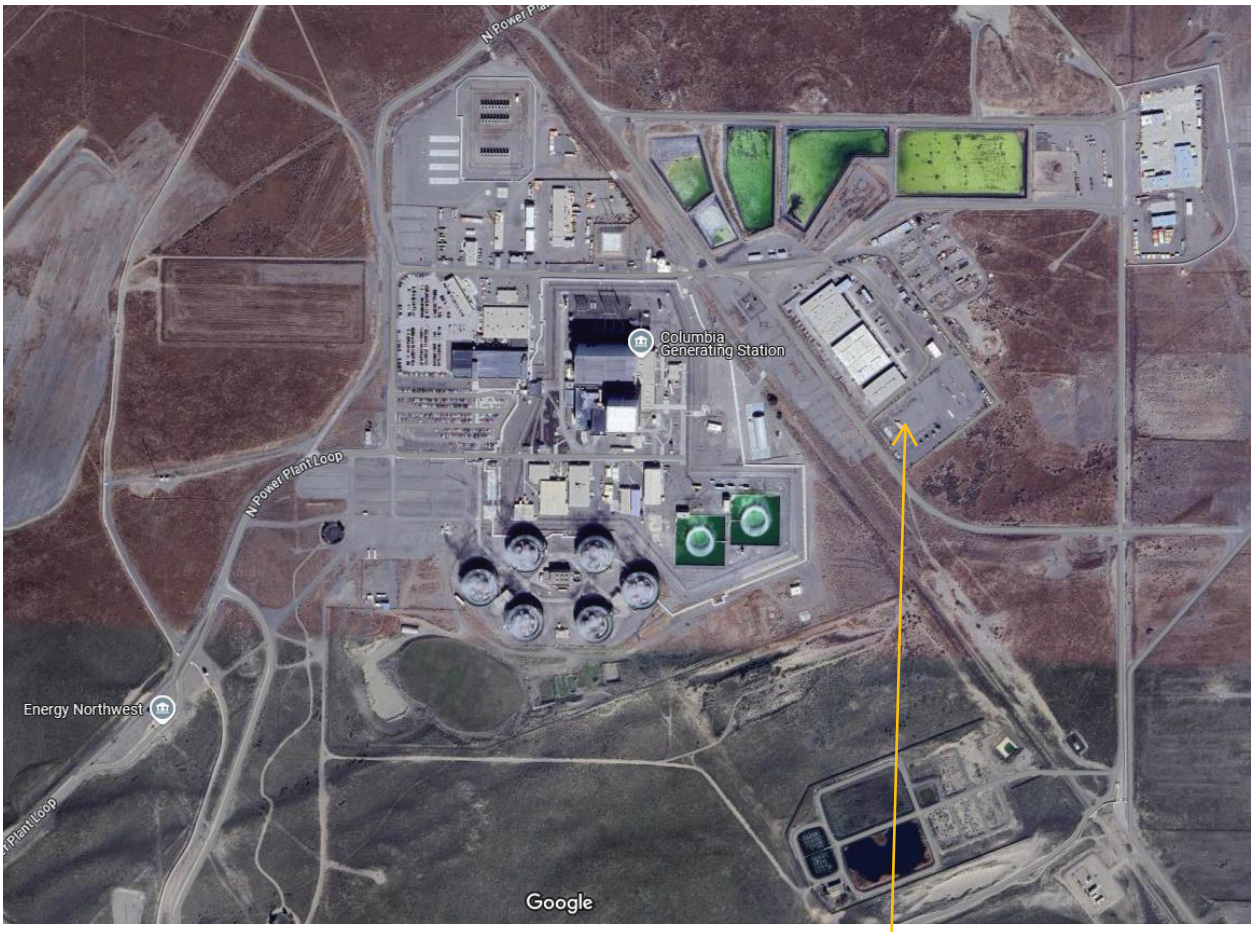
Project	**Project Size**	**Project Type**	**Planning**	**Design**	**Construction**
Valley Metro Regional Transportation Improvements	$6.9B	DB	NA	DB Advisor	DB Advisor
WA State Ferries System Electrification Program	$3.98B	DB	PIC/DB Advisor	PIC/DB Advisor	In progress
Puerto Rico Tren Urbano Revitalization	$300M	PDB	PDB Advisor	In progress	In progress
East Link E360 Rail Link Segment	$227M	DB	NA	NA	PIC
TXDOT Alt Delivery Program Advisory Services	TBD	DB/PDB	Alt Delivery Advisor	Alt Delivery Advisor	Alt Delivery Advisor
Snohomish Conservation District Natural Resources Center	$11.3M	PDB	PIC/PDB Advisor	In progress	In progress
Grant County PUD New Ephrata Service Center	$165M	PDB	NA	PIC	In progress
Spokane Crisis Center	$18M	PDB	PIC/PDB Trainer	In progress	In progress
Spokane County Public Works Operations Facility	$20M	PDB	PDB Advisor	PDB Advisor	In progress
Casino and Hotel (Owner Confidential)	$80M	PDB	PIC	PIC	In progress
Poulsbo Fire Station 76	$6M	PDB	PDB Advisor	PIC	PIC
Columbia Valley Center for Recovery	$35M	PDB	PIC	PIC	In progress
Snohomish County Food and Farming Center	$40M	PDB	PDB Advisor	PDB Advisor	In progress
Benton County Juvenile Justice Center	$35M	PDB	PDB Advisor	PIC	In progress
Three Rivers Behavioral Health Recovery Center	$16M	PDB	PDB Advisor	PIC	In progress

Snohomish County Arlington Operations Complex	$27M	PDB	PDB Advisor	PDB Advisor	In progress
South Sound 911 Public Safety Communications Center	$60M	DB	PIC	PIC	PIC
Richland Public Safety 76	$7M	PDB	PIC	PIC	PIC
WSDOT Dayton Ave Facility Improvements Project	$38M	DB	PIC	PIC	PIC
North Mason Regional Fire Authority Headquarters Station	$10M	PDB	PM	PM	PM
Boardman Fire Station #81	$6.5M	PDB	PM	PM/PIC	PIC
West Richland Police Station	$12M	PDB	PM	PM	PIC
Morrow County Admin Building	$6.8M	PDB	PM	PM	PDB Advisor
Richland Public Safety Facilities 73 & 75	$9.5M	PDB	PM	PM	PM
Richland City Hall	$18M	PDB	PM	PM	PM
WSU Tri-Cities Student Union	$4M	PDB	PM	PM	PM
Fire Station #74	$3.4M	PDB	PM	PM	PM
Gonzaga University John G. Hemmingson Center	$52M	DB	PM	PM	PM
Spokane Central Service Center	$15.6M	DB	PM	PM	NA

Attachment C - Construction Experience

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule overrun
1	RRC-P-1A, 1B Pump Replacement	The scope of the project includes the Engineering and Vendor support for the replacement of the Reactor Recirculation System pumps 1A and 1B due to industry OE of potential shaft cracking.	D-B-B	6-May-21	6-Jun-21	4-May-21	14-Jun-21	$3.4M	$5M	Budget and schedule overrun due to additional overtime and temporary employee support needed, as a result of contractor delays.
2	RWCU-HX Replacement	Replacement of the Reactor Water Cleanup (RWCU) non-regenerative and regenerative heat exchangers, due to flow accelerated corrosion (FAC). The station has experienced through wall leaks resulting from FAC. Material selection for the new heat exchangers will focus on materials that are not susceptible to FAC.	D-B-B	5-May-21	5-Jun-21	5-May-21	11-Jun-21	$19.5M	$19.9M	Budget and schedule overrun due to higher than expected dose rates which resulted in additional shielding, higher costs and delays for shipping the rad material offsite.
3	Independent Spent Fuel Storage IPad Expansion	Expand current ISFSI to accommodate spent fuel to the end of the extended plant license period. Complete pad construction, underground infrastructure for security equipment and final security tie-in. At completion, the pad will accommodate 90 additional spent fuel casks.	D-B-B	11-Jan-16	1-Jun-16	1-Mar-16	30-Jun-16	$4.98M	4.89M	Budget underrun due to efficiencies during construction. Delayed start due to contract award which resulted in the project completing later than planned.
4	Open Phase Design Vulnerability	Installation of duct banks, towers, CTs/CVTs, Relay buildings, in-plant cable & fiber optic routing, installation of rack #3 in RW 525' control room & associated work activities. Completion of factory acceptance & pre-energization testing. Final installation, HV Tie-Ins & acceptance testing during R23	D-B-B	22-May-17	9-Jun-17	22-May-17	4-Jun-17	$7.3M	$7.2M	Budget underrun due to efficiencies within the ENW internal project team. Project finished ahead of schedule.
5	Fukushima Response - Hardened Containment Vent	Following the March 2011 Earthquake and subsequent Tsunami 130 Km offshore from the Fukushima Daiichi Nuclear Power Station in Japan, INPO and NRC have heightened focus on catastrophe abatement for stronger seismic events which could affect the Columbia Generating Station. NRC has issued several recommendations for design updates based on seismic and flooding protection, station blackout, or other severe accident mitigation plans. As further research and directives from the NRC and INPO are identified, this project will continue to expand in budget, scope and duration.	D-B-B	4-May-17	12-Jun-17	18-Apr-17	10-Jun-17	$14.2M	$14.5M	Budget overrun due to additional engineering support needed, however the project still finished ahead of schedule.
6	Security Training Center	Remodel of 40,000 square foot facility for security training forces including 16 lanes, 100-yard static and tactical training course with auxiliary office and training support spaces.	D-B-B	Apr-16	Apr-18	Apr-16	Apr-18	$5.9M	$6..4M	Budget changes from cost of speciality equipment selected in line with the overall project success criteria. Project was fast tracked and was completed on schedule

ATTACHMENT D - SITE PLAN OVERVIEW



Proposed Building Location


tation
Google