State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR PROJECT APPROVAL

To Use the Design-Build (DB)
Alternative Contracting Procedure

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

Identification of Applicant

a) Legal name of Public Body (your organization): **City of Liberty Lake (LL)**
b) Address: **22710 E. Country Vista Dr., Liberty Lake, WA 99019**
c) Contact Person Name: **Katy Allen** Title: **City Administrator**
d) Phone Number: **509-755-6728** E-mail: **kallen@libertylakewa.gov**

1. Brief Description of Proposed Project

a) Name of Project: **Trailhead Golf Course Clubhouse Reconstruction & Driving Range Renovation Project**
b) County of Project Location: **Spokane**
c) Please describe the project in no more than two short paragraphs. *(See Attachment A for an example.)*

Trailhead Golf Course (Trailhead) is a city-owned golf course located at 1102 N. Liberty Lake Road in Liberty Lake, Washington. Trailhead is a 9-hole, par 33 golf course. It was designed by golf course architect Dennis Reger and opened for play in 1973. The Trailhead facility includes four practice chipping/putting greens and a 24-station driving range with 10 covered stations; four of which are heated. The driving range also has several grass tee boxes. The facility includes a 7,200 sq. ft. club house (3,600 sq. ft. on each level) that was built in 1972. The clubhouse currently houses the pro shop, as well as a full-service bar and restaurant.

The current clubhouse is too small for the current needs and does not meet current ADA requirements. The clubhouse will be replaced with a new larger clubhouse, up to date with today's code, a new restaurant area (vendor to be determined), and a larger, more practical, shared community banquet space. The proposed project scope will also include additional parking in order to meet peak demand parking. As a result of the additional parking, the driving range orientation will need to rotate, and new taller poles and netting will be installed. A 2017 study indicated that the poles in the south side should be 150ft. poles, while the poles on the north side should be 135 ft. poles. Additionally, the current driving range capacity does not adequately meet the peak demand needs, so a double decker driving range will be explored as part of the project.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	$**675,000**
Estimated project construction costs *(including construction contingencies)*:	$**6,000,000**
Equipment and furnishing costs	$**150,000**
Off-site costs	$**35,000**
Contract administration costs (owner, cm etc.)	$**320,000**
Contingencies (design & owner)	$**500,000**
Other related project costs (briefly describe)	*$**150,000**
Sales Tax	$**570,000**
Total	$**8,400,000**

***Other project costs include special inspections and testing, moving expenses, NREC inspections, blower door test, etc.**

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*

Of the $8.4M total project budget, $2M will come from the General Fund, and the remaining $6.4M will come from a Councilmanic Bond.

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	Duration	Start	Finish
PRC Meeting and Approval	1 day	9/23/21	9/23/21
Advertise RFQ and Collect SOQ's	4 weeks	9/26/21	10/22/21
Score SOQ's and Shortlist	1 week	10/22/21	10/29/21
Interviews	1 day	11/9/21	11/9/21
Fee Submittal and Opening	1 week	11/16/21	11/16/21
City Council Approval of Design Builder	1 day	11/23/21	11/23/21
Programming and Validation	3 months	11/24/21	2/25/22
Negotiate GMP	1 week	2/28/22	3/4/22
Design Completion/Permitting	6 weeks	3/7/22	4/15/22
Construction	1 year	4/18/22	5/1/23
Project Completion	4 weeks	5/1/23	5/31/23

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?

  90% of Trailhead's revenue is generated within a 7-month window. To create and develop a project approach that minimizes disruption to the golf course and maximizes the schedule is a challenging task. By utilizing a Design-Builder, Trailhead is confident that the team can come up with a plan to phase the project in a way that minimizes the course's down time and does not disrupt operations.

  When the new clubhouse is under construction, Trailhead will need a temporary solution to keep cash registers and a small pro shop operational. The driving range construction needs to avoid the peak golf season. Additionally, parking access must be maintained while the new parking area is constructed. All these moving pieces need to be assessed, planned, scheduled and most importantly, executed. An experienced Design-Builder will give Trailhead the greatest chance for success in these endeavors.

  The new clubhouse will also house a full-service bar and restaurant with a yet to be determined vendor (vendor will be selected through an RFP process). The restaurant vendor will be responsible for the costs of any TI work within the restaurant shell. By utilizing a Design-Build approach, Trailhead can develop a well thought out plan that makes this process as seamless as possible. Coordination will be required to ensure that the space is properly shelled out so that the TI is completed in the most efficient manner possible. This type of coordination would be extremely difficult to properly plan and manage in a DBB delivery method.

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

While the general scope of the project has been identified, there are essentially three separate projects within this one larger project. Trailhead needs help from a qualified design build team that can prioritize what's most important and what generates the greatest value to Trailhead and the community.

Utilizing target value design (TVD) will help the team prioritize what's most important. For example, replacing the poles and netting at the driving range could be as much as 35% of the GMP. There may be opportunities to reduce this scope and move money into other parts of the project to maximize the value to golfers and the community. Trailhead needs the best design build team possible to help work through these scenarios, provide innovative and creative approaches, and determine what delivers the greatest value to the project and the community. An experienced and qualified Design-Builder will provide the most efficient solutions to meet the needs of Trailhead Golf Course and maximize the value of the available funds.

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

  The Trailhead Golf Course is a vital part of the Liberty Lake Community. Disruptions to the golf course's normal operations will have ripple effects throughout the local area. It is imperative that the construction schedule avoids conflict with peak demand use. Specifically, Trailhead must plan, implement, and meet a construction schedule that avoids construction during golf season and peak hours. The community and local School Districts rely on the driving range, and the course's other community spaces, for regular activities. Three local School Districts utilize the driving range for their golf team's daily practice. The construction schedule must avoid high school golf season since there are few options in the area for high school golf practice.

  By utilizing the design-build process and selecting the right team who can plan and implement an effective schedule, Trailhead can successfully ensure that impacts to the community are minimized during this temporary construction. In addition to minimizing disruptions, PDB will also give us the best opportunity to finish the project on schedule, without any delays.

  PDB will also give the team the ability to order long-lead procurement items during design, to ensure that the necessary materials are ready and on site when construction is planned to start. An experienced Design-Builder will help develop and execute a flawless phasing plan for each scope of work to minimize disruptions to the golf course and the community.

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

  The current construction market is extremely volatile. Availability of many goods is difficult to come by, and lead times (in addition to prices) are fluctuating every day. Trailhead needs a Design-Builder who can identify what early procurement items there are, and when to place orders to have materials when needed. There may be a need to utilize "mini GMP's" to lock in pricing and get materials ordered and on site. Having a well-versed Design-Builder will help us identify the most cost effective means and methods for the project, while also monitoring the volatile construction market to identify the best time to order certain materials.

  Given that this project has a fixed budget, a Design-Builder can help to efficiently allocate funds and ensure that the scope fits the budget. Progressive Design Build provides the best opportunity for the earliest cost certainty to meet the budget goals. Utilizing Target Value Design will be critical in keeping the scope aligned with our fixed budget.

- 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.

  There are far too many variables in this project for DBB to be practical. Trailhead needs a Design Builder to help identify a scope that fits the budget, develop a phasing plan that will minimize disruptions to the golf course, and to order long lead time procurement items well before construction takes place. Trailhead does not have time to bid a project in the spring, then go through contracting, submittal review, and wait six months for materials to arrive. Materials are needed on site and must be ready to go when construction starts. An efficient construction, phasing and sequencing plan is required, followed by a flawless execution of the plan. DBB does not fit these parameters, and could lead to a difficult, costly, and painful construction period.

  In addition to the reasons above, the Spokane construction market is as busy as it has ever been. There would be very few general contractors interested in a low bid project like this, given the timeframe, complexity and the scope. Furthermore, the subcontractor market is struggling to keep up with the Spokane area's demands and are being very selective in the projects they pursue. By utilizing PDB, the team can lock in early trade partners as needed to secure pricing of various scopes and start the procurement of long lead items ahead of construction to keep the project on schedule.

6. Public Body Qualifications

Please provide:

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

  While the City of Liberty Lake has not successfully completed a PDB project, the team qualifications have ample design build experience. Katy Allen, City Administrator, has managed numerous Progressive Design Build projects in the state of California. Liberty Lake is involved in ample construction projects to understand that the traditional design-bid-build approach is not always the best solution, and more complex projects call for a more innovative and collaborative process.

  Furthermore, Liberty Lake has retained OAC Services Inc., as construction manager and Progressive Design Build advisor. OAC's extensive knowledge and background in Progressive Design Build will be relied upon heavily for the successful implementation and management of the project.

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

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

  See Attachment A

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

  Katy Allen, PE. City Administrator for the City of Liberty Lake – Owner primary point of contact
  Katy has 43 years of municipal experience and is a licensed Professional Engineer in Washington and California. She currently serves on the DRB at SEATAC, for the International Arrival Facility (IAF) which is currently under construction using Progressive Design Build delivery method. Her career includes being the Public Works Director and City Engineer for San Jose, CA from 2002 to 2011. Her responsibilities included delivering a $5 Billion Capital Program including over 1,500 projects referred to as the Decade of Investment. While in San Jose, the $1.3B San Jose Airport Improvement project (TAIP) was delivered using progressive design build. In addition, she served on the Western Pacific Judges Panel for DBIA in 2008 and 2010. Earlier in her career she worked for the City of Spokane from 1977 to 2002 and was the Director of Engineering and City Engineer from 1998 through 2002. Construction experience includes Airport, Convention Center, City Hall, Libraries, Community Center, Fire Station, Police Sub Station, Park and Recreation facilities in addition to Roads, Bridges and Utilities.

Lisa Key, Director of Planning & Engineering for the City of Liberty Lake

Lisa Key offers over 35 years of multidisciplinary planning and project management experience, with a background that includes extensive experience in infrastructure and environmental planning, economic development, and land use planning. The breadth of her background enables her to easily bridge disciplines and manage complex projects effectively. Lisa is well versed in transportation and infrastructure planning, including transportation access studies, comprehensive and strategic transportation plan development, and was responsible for implementing the first transportation concurrency system in Idaho. She served as project manager for a multimillion dollar downtown revitalization effort in the City of Hayden, Idaho, encompassing a 2 mile corridor in the City's central business district. Her environmental project management experience includes the siting of a new landfill in Broome County, New York, the completion of the environmental impact statement for that landfill, and the acquisition of land necessary to develop the landfill. Through the course of her career, Lisa has secured and/or administered over $35 million in local, state and federal grants for a variety of community development, economic development, active transportation, infrastructure, and parks projects, and solid waste management programs and facilities. Lisa has served in her current role with the City of Liberty Lake since 2018. She served as the Planning Director for the City of Spokane from 2015 to 2018. Prior to that position, she served as a Project Manager with David Evans and Associates, and Community Development Director for the City of Hayden.

Phil Folyer, City Council Member

Phil Folyer has owned his own business for 15 years and has extensive construction experience. He is a 2-term President of the Spokane Home Builders Association and served 6 years as a Director for Building Industry Association of Washington. He is retired from the Army National Guard after serving 21 years and considers his biggest accomplishment as building a home in which all proceeds went to the Children's Miracle Network.

In 2019, Phil was elected to City Council for the City of Liberty Lake after previously serving on the Planning Commission for 2 years including 1 year as Chair.

Jeff Jurgensen, Sr. Vice President, CCM, DBIA – Principal in Charge and Design Build Advisor

Jeff has over 29 years of construction experience. He has worked on over 15 major capital GC/CM projects in the state of Washington and assisted in getting the Spokane Public School District agency approval. He also has worked on six major capital design-build projects, one design-build project at Spokane International Airport as well as one K12 design-build project with the Paschal Sherman Indian School in Omak Washington and led the City of Spokane through their first design build project with the Nelson Service Center. He holds the DBIA certification from the Design Build Institute of America. He is very experienced and knowledgeable in the state of Washington and Spokane local construction market. Jeff is currently Vice-Chair of the Project Review Committee.

Jonathan Miller, Senior Project Manager, CCM, PMP

Jonathan has over 13 years of construction industry experience, all with OAC. Jonathan has worked on a wide variety of projects including new builds on both greenfield and brownfield sites, complete renovations, additions and TI projects. Jonathan's work experience includes schools, airports, libraries, tech industries, and a fire station addition. Jonathan has been the project manager on six (6) separate successful GC/CM projects and is currently managing a $6.5M Progressive Design Build Maintenance Facility with Spokane Valley Fire Department. As project manager, Jonathan has managed projects as small as $250K, and as large as $100M. Jonathan successfully integrates with each client and adapts his project management style to fit their needs, and the needs of the project.

- 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

- 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 Jeff Jurgensen and Jonathan Miller biographies above.

- 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.

  OAC will be used as our project/construction management firm, and design build advisor for the planning, design, construction and closeout of the project. The funds for OAC is allocated within our Total Project Budget for planning through closeout. OAC is currently under contract from August of 2021 through the spring of 2023, as approved by City Council.

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

  OAC has completed or is currently managing 22 design build projects ranging from $3M-$200M including progressive design build. OAC's project portfolio includes a number of projects for cities within the state of Washington. An active participant in Alternative Project Delivery, three OAC staff members, including one on this project, have served on the Project Review Committee and have provided training in GC/CM and Design-Build delivery in Washington, Montana and Alaska. OAC is currently managing four progressive design build projects in Eastern Washington.

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

  Our high-level summaries below clearly articulate our organizational controls:

  Project Management and Decision Making:
  - Authority and decision-making responsibility will be provided by LL City Administrator, Katy Allen, with implementation by OAC Services.
  - OAC is currently and will continue to meet with LL weekly to discuss and plan project needs, milestones, develop strategy and courses of action for implementation of the project.
  - Jonathan Miller will be the primary point of contact for OAC with assistance from Jeff Jurgensen.

  Selection Committee
  - The D/B Selection Committee will consist of LL staff, administration, leadership personnel, and a city council member.
  - OAC will be a non-voting member of the selection committee but involved to organize, facilitate and monitor the selection process.

  Communication
  - LL will use a variety of well-established formal and informal tools to provide effective and impactful communications with all of those involved in the project consistently.
  - LL will advertise the RFQ and post on their website.
  - After SOQ's have been scored, the selection committee will meet with the shortlisted teams to better understand the project approach and have an opportunity to meet each team member in person.
  - Once a "most qualified" design build team is selected, LL and OAC will meet the design build team during the design and construction phases and partake in interim reviews of the program, design, costs, and schedule to verify the owners expectations and vision of the completed project are being achieved.

  Project Progress
  - Progress will be reported weekly by the design build team to LL and OAC.
  - Formal reports will be sent to the Mayor and City Council, as desired by the city administrator.
  - Project status updates posted to the LL website as desired by the city administrator.

Budget Monitoring

- OAC will be managing and tracking the program finances and weighing the cost estimates against budget on a regular basis.
- Financial reporting will be provided by OAC to the city administrator after Kat Getchell meets with the LL finance department to reconcile costs every two weeks. These reports will be then used by the city administrator in her presentations to the mayor and city council.
- LL will maintain its own project contingency and reserves to address any owner driven scope changes or unforeseen conditions.

Schedule

- The proposed project milestone schedule will be provided in the design build RFQ/RFP documents.
- Successful design build team will work with the owner to produce a very detailed project schedule accounting for permitting, design, bidding and construction, closeout and warranty.
- Weekly look ahead schedules will be delivered along with monthly updates at each pay application.
- OAC (Kat Getchell) will review and comment on the submitted baseline schedule.

- A brief description of your planned DB procurement process.

  The PDB procurement process will be awarded through a qualifications and fee based competitive process in strict accordance with RCW 39.10. The basic process will be as follows:

  1. The PDB selection process will be completed on Qualifications + Fees basis. Qualifications will be scored by a Liberty Lake Selection Committee based on written SOQ's and Interviews.

  2. Prepare and advertise a well-crafted Request for Qualifications. This will clearly define LL's overall project goals, proposed budget and schedule. Four weeks will be allowed for this process to allow times for PDB firms to form and respond. The overall goals for cooperation, creativity and budget management will be clearly outlined. All details regarding SOQ requirements, scoring, and fee proposal requirements will be clearly detailed. All qualified SOQ's will be scored against defined criteria for Proposed Team, Relevant Experience, Minority and Women Owned Business plan and Project Approach. The highest scoring teams will be short-listed for interviews where the Selection Committee may learn more about the proposed team members and their proposed approach to the project.

  3. Interviews will be held with short-listed teams. Interviewed teams will be asked to present proposed design and construction schedule and detail how they propose to interact with OAC and LL staff. Interviews will be used to further refine the Qualifications scoring. Teams will be asked to elaborate on their project approach, and how they will align the project scope with the fixed budget. LL will reserve the right to further short-list teams for Fee competition.

  4. Final selected teams will be invited to submit a Fee Proposal defining specifically requested staff costs and overall profit margin. Fee Proposals will be opened in public and the highest scoring proposer will be announced. The proposed winner will be the team with the highest accumulated score from the SOQ, Interviews, and Fee Proposal.

  5. After contract execution, all submitters will be encouraged to meet with LL and OAC officials to debrief on the selection process.

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

  Upon approval from the PRC to move forward with PDB, the City of Liberty Lake will partner with Perkins Coie to create the contract documents and terms for the project. Perkins Coie will work with Liberty Lake and OAC in coordination of the RFQ, RFP and the contract documents for clarity.

OAC and Perkins Coie have a long-standing working relationship and a good mutual understanding of a well-crafted PDB contract that allocates risk appropriately and encourages cooperation and owner service.

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

See Attachment C

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

In 2019 Liberty Lake hired a consultant to identify options for upgrades to the Trailhead Golf Course **- See attachment D for the sketches.** Of the options proposed, the City Council approved expanded parking, renovation and reorientation of the driving range, and a new clubhouse. Other options shown in the sketches are not being considered at this time.

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.
There are no known audit findings on previous public works projects.

10. Subcontractor Outreach

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

LL and OAC will work closely with the local AGC to generate interest in the job and put it on the bidding calendar. Flyers will be produced for the job and distributed to the AGC. Public meetings will also be held to further enhance interest, and emphasize the encouragement for small contractors, women owned businesses, and minority owned business participation. OMWBE approach will also be a scoring criteria for potential PDB teams. We will also utilize the list of certified OMWBE in the Spokane area, and reach out directly to firms to generate interest and participation in this 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 the 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.

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 understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the DB process. You also agree that your organization will complete these surveys within the time required by CPARB.

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

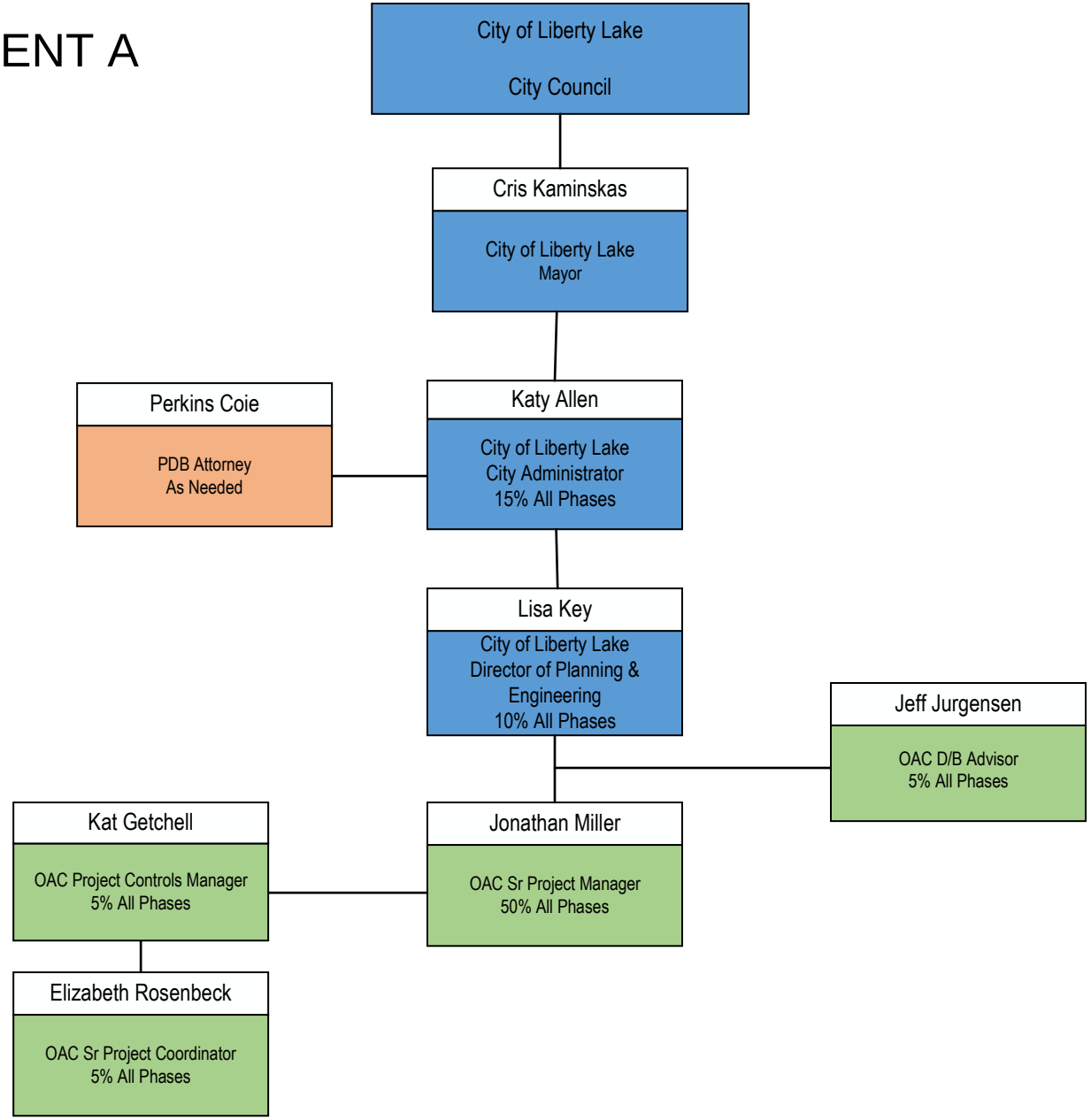
Signature: Katy Allen

Name: *(please print)* Katy Allen *(public body personnel)*

Title: Liberty Lake City Administrator

Date: 08/19/2021

ATTACHMENT A



ATTACHMENT B
CONSULTANT EXPERIENCE

Name	Experience Summary	Projects	Construction Budget	Procurement Type	Pre-Design Role	Design Role	Construction Role
Jeff Jurgensen	OAC Services, Principal	Spokane International Airport DB Parking Garage	$15 million	Design Build	PM	PM	PM
		Nelson Service Center	$15 million	Design Build	PM	PM	PM
		City of Liberty Lake Town Square	$12 million	Design Build	PM	N/A Bond Didn't Pass	N/A Bond Didn't Pass
		Pascal Sherman Indian School	$16.5 million	Design Build	PM	PM	PM
		Washington State University Northside Residence Hall	$33 million	Design Build	PM Advisor	PM Advisor	PM Advisor
		Washington State University Visitors Center	$2 million	Design Build	PM Advisor	PM Advisor	PM Advisor
		Central Valley School District (6 GC/CM projects)	$180 million	GC/CM	PM	PM	PM
		West Plains PDA East Side Air Cargo Facility	$6.2 million	Design Build	PM	PM	PM
Jonathan Miller	OAC Services, Sr. PM	Chester Elementary School	$16M	GC/CM	PM	PM	PM
		Greenacres Elementary School	$17M	GC/CM	PM	PM	PM
		Riverbend Elementary Addition	$2.2M	GC/CM	PM	PM	PM
		CVSD HVAC Upgrades	$2.5M	GC/CM	PM	PM	PM
		Ridgeline High School	$102M	DBB	PM	PM	PM
		CVSD New Transportation Facility	$3M	GC/CM	PM	PM	PM
		Spokane Valley Fire Department – Maintenance Facility	$4.8M	Prog. Design Build	PM	PM	PM

ATTACHMENT C
LIBERTY LAKE CONSTRUCTION EXPERIENCE

Project Name	*Project Number*	*Project Description*	*Total Project Cost*	*Method of Delivery*	*Lead Design Firm*	*General Contractor /GCCM*	*Planned Constr. Start*	*Planned Finish*	*Actual Start*	*Actual Finish*	*Original Construction Budget*	*Final Construction Cost*	*Reason for cost overrun*
Ridgeline Highschool Traffic Signal	2020-12	3-way Traffic Signal	$403,350	D-B-B	Parametrix, KJ Hanley 509.381.6166 khanley@parametrix.com	Midland Electric, Inc. Travis Massie travism@midlandelectricinc.com	10/26/2020	3/19/2021	10/26/2021	8/5/2021	$460,000	$352,109	None, under budget
Orchard Park Depot (Orchard Park Phase II)	2019-03	Orchard Park Pavilion (design completed as part of Orchard Park design phase)	$565,800	D-B-B	Cortner Architectural Company James Cortner 509.363.1039 jim@cortner-ps.com	DMcP Construction, LLC Dave McPherson 509.951.1997DMcP david@d-mcpc.com	10/10/2019	11/22/2019	10/1/2019	1/02/2020	$550,000	$566,766	Change orders, including testing, breaker box upgrade, added metal lettering to building, repair of a swale from previous phase
Appleway / Madson Ave Traffic Signal	2019-07	4-Way Traffic Signal	$418,290	D-D-B	KPFF, Nathan Anderson 206.926.0573 Nathan.anderson@kpff.com	Colvico, Tom Baldwin 509.252.5822 tbaldwin@colvicoinc.com	9/16/2019	11/7/19	9/16/2019	4/20/2020	$460,000	$410,946	None, under budget
Orchard Park	2018-01	Construction of 11-acre park with splash pad, playground equipment, sports courts, etc.	$3,344,200	D-B-B	SPVV, Tom Sherry 509.325.0511 tsherry@spvv.com	Bacon Construction, Inc. Greg Bacon 509.924.3900 greg@baconconcrete.com	5/18/2018	8/21/2018	5/8/2018	6/15/2019	$2,352,691	$3,095,948	Added scope, based on ECY requirements for splash pad permitting, changes in scope to accommodate Phase II improvements
Appleway / Signal Ave Traffic Signal	2018-04	3-way Traffic Signal	$365,933	D-D-B	KPFF, Nathan Anderson 206.926.0573 Nathan.anderson@kpff.com	Colvico, Tom Baldwin 509.252.5822 tbaldwin@colvicoinc.com	6/3/2018	9/3/2018	10/1/2018	5/9/2019	$460,000	$358,589	None, under budget
Mission/ Molter Roundabout	2016-04	Roundabout	$915,000	D-B-B	AHBL Erick Fitzpatrick 509.321.9389 efitzpatrick@ahbl.com	Bacon Construction, Inc. Greg Bacon 509.924.3900 greg@baconconcrete.com	5/2/2016	6/16/2016	5/5/2016	6/17/2021	$798,422	$779,635	None, under budget

Attachment D – Sketches and Site Plan

Attachment D – Sketches and Site Plan