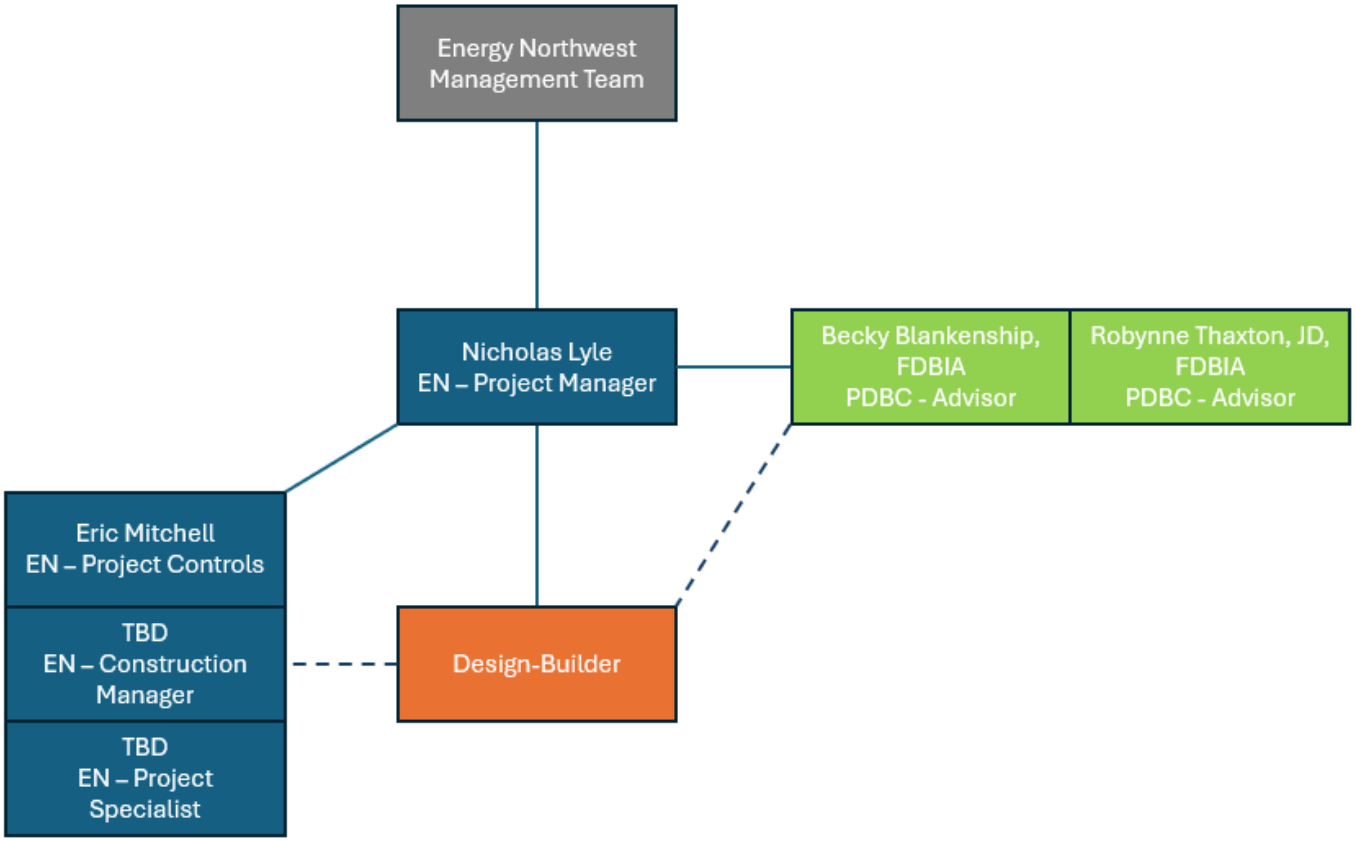
ENERGY NORTHWEST

Generator Assembly Building

Project Review Committee Presentation

Progressive Design-Build Consulting LLC


Energy Northwest Management Team
Nicholas Lyle
EN – Project Manager
Becky Blankenship, FDBIA
PDBC - Advisor
Robynne Thaxton, JD, FDBIA
PDBC - Advisor
Eric Mitchell
EN – Project Controls
TBD
EN – Construction Manager
TBD
EN – Project Specialist
Design-Builder

Project Need

- **Generator Replacement-** This supports Columbia Generating Station's commitment to clean energy production for the long term and licensing through 2043.
- **Extended Power Uprate-** If approved, this generator will support the increase of up to 170 megawatts in additional power production at Columbia Generating Station.
- **Generator Assembly-** A controlled environment is required for the large-scale assembly of the generator components on site. Contributes to the safety of personnel and quality for assembly.
- **Outage and other capital projects support-** Multiple use cases for outage support and other capital improvement projects for assembly of components, storage of equipment, etc.
- **Facilities Department-** Long term use for facilities for project support or warehousing as designated in the future.

Project Overview

- 1 clear-span metal building and adjacent laydown yard to support large scale generator assembly activities in 2030.
- 20,000 square foot facility
- Foundation and slab to support heavy equipment
- Ease of access/egress for transportation of components
- Environmental controls for storage and assembly operations
- Utilities to support building and operational needs

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Site Plan

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Proposed Location

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Preliminary Project Budget

(Cost in Millions)

Costs for professional services (A/E, Legal, etc.)	$ 1.03
Estimated project construction costs	$ 1.33
Off-site costs	NA
Contract administration costs (owner, CM, etc.)	$ 0.78
Contingencies (design & owner)	$ 0.93
Related costs	$ 0.25
Sales Tax	$ 0.14
Total	$ 4.57

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Preliminary Project Schedule

Procure Owner Advisor	March 2025
Project Review Committee (PRC) Meeting/Anticipated Approval	May 22, 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

Preparation for PDB

- Contracted PDB Consultant
- Workshops and training
- Ongoing process

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Energy Northwest Workshops

- Half Day PDB specific workshop
- Two-Day Workshop covering:
  - Structure of team and decision making
  - Project Goals
  - RFQ/RFP process and deliverables
  - Specific PDB processes (Target Value Delivery and Scheduling/Pull Planning)

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Benefits of PDB Delivery

RCW 39.10.300(1)(b) "Greater innovation or efficiencies between designer and builder"

- Early integration of designer and builder supports collaborative planning
- Enables optimized building layout and constructability
- Early contractor input helps streamline site logistics and equipment movement
- Allows exploration of cost-effective building options and standard sizing
- Supports flexibility for future site use beyond the current generator project

RCW 39.10.300 (1)(c) "Significant savings in project delivery time"

- Early builder involvement allows fast-tracking of design, permitting, and procurement
- Enables early ordering of long-lead items (e.g., pre-engineered metal building)
- PDB supports phased construction and agile decision-making
- Continuous alignment between design and field execution accelerates progress
- Critical to completing the facility before the R28 outage in spring 2027

Public Benefit

- DBB limits flexibility and delays contractor input until after design is finalized
- PDB enables early collaboration to optimize for constructability, logistics, and schedule
- Timely delivery is critical to support the R28 outage in spring 2027
- PDB allows for fast-tracking and phased delivery—unrealistic under DBB
- Collaborative environment improves operational alignment and quality outcomes
- PDB supports future adaptability and long-term value to the public

PDB Procurement Approach

Request for Qualifications

- Successful experience with projects of similar scope and complexity
- Team organization
- Experience developing Guaranteed Maximum Price collaboratively with Owner
- Software capability/use of modern data tracking tools
- Past performance utilizing certified small, veteran, minority-owned, women-owned businesses

Confidential Meetings & Interactive Meetings

- Confidential meeting with finalists for Q&A on draft contract
- Interactive meeting to allow Energy Northwest to evaluate team collaboration & owner engagement

PDB Procurement Approach

Request for Proposals

- Project plans including: Management, Communications, Project Controls, Design Management, Safety, QA/QC, Permitting, Commissioning
- Statutorily required evaluation factors, certified business inclusion & tracking plan, dedicated inclusion champion
- Cost or price-related factor (under development, to include OH & profit fee %)
- Industry Standard Honorarium

Interviews – As Needed

- DB team explanation/clarification of proposal content
- Energy Northwest questions

Scoring & Selection

- Consensus scoring
- Evaluation strictly in accordance with criteria established in RFQ/RFP

Outreach & Inclusion Strategy

Request for Qualifications/Proposals - Expectations

- RFQ - Past utilization performance on completed projects
- RFP – Inclusion Plan that focuses on both outreach and support, including (but not limited to):
  - Right sizing work scopes
  - Increasing number of certified businesses
  - Mentoring and training (industry specific and PDB)
  - Support with business terms (insurance, bonding, invoicing)

New Opportunity

- Energy Northwest sees this project as an opportunity to continue affecting significant change and expanding the number of certified businesses, working together with the DB team

Outreach and Inclusion

Energy Northwest DIB Champion:
Denise Brandon

- Diversity, Inclusion, and Belonging Council
- Women in Nuclear
- Society of Women Engineers
- Veterans Recognition

THANK YOU

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