



SPOKANE  
PUBLIC FACILITIES  
DISTRICT

July 1, 2015

Mr. Bill Frare  
Program Director  
Department of Enterprise Services (DES)  
Engineering & Architectural Services  
PO Box 41476  
Olympia, WA 98504-4176

Reference: Spokane Public Facilities District Application for Project Approval Using Design-Build (D-B)  
Alternative Public Works Contract Delivery for the Spokane Sportsplex Project

Dear Mr. Frare:

The Spokane Public Facilities District is pleased to submit its application for project approval using the Design-Build alternative public works contract delivery as prescribed in RCW 39.10.300.

The proposed project will provide Spokane a venue to host larger regional and national athletic and recreation events and provide economic stimulus to Spokane and the surrounding region.

Pending PRC approval we will undertake the progressive D-B procurement phase with the goal of confirming the project's program, budget and schematic plans in time to support an April 2016 Spokane County bond vote. Once the bond passes we will move into the design and construction phase of the project.

We believe this project fully meets the requirements for use of the D-B alternate contracting procedure stated in RCW 39.10.300 (1). Use of the D-B delivery method provides an economic benefit immediately providing local jobs now and in the future. We are eager to add a D-B partner to our team that brings a synergistic effect of creative design and construction solutions to ensure project success and create a facility that will be an economic driver for our city, county and the region.

If you have questions or require additional information regarding our enclosed application, I can be reached at (509)-279-7000 or email at [ktwohig@spokanepfd.org](mailto:ktwohig@spokanepfd.org).

Thank you for your consideration of our application.

Sincerely,

Kevin Twohig, CFE  
Chief Executive Officer

cc: Spokane Public Facilities District Board

State of Washington  
 Capital Projects Advisory Review Board (CPARB)  
 Project Review Committee (PRC)

**APPLICATION FOR PROJECT APPROVAL**  
TO USE THE  
DESIGN-BUILD (D-B) ALTERNATIVE  
CONTRACTING PROCEDURE

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9. A Public Body that is certified to use the D-B procedure and is seeking approval to use this procedure on a D-B project with a total project cost of less than \$10 million is not required to submit information for Questions 7 or 8.

**1. Identification of Applicant**

- (a) Legal name of Public Body: **Spokane Public Facilities District**
- (b) Address: **720 W. Mallon Spokane, WA 99201**
- (c) Contact Person Name: **Mr. Kevin Twohig, Chief Executive Officer**
- (d) Phone Number: **509.279.7000 Fax: 509.279.7050**
- (e) E-mail: **ktwohig@spokanepfd.org**

**2. Brief Description of Proposed Project**

The proposed project ("Sportsplex") will provide Spokane a venue to host regional and national athletic and recreational events and provide economic stimulus to Spokane and the surrounding region. The proposed 100,000 SF Sportsplex will be capable of hosting indoor track, volleyball, basketball, wrestling and other indoor sporting events and will include retractable seating for spectators. The proposed site is located immediately north of Riverfront Park and east of the Spokane Veterans Memorial Arena. The site includes a portion of Cataldo Street between Howard Street and Washington Street which will be vacated. Approximately 85% is owned by the City of Spokane and the Parks Dept. The remaining 15% will be acquired from private parties after the project is funded.

Permanent financing for the Sportsplex design and construction cost will be through a ballot measure led by Spokane County and presented to the voters of Spokane County in the spring (likely April) of 2016. The SPFD District Board will provide the funding for the first phase, or pre-bond phase, which will result in a schematic design.

**3. Projected Total Cost for the Project:**

**A. Project Budget**

Costs for Professional Services (Legal, specialty consultants, etc.)	805,000
Estimated project construction cost including 5% contingency	20,000,000
Equipment and furnishings costs	1,100,000
Site Development Cost (property, off-site improvements, etc.)	1,000,000
Contract administration costs (owner, cm, etc.)	523,700
Owner Contingencies (rock, environmental, soft cost)	1,676,300
Other related project cost (projection education, public outreach)	155,000

Construction Sales Tax	1,740,000
<b>Total</b>	<b>27,000,000</b>

**B. Funding Status**

On March 25, 2015, the Spokane Public Facilities District (SPFD or District) and the City of Spokane Park Department signed a Letter of Understanding containing a pledge to exercise good faith and best efforts in order to develop the Sportsplex. Through the Letter of Understanding, the Spokane Public Facilities District has agreed to manage and coordinate the initial siting and schematic design work for the Sportsplex, as well as, the construction activities.

The Public Facilities District will fund the pre-bond activities that relate to the issuance of a Request for Qualifications, a Request for Proposals, and the resulting schematic design work and construction cost estimate in order to present the Sportsplex project to the public. The pre-bond budget includes \$450,000 for the selected design builder to prepare a site plan and schematic design for the Sportsplex. The above funding is available in District reserves.

The Sportsplex construction will be publically financed through Spokane County. The Spokane Public Facilities District and other interested parties will work with the County to place a measure before the voters that will allow the issuance of bonds to finance the development and construction of the Sportsplex. The bonds will be secured by voter-approved indebtedness and other tax revenues. It is anticipated that the bond measure will be presented to the voters of Spokane County in the spring of 2016. The District recognizes that a progressive D-B delivery method is the best way to ensure that a well-crafted and viable schematic design package is prepared as a basis for the bond measure.

The Spokane Public Facilities District has expressed its support for this engagement through Resolution 15-01 entitled "A Resolution of the Spokane Public Facilities District Supporting the Development of a Multi-Purpose Sports Facility Known as the 'Sportsplex' and Providing for Other Matters Related Thereto" which was approved by the Board of Directors on February 10, 2015.

Additionally the Spokane Sports Commission, a non-profit entity, is a key supporter of this project as its mission is to promote participatory sporting events such as basketball, volleyball, indoor track, and other court sports in Spokane County. The Sports Commission has and will continue to play an important role in the promoting, funding and marketing of the Sportsplex.

**4. Anticipated Project Design and Construction Schedule**

The project schedule summary is:

Procure DB Project Manager Consultant	Completed
Project Review Committee DB Project Presentation	23-Jul-15
Advertise RFQ	24-Jul-15
Issue Request for Qualifications:	24-Jul-15
Informational Meeting	29-Aug-15
Statements of Qualifications Due at 3:00 pm:	18-Aug-15
Scoring of SOQs and Finalists Selection completed:	24-Aug-15
Issue Request for Proposals:	27-Aug-15
Individual proprietary meeting with each Finalist	Week of 9/8

Proposals Due at 3:00 pm:	18-Sep-15
Notify Highest Scored Finalist	24-Sep-15
Notice to Proceed:	Oct-15
Complete Schematic Design	Jan-16
Sportsplex Bond Vote	Apr-16
Design Phase	May16 - Nov 16
Construction Phase	Sep16 - Dec 17
Closeout Phase	Jan 18 - Feb 18

**5. Why the D-B 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 D-B approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is D-B critical in the development of them?

The project involves unique and specialized uses that will benefit from early input and collaboration between the owner, designers, specialty subcontractors and suppliers. For example, the project is anticipated to include a hydraulic running track which will require close coordination between specialty equipment vendors, designers and subcontractors. The hydraulic running track must be able to slope to create a fast indoor running surface and also convert back to a completely flat surface when used for court sports. While the District possesses considerable knowledge concerning the use and development of sports facilities, it is imperative that the hydraulic track designer/suppliers be involved early in the project to leverage their knowledge and experience to achieve the desired scope, cost, quality and schedule outcome for the project. The design-build process will allow for greater design and construction coordination and early conflict resolution likely resulting in cost savings and timely project completion.

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

Sportsplex facilities or multi-sports facilities are a relatively new building type and therefore the District will benefit from having a synergistic relationship between designer, constructor and specialty contractors to achieve desired results with the maximum cost determined at an earlier time than any other delivery method. Progressive D-B will allow for constructor, designer and owner involvement in the development of the building program to significantly increase the project's likelihood of being constructed within the project budget.

The proposed site for the Sportsplex will be challenging to develop. The site is primarily basalt bedrock and likely contains contaminated soil. Additionally, the project will require a street vacation and relocation of utilities. Early contractor and subcontractor collaboration with the design team and owner will allow the team to identify and select the best course of action for satisfying program needs and working with regulatory agencies given the site constraints. This early interaction between the design-builder and owner will help reduce project development cost and will likely save time in completing the project.

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

The Sportsplex will be located in an area adjacent to Spokane's central business district. It is directly across the street from the Spokane Veterans Memorial Arena. The area also includes retail/office development, high-rise condominium development, the Civic Theater (a 250 seat live production facility), and considerable surface parking for the above uses as well as downtown commuters. The timely and prompt completion of this project is essential given the ongoing business, residential, and events that will be occurring in proximity to the site. The contractor will be required to coordinate its construction activities in a manner that does not interfere with or unreasonably disrupt the surrounding neighborhood. Early and extensive constructor involvement during the pre-bond and design phases will provide greater opportunities to enhance constructability of the project which will provide greater construction efficiencies during construction. Early constructor involvement will also allow construction work to start prior to the completion of the project's design thereby reducing the overall project duration and impact to the surrounding property owners and activities. Finally, according to research published by the Design Build Institute of America, the D-B delivery method tends to save time over other delivery methods.

## **6. Public Benefit**

In addition to the above information, please provide information on how use of the D-B 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 Spokane Public Facilities District will receive a substantial fiscal benefit by using the D-B contracting procedure because the District will be able to know the project construction price much earlier than the traditional D-B-B delivery method and thereby limit the financial risk of cost over-runs that would impact the Project's budgets. Further the District intends to take advantage of the innovations produced through early integration of the designer and constructor and the requirement to design the project within a specified 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.

Another substantial benefit from using the D-B contracting procedure will be that the project can be completed sooner than the traditional D-B-B delivery method. D-B allows for the simultaneous procurement of the Designers and Construction team, fast tracking construction and purchase of long lead items that will shorten the overall project duration. Shortening the project's duration will allow the building to host sporting and recreation events and provide economic stimulus to the greater Spokane region more quickly and create less disruption to the neighborhood than the D-B-B delivery method.

## 7. Public Body Qualifications

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

Given the District's history of success in developing, constructing and operating sports and entertainment facilities, the District's Project Committee has assumed responsibility to lead this project. The District has hired Hill International, Inc., a professional organization that has proven alternative contract delivery experience and many of the same team members from the recently completed Convention Center Completion project to manage and administer the D-B procurement and project. In addition, the District has signed an Interagency Agreement with the University of Washington for John Palewicz, Director of Strategic Programs, and other University staff as needed, to serve as D-B technical advisors.

- Project organizational chart (See Attachment C)
- Staff and consultant short biographies

### **Project Committee Members include:**

**Kevin Twohig, Chief Executive Officer, Spokane Public Facilities District.** Kevin's role is to be the leader and liaison between the SPFD Board, the Project Committee and the D-B contractor. He will oversee the Hill consultant team that provides the Owner the D-B professional procurement/management contract experiences and services for the proposed Sportsplex project. His prior experience in Washington State alternate public works contract delivery method was serving in the same capacity with the SPFD on its recently completed \$55 million D-B convention center completion project and the \$90 million GC/CM convention center expansion project in 2005-06. Kevin was the City of Spokane's project coordinator for the development and construction of the Spokane Veterans Memorial Arena and the Washington State International Ag Trade Center.

**Mick McDowell, Chair, Assoc. DBIA, SPFD Board member and Project Committee Chair.** Mick has been a Board member since 2004 and he currently owns and operates commercial real estate. His prior experience in Washington State alternate public works contract delivery method was serving in the same capacity with the SPFD on its \$55 million D-B Convention Center Completion project and its \$90 million GC/CM Convention Center Expansion project in 2005-06

**Larry Soehren, SPFD Board Chair.** Larry has been a Board member since 2004 and is Vice President and CEO of Kiemle & Hagood Company one of Spokane's largest property management and commercial real estate companies. His prior experience in Washington State alternate public works contract delivery method was serving in the same capacity with the SPFD on its \$55 million D-B Convention Center Completion project and its \$90 million GC/CM Convention Expansion project in 2005-06.

**David Gebhardt, Operations Manager.** Dave has served as the SPFD Operations Manager since 2003. His prior experience in Washington State alternate public works contract delivery method was serving in the same capacity with the SPFD on

its \$55 million D-B Convention Center Completion project and its \$90 million GC/CM Convention Center Expansion project in 2005-06.

**Project Committee Consultants include:**

**Stanley Schwartz, SPFD General Counsel.** As a principal with Witherspoon Kelley, Stanley Schwartz has focused his practice on public and private transactional matters and civil litigation before courts and tribunals. Subject matter expertise exists in municipal law, land use, real estate, and construction, environmental and administrative law. Considerable experience exists in the negotiating, drafting and litigation of contract documents.

In 1985 Mr. Schwartz began his legal career with the City of Spokane as an Assistant City Attorney representing City Departments of Engineering and Construction Services, Capital Programs, Real Estate, Economic and Community Development, Planning and Zoning, and the Entertainment Facilities. Significant public projects include: The Washington State International Trade Center (\$9.5 million); Spokane Veterans Memorial Arena (\$49.8 million); Spokane Public Library – main plus five branches (\$28.9 million); Intermodal Transportation Facility (\$9 million); expansion of the GC/CM Spokane Convention Center \$90 million); CBD South Block Parking Expansion (\$9.5 million); City of Airway Heights Advanced Water Reclamation Facility (\$42.0 million) and the D-B Spokane Convention Center Completion Project (\$55 million). Mr. Schwartz has also been involved in numerous private party construction matters with recent experience occurring in Walla Walla, Washington for the construction and remodel of a 95,000 square foot building under a GMP format. Stan will collaborate with Robynne Parkinson on crafting the D-B contract, RFP and other contractual documents and advise the SPFD on the D-B procurement process and contract negotiations.

**Robynne Parkinson, JD, DBIA.** Robynne has over 26 years' experience practicing law, 24 of which has been representing owners and contractors in the construction industry. She is a nationally recognized expert in design-build procurement and delivery and has been a member of the National Board of Directors for the Design Build Institute of America since 2010, serving for 2 years on the Executive Committee. She is currently the chair of the DBIA National Legal and Legislation Committee and the Co-Chair of the Legal Committee for the DBIA Northwest Region. Robynne is one of the primary drafters of the DBIA National Form Contracts and teaches the DBIA Design-Build Contracts and Risk Management course across the country. She has also been an invited speaker on design-build procurement and delivery for such diverse groups as the American Bar Association Forum on the Construction Industry, Engineering News Record, the American Arbitration Association, the Society of Colleges and University Professionals, the Lean Construction Institute, the Associated General Contractors, the University of Washington, George Mason University, California Polytechnic University, and Washington State University. Robynne's practice focuses primarily on representing public owners.

Example design-build projects include the Port of Seattle International Arrivals Facility (approximately \$420 million), the Tacoma Rainiers Stadium (approximately \$40 million), the Spokane Convention Center (approximately \$55 million), the City of Spokane Nelson Service Center (approximately \$13 million), State of Hawaii Department of Education High School Construction (approximately \$200 million) and XO Communications Fiber Optic Backbone Construction (approximately \$200 million). Thaxton Parkinson PLLC will advise the District with respect to progressive D-B procurement strategies, risk management and D-B contracts and draft the

procurement and contract documents with the assistance of SPFD legal Counsel Stanley Schwartz.

**John Palewicz, AIA, DBIA, LEED AP, Director for Strategic Programs at the University of Washington Capital Projects Office.** Since 1996 at the University he has been responsible for the design and/or construction of 20 major projects with a total project cost of \$750,000,000. The project delivery models for these projects include GC/CM, Design-Build and Design-Bid-Build. Recent and current Design-Build projects include the Husky Stadium Renovation, a \$280 million Developer led Design-Build project where he was part of the University's client team; Project Director for the \$19.5 million Husky Baseball Ballpark; and currently Project Director for the West Campus Utility Project, a \$36.2 million Progressive Design-Build project. John currently is: Vice-Chairman for the Project Review Committee appointed by CPARB to review and approve projects and to certify public bodies to use GC/CM and Design-Build; a member of the CPARB Design-Build Committee charged with defining best practices for Design-Build projects; Co-Chair of the DBIA Northwest Owners Committee; and Chairman of the Oversight Committee for the Seattle School District's \$700,000,000 Building for Excellence program. A registered architect, John was with NBBJ Architects for fifteen years. John will serve as Progressive D-B Technical Advisor for the Sportsplex project.

**Hill International Team Members include:**

**Greg Heinz, Vice President, Hill International, Inc.** Greg will serve as Principal-in-Charge to the District for its Sportsplex project. He has overall responsibility for contractual matters between Hill and the District and providing quality assurance of the Hill team services.

**Matthew J. Walker, AIA, CCM, DBIA, Project Manager, Hill International, Inc.** Matt possesses over 29 years of project and construction management experience using traditional and alternative construction contracting methods. His Washington State public works alternate contracting experience includes serving as the project manager for the City of Richland's \$3.5M D-B Fire Station #74, serving as the project manager for the Spokane Public Facilities District's \$55M D-B Convention Center Completion project, serving as the project manager for the \$90M GC/CM Convention Center Expansion project in 2005, serving as a construction manager for the \$17.8M Wellpinit High/Middle School GC/CM Modernization project and serving as architect coordinator and assistant project manager for the \$43M D-B Foley Modernization project. Matt will serve as the Project Manager for the Spokane Public Facilities District's Sportsplex and be involved in all phases of the D-B procurement, design, construction and closeout phases. He is responsible for the Hill team's effort. He is a licensed Washington State architect, Certified Construction Manager, and the Design Build certified professional.

**Katharyn Getchell, CCC, PSP, Project Controls Manager, Hill International, Inc.** Katharyn possesses over 29 years of providing public and private owners project controls management experience. Since 1999, she has provided project controls (scheduling and financial/budget) services on numerous Washington State public works alternate contracting project. Her D-B project controls experience includes the WSU D-B \$23M Wine Science Center, the Spokane Public Facilities District's \$55M D-B Convention Center Completion project, the D-B Spokane International Airport \$16M D-B parking garage and the GSA \$43M D-B Foley Courthouse Modernization project. Katharyn's GC/CM experience includes providing project controls services on the first five WSU GC/CM projects from 1999 to 2002 and on five K12 GC/CM projects from 2002 to 2012. Katharyn is a certified cost consultant (CCC) and Project



Scheduling Professional (PSP). Katharyn is a member of the Spokane Association for the Advancement of Cost Engineering International (AACE).

**Patrick McCord, Construction Manager, Hill International, Inc.** Patrick has more than 29 years of construction experience as a project manager, estimator and business developer for design-build, design-bid-build and general contractor/construction manager projects for commercial, industrial, convention, institutional, school, manufacturing and office building centers. His Washington State public works alternate contracting experience includes serving as the estimate advisor for the City of Richland's \$3.5M D-B Fire Station #74, serving as the construction manager for the Spokane Public Facilities District's \$55M D-B Convention Center Completion project and serving as construction manager for the \$29.5M GC/CM Wenatchee School District Washington Elementary Modernization and Addition and the \$6.1M GC/CM Wenatchee School District Special Education/Early Training Childhood Center. Patrick will serve as the Construction Manager for the Spokane Public Facilities District's Sportsplex similarly to his role on the Spokane Convention Center Completion project.

**Todd Smith, Senior Estimator, Hill International, Inc.** Todd possesses over thirteen years of construction project controls experience with public and private owners. As a third generation general contractor employee, Todd brings a unique and qualified perspective to cost controls and scheduling. His D-B experience includes providing project controls (scheduling and estimating) for the WSU D-B \$23M Wine Science Center, the \$43M GSA D-B Foley Courthouse modernization project. His GC/CM experience includes serving as the construction manager for the \$60M Washington State University Football Operations project, providing project controls services on the \$17.8M Wellpinit High/Middle School GC/CM Modernization and \$31M Steilacoom High School GC/CM Modernization projects. Todd will provide project controls (estimating and change order review) oversight for the Spokane Sportsplex project. He is a member of the Construction Management Association of America (CMAA) and the local AGC chapter.

**Rob Mills, Project Engineer Scheduler, Hill International, Inc.** Robert has more than 14 years of experience in project cost and scheduling, estimating, subcontract administration, claims and change order management for education and government facilities. He has performed all aspects of project controls including planning, scheduling, forecasting, estimating, wage and rate analysis. In addition he has established and maintained construction schedules utilizing Primavera Project Manager and P6. Robert is currently providing monthly schedule review for three GC/CM projects for the Wenatchee School District. Robert will fill a similar role on the Sportsplex project.

- Provide the experience and role on previous D-B projects delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.

The SPFD Sportsplex project is guided by the District's Project Committee which reports directly to the SPFD Board of Directors. The committee provides management and policy oversight and has decision making authority over the Hill team, other consultants and the D-B Contractor. Experience and role on previous D-B projects (See attachment D)

- The qualifications of the existing or planned project manager and consultants. (See Staff and consultant short biographies above and attachment D.)

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

The District's project management team, Hill International, has demonstrated successful owner's representative services on the following relevant D-B projects: City of Richland \$3.5M Fire Station #74, the \$55M SPFD Spokane Convention Center Completion project, and the GSA's \$43M Foley Courthouse Modernization. In all cases Hill served as the owner's D-B PM and was involved in all phases of each project from D-B procurement to project closeout. In addition to Hill, the District's D-B consultants include John Palewicz, AIA, DBIA, LEED AP, Robynne Parkinson, JD, DBIA and Stanley Schwartz, SPFD General Counsel. The team's qualifications and experience and the project organizational chart depict the depth, experience and commitment for successful project completion that will benefit the SPFD, its constituents and the general public.

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

Project Management and Decision-Making – The District's Project Committee will direct and guide the Hill team as it monitors and oversees all phases of the project as the SPFD's project manager. Authority and decision making responsibility will be provided by the Project Committee to Hill as required. The Project Committee exists to provide local timely management and decision making and to make recommendations to the SPFD Board of Directors. Hill will be fully engaged in the recommendations on courses of action and strategies throughout the entire project. Matt Walker, AIA, CCM, DBIA is fully committed to the day to day operations and functioning of the Hill team and reports directly to Kevin Twohig. The Project Committee and advisors will review the D-B team's RFQs and RFPs and make recommendations to the SPFD Board of Directors. This is the same management approach that the District successfully employed for the D-B Convention Center Completion project.

The Spokane Park Board has the right to approve any final design of the Sportsplex exterior façade and related improvements, and has specifically reserved the right to make any improvements on adjacent land or in Riverfront Park with regard to view corridors.

Communications – The District will use a variety of well-established formal and informal tools to provide effective communications to all involved in the project. The District will direct interested parties to the District's website ([www.spokanepfd.org](http://www.spokanepfd.org)) for additional project information. During the selection phase the Project Committee and Hill will meet with (up to) four Finalist Firms in an individual proprietary meeting to review project requirements, align objectives, and answer questions. The D-B Team will be selected, in part, based on their experience and successful use of collaborative communication tools such as Building Information Modeling and lean construction techniques. Once a D-B Team is selected, the project management team will work collaboratively with the Team to develop and confirm the project program, scope, budget and schedule. After passage of the bond during the design phases the project management team will partake in interim reviews of the design to ensure that the District's expectations and vision of finished project are achieved. Progress will be reported to the Project Committee, the District Board and other stakeholders. Project status updates will be posted on the District's webpage to keep the public informed on the project status.

Project Budget Monitoring – The Hill team, on behalf of the SPFD, will manage the project finances. SPFD account codes will be used similarly to the D-B Spokane Convention Center Completion Project to allow for reconciliation of account codes and cash flow forecasting. Hill will provide continual coordination with the SPFD accounting department and will provide cost reports to the Project Committee and Board of Directors on a regular basis.

The SPFD will maintain its own contingency and Owner's Management Reserve line item in the project budget to address contaminated soil, rock removal, owner betterment changes and appropriate change orders.

D-B Cost Verification - While the budget and scope are being developed, Hill will review and comment on D-B cost presentations to confirm project scope/cost and quality to substantiate reasonableness. Hill will continue to review and substantiate the D-B's during the course of the project to ensure appropriateness of D-B expenses. Hill will also review and comment on any changes, innovations, value engineering or other developments that occur during the project.

Schedule - The preliminary overall project schedule will be provided in the D-B RFQ/P documents. The final project schedule will be validated by the D-B team during the course of the Project. Project specifications will require the D-B to have demonstrated experience and qualifications on the use of scheduling software. Monthly D-B construction progress updates with a narrative will be a project requirement.

- A brief description of your planned D-B procurement process.

The first phase will be to issue a Request for Qualifications with a project description, qualification scoring with weighted criteria, proposed project budget and schedule and additional information. During this time the District will conduct a non-mandatory informational meeting to describe the D-B procurement process and project requirements and walk the site with interested parties. Submittals will be reviewed and scored by the SPFD Project Committee and several members of the Spokane Sports Commission with technical analysis and input from District consultants as needed. The District intends to shortlist up to four firms.

The second phase will be to provide the Request for Proposal documents to the shortlisted firms. The RFP will include the owner's preliminary program information, technical and performance requirements and the proposed D-B contract. There will be no requirement for a design submission as part of the proposal submittal. A proprietary meeting will be held with each firm during the RFP phase to allow the teams to receive input from the SPFD Project Committee and solidify a common understanding of the project requirements. The RFP phase will be led by the SPFD Project Committee who will receive, evaluate and score proposals from the short-listed Firms. The District's consultants will provide technical consultation during this phase.

In keeping with DBIA best practices, the selection factors will focus on qualitative factors such as experience, design creativity and solution, the project management plan, schedule; technical factors and other published criteria. The price proposal will also receive appropriate consideration.

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

Robynne Parkinson, JD, DBIA, Stanley Schwartz, SPFD General Counsel and Hill International will assist the District with preparation of the contract and terms and conditions based on previous progressive D-B agreements and general conditions. Development, consultation and coordination between the District general counsel, Robynne Parkinson, JD, DBIA and the Hill team will prepare and tailor the RFQ and RFP documents to meet the needs of this project.

**8. Public Body (your organization) Construction History: (See attachment D)**

**9. Preliminary Concepts, sketches or plans depicting the project (See attachment E)**

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:

- An 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*

**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 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

**Caution to Applicants**

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria 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 shall render your application incomplete.

Should the PRC approve your request to use the D-B 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 D-B 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:  \_\_\_\_\_

Name: (please print) KEVIN TWOTHIG \_\_\_\_\_

Title: CEO \_\_\_\_\_

Date: 7/1/15 \_\_\_\_\_

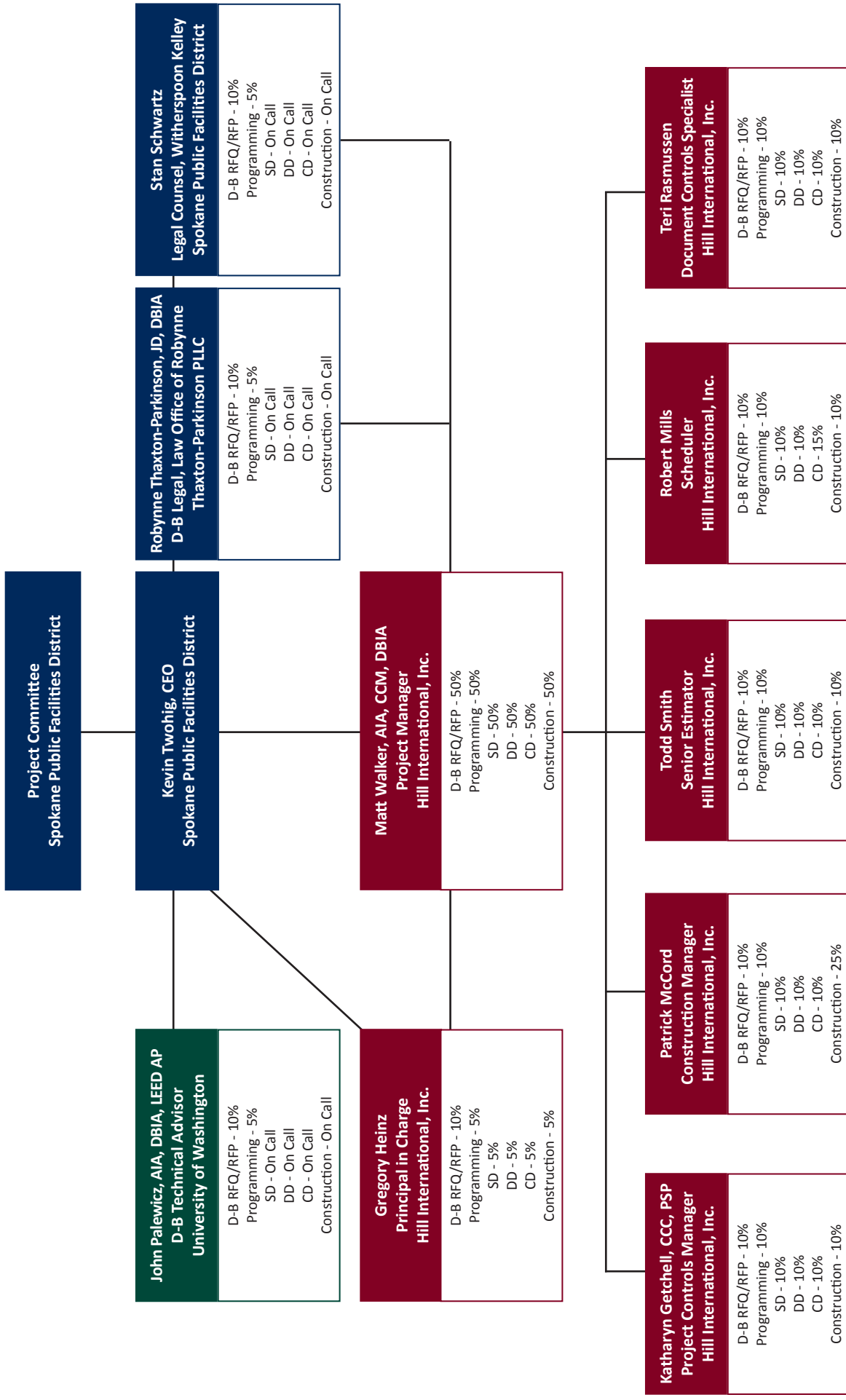
- Attachment A - Project Description (Provided in Paragraph 2)
- Attachment B - Anticipated Project Design and Construction Schedule
- Attachment C - Project Organizational Chart
- Attachment D - Staff Qualifications Matrix
- Attachment E - Preliminary Concepts, Sketches, Plan

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	2015					2016					2017					2018					2019									
					A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S
00	PROJECT START	0	01-Jun-15		◆ 01-Jun-15, PROJECT START																													
05	SUBMIT PRC APPLICATION	1	01-Jul-15	01-Jul-15	SUBMIT PRC APPLICATION																													
10	PRESENT TO PRC	1	23-Jul-15	23-Jul-15	PRESENT TO PRC																													
15	PREPARE DB RFQ	16	01-Jul-15	23-Jul-15	■ PREPARE DB RFQ																													
25	ADVERTISE FOR DB SERVICES	1	24-Jul-15	24-Jul-15	ADVERTISE FOR DB SERVICES																													
26	INFORMATIONAL MTG	1	29-Jul-15	29-Jul-15	INFORMATIONAL MTG																													
30	RFQ PERIOD	18	24-Jul-15	18-Aug-15	■ RFQ PERIOD																													
35	DB SOQs DUE	0		18-Aug-15	◆ 18-Aug-15, DB SOQs DUE																													
40	EVALUATE SOQs	5	18-Aug-15	24-Aug-15	EVALUATE SOQs																													
20	PREPARE DB RFP	40	01-Jul-15	26-Aug-15	■ PREPARE DB RFP																													
45	ISSUE RFP	1	27-Aug-15	27-Aug-15	ISSUE RFP																													
51	PROPRIETARY MEETINGS	3	08-Sep-15	11-Sep-15	PROPRIETARY MEETINGS																													
50	RFP PERIOD	15	27-Aug-15	18-Sep-15	■ RFP PERIOD																													
55	PROPOSALS DUE	1	18-Sep-15	18-Sep-15	PROPOSALS DUE																													
60	PROPOSAL EVALUATION	5	18-Sep-15	24-Sep-15	PROPOSAL EVALUATION																													
65	NOTIFY HIGHEST SCORED FINALIST	0		24-Sep-15	◆ 24-Sep-15, NOTIFY HIGHEST SCORED FINALIST																													
70	NEGOTIATE CONTRACT	14	25-Sep-15	14-Oct-15	■ NEGOTIATE CONTRACT																													
75	ISSUE NTP	0	14-Oct-15		◆ 14-Oct-15, ISSUE NTP																													
80	SCHEMATIC DESIGN	73	15-Oct-15	29-Jan-16	■ SCHEMATIC DESIGN																													
85	SPORTSPLEX BOND VOTE	0	12-Apr-16		◆ 12-Apr-16, SPORTSPLEX BOND VOTE (TENTATIVE)																													
90	DESIGN PHASE	153	13-Apr-16	16-Nov-16	■ DESIGN PHASE																													
95	CONSTRUCTION PHASE	334	06-Sep-16	29-Dec-17	■ CONSTRUCTION PHASE																													
100	CLOSEOUT PHASE	42	02-Jan-18	28-Feb-18	■ CLOSEOUT PHASE																													

**SPORTSPLEX FACILITY**  
**Spokane Public Facilities District**  
**Preliminary Master Schedule**

■ Actual Work      summary  
■ Remaining Work  
■ Critical Remaining Work  
◆ Milestone

# Organization Chart



**ATTACHMENT D  
SPOKANE PUBLIC FACILITIES DISTRICT  
D-B PROJECT APPLICATION**

<b>SPOKANE PUBLIC FACILITY DISTRICT PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE</b>									
Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
<b>Spokane Public Facilities District Staff Recent/Relevant Alternate Contract Delivery Experience</b>									
<b>Kevin Twohig, Chief Executive Officer</b>	Serves as the SPFD CEO and is a member of the Sportsplex Project Committee	Spokane Facility District Convention Center Completion	\$55M, 90K SF	D-B	CEO	CEO	CEO	Oct-12	Feb-15
		Spokane Facility District Convention Center Expansion Project	\$90M, 160K SF	GC/CM	CEO	CEO	CEO	Oct-02	Dec-06
<b>David Gebhardt, Operations Manager</b>	Serves as the SPFD Operations Manager and is a member of the Sportsplex Project Committee	Spokane Facility District Convention Center Completion	\$55M, 90K SF	D-B	OPS Mgr	OPS Mgr	OPS Mgr	Oct-12	Feb-15
		Spokane Facility District Convention Center Expansion Project	\$90M, 160K SF	GC/CM	OPS Mgr	OPS Mgr	OPS Mgr	Oct-02	Dec-06
<b>Mick McDowell, SPFD Board Member</b>	Serves as a chair of the Sportsplex Project Committee	Spokane Facility District Convention Center Completion	\$55M, 90K SF	D-B	Board Member	Board Member	Board Member	Oct-12	Feb-15
		Spokane Facility District Convention Center Expansion Project	\$90M, 160K SF	GC/CM	Board Member	Board Member	Board Member	Apr-04	Dec-06
<b>Larry Soehren, SPFD Board Chair</b>	Serves as a member of the Sportsplex Project Committee	Spokane Facility District Convention Center Completion	\$55M, 90K SF	D-B	Board Member	Board Member	Board Member	Oct-12	Feb-15
		Spokane Facility District Convention Center Expansion Project	\$90M, 160K SF	GC/CM	Board Member	Board Member	Board Member	Apr-04	Dec-06
<b>Spokane Public Facilities District Legal Counsel Recent/Relevant Alternate Contract Delivery Experience</b>									
<b>Stanley M. Schwartz, Principal, Witherspoon-Kelley</b>	Serves as general counsel to the SPFD	Spokane Facility District Convention Center Completion	\$55M, 90K SF	D-B	General Counsel	General Counsel	General Counsel	Oct-12	Feb-15
		Spokane Facility District Convention Center Expansion Project	\$90M, 160K SF	GC/CM	General Counsel	General Counsel	General Counsel	Oct-02	Dec-06
<b>Robynne Parkinson, JD, DBIA, Law offices of Robynne Parkinson, PLLC</b>	Collaborate with SPFD general counsel on D-B procurement, contracts and risk management; DBIA representative to CPARB subcommittee on alternative contract delivery	Reviewed, drafted and negotiated construction contracts for owners and general contractors including D-B and teaming agreements	D-B Project Values range from \$45M to \$600M; light rail, professional baseball park, civil freeway , Seattle monorail project		General Counsel	General Counsel	General Counsel	Jun-05	present
<b>Spokane Public Facilities District D-B Technical Advisor Recent/Relevant Alternate Contract Delivery Experience</b>									
<b>John Palewicz, Director of Strategic Programs, University of Washington</b>	Serves as a DB technical advisor for the Sportsplex project	UW - Husky Stadium Renovation	\$280M, 800K SF	D-B	UW Client Team	UW Client Team	UW Client Team	Jan-05	Aug-14
		UW - Husky Baseball Park	\$19.5M, 45K SF	D-B	Project Director	Project Director	Project Director	Sep-10	Mar-15
		UW - West Campus Utility Plant	\$36.2M, 20K SF	D-B	Project Director	Project Director	Project Director	Aug-14	Feb-17



**ATTACHMENT D  
SPOKANE PUBLIC FACILITIES DISTRICT  
D-B PROJECT APPLICATION**

**SPOKANE PUBLIC FACILITY DISTRICT PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE**

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
<b>Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience</b>									
<b>Greg Heinz</b>	Serves as Principal-In-Charge on the SPFD Sportsplex Project; V.P., Washington State practice, 22+ years experience in PM/CM including WA State public works alternate construction contract delivery methods	East Link LRT Extension - E360 Segment	\$250M	D-B		PIC	PIC	Nov-14	Ongoing
		I-405: SR 527 to 196th Street Mainline Widening	\$33M	D-B		PIC	PIC	Feb-10	Oct-11
		SR 519 Phase 2, Atlantic Corridor	\$80M	D-B		PIC	PIC	Sep-08	Mar-10
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM		PIC	PIC	Nov-14	Nov-16
		Wenatchee School District No. 246, Lincoln Elementary School	\$23.7M, 82K SF	GC/CM		PIC	PIC	Nov-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM		PIC	PIC	Nov-14	Oct-16
<b>Matthew J. Walker AIA, CCM, DBIA</b>	Serves as Project Manager for the SPFD Sportsplex Project; 29 years experience in architecture, PM/CM and 13 years of experience with WA State public works alternate construction contract methods	City of Richland Fire Station #74	\$3.5M, 12K SF	D-B	PM	PM	PM	Mar-14	Jun-15
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	PM	PM	PM	Oct-12	Feb-15
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$45M, 301K SF	D-B	Architect Coordinator	Architect Coordinator	Architect Coordinator	Jul-09	Aug-12
		Wellpinit High/Middle School Modernization	\$17.8M, 54K SF	GC/CM	CM	CM	CM	Apr-10	Oct-12
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	PM	PM	PM	Oct-02	Dec-06
<b>Katharyn Getchell, CCC, PSP</b>	Serves as Project Controls Manager for the SPFD Sportsplex Project. Possesses 29 years experience in project controls (schedule, budget, financial forecast)	City of Richland Fire Station #74	\$3.5M, 12K SF	D-B	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr	Mar-14	Jun-15
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr	Oct-12	Feb-15
		WSU Wine Science Center	\$23M, 29K SF	D-B	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr	Aug-12	Aug-15
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$45M, 301K SF	D-B	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr	Jul-09	Aug-13
		Steilacoom High School Addition & Modernization	\$31M, 133K SF	GC/CM	PM	PM	PM	Jun-05	Feb-10
		Paschal Sherman Indian School	\$16.5M, 80K SF	D-B	Project Controls	Project Controls	Project Controls	Mar-04	Sep-05
		Spokane International Airport Parking Garage	\$16M, 1,100 spaces	D-B	Scheduling	Scheduling	Scheduling	Aug-00	Nov-01
		Wellpinit High/Middle School Modernization	\$17.8M, 54K SF	GC/CM	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr	Apr-10	Mar-13
		Wahluke High School	\$20M, 119K SF	GC/CM	Project Controls	Project Controls	Project Controls	Feb-03	Aug-06
		Clovis Point Intermediate School	\$15M, 84K SF	GC/CM	Project Controls	Project Controls	Project Controls	Mar-02	Aug-04
<b>Pat McCord</b>	Serves at the Construction Manager for the SPFD Sportsplex Project; 29 years experience with public works and negotiated private construction experience; served as PM for general contractor	Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B		CM	CM	Oct-12	Feb-15
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM		CM	CM	Jul-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM		CM	CM	Jul-14	Oct-16

**ATTACHMENT D  
SPOKANE PUBLIC FACILITIES DISTRICT  
D-B PROJECT APPLICATION**

<b>SPOKANE PUBLIC FACILITY DISTRICT PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE</b>									
<b>Name</b>	<b>Summary of Experience</b>	<b>Project Names</b>	<b>Project Size</b>	<b>Project Type</b>	<b>Role during Project Phases</b>			<b>Role Start</b>	<b>Role Finish</b>
					<b>Planning</b>	<b>Design</b>	<b>Construct</b>		
<b>Todd Smith</b>	Serves as the Senior Estimator for the SPFD Sportsplex Project, 13 years experience in CM, GC project engineer, project scheduling and MACC/GMP estimates reconciliation	WSU - Football Operations Building	\$60M, 85K SF	GC/CM		CM	CM	Mar-13	Mar-15
		WSU Wine Science Center	\$23M, 29K SF	D-B	Senior Estimator	Senior Estimator	Senior Estimator	Oct-12	Jan-15
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$45M, 301K SF	D-B	Project Controls/Estimator	Project Controls/Estimator	Project Controls/Estimator	Jul-09	Aug-13
		Wellpinit High/Middle School Modernization	\$17.8M, 54K SF	GC/CM	Sr Estimator/Scheduler	Sr Estimator/Scheduler	Sr Estimator/Scheduler	Apr-10	Mar-13
		Steilacoom High School Addition & Modernization	\$31M, 133K SF	GC/CM	Project Controls	Project Controls	Project Controls	Jun-05	Feb-10
<b>Robert Mills</b>	Serves as the Scheduler for the SPFD Sportsplex Project, 15 years experience in project controls	Ellensburg Morgan Middle School Project	\$44M, 119K SF	GC/CM		Project Controls	Project Controls	Jul-15	Feb-17
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM		Project Controls	Project Controls	Apr-15	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM		Project Controls	Project Controls	Apr-15	Oct-16
		Wenatchee School District No. 246, Lincoln Elementary School	\$23.7M, 82K SF	GC/CM		Project Controls	Project Controls	Apr-15	Nov-16
		UW Bioengineering-Genome Sciences Building	\$150M, 265K SF	GC/CM	Project Controls	Project Controls	Project Controls	May-03	May-06

**SPOKANE PUBLIC FACILITY DISTRICT CONSTRUCTION HISTORY 2006 - 2015**

Project #	Project Name	Project Description	Contractor	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
1	Spokane Convention Center Completion	90,000 SF New Addition and improvements to existing facility	Garco	D-B	2013	2015	2013	2015	\$55M	\$55M	
2	Convention Center Skywalk	Skywalk added over Spokane Falls Blvd to new hotel	Garco	D-B-B	2014	2015	2014	2015	\$1.75M	\$1.75M	
3	Spokane Convention Center Expansion	160,000 SF New Addition and improvements to existing facility	Hoffman/Bouten JV	GC/CM	2003	2006	2003	2007	\$79M	\$90M	Material escalation and build to the budget approach reduced scope of the work
4	INB Loading Dock	Improvement/addition	Schimmels	D-B-B	May-07	Dec-07	May-07	Nov-07	\$1.5M	\$1.2M	
5	Convention Center Basement Renovation	Refurbish/Upgrade to employee spaces	Centerline	D-B-B	Jul-08	Oct-08	Jul-08	Oct-08	\$247K	\$257K	Owner requested change order
6	Arena NW Grille/Absolute Grill	New F&B for Arena	Lydig	D-B-B	May-08	Dec-08	May-08	Dec-08	\$1.8M	\$1.6M	
7	S Block Parking Lot	Purchase multiple properties/improve for guest parking	Bouten	D-B-B	Jul-09	Oct-10	Jul-09	Oct-10	\$2.4M	\$3.3M	Extensive Contaminated Soils Issues
8	Arena Sound System	Upgrade	CCI	D-B-B	Aug-09	Oct-09	Aug-09	Oct-09	\$607K	\$618K	Additional scope added to the project
9	Ag Trade Re-Roof	Re-Roof	Cobra	D-B-B	Apr-10	Jun-10	Apr-10	Jun-10	\$600K	\$492K	
10	INB Backstage	Upgrade/Remodel	Walker	D-B-B	Mar-10	May-10	Mar-10	May-10	\$95K	\$95K	
11	Limerick Pub	New F&B venue on Arena concourse	Garco	D-B-B	Aug-11	Oct-11	Aug-11	Oct-11	\$156K	\$161K	Owner requested change order
12	INB Backstage Entry	Upgrade/improve security	Walker	D-B-B	Aug-11	Oct-11	Aug-11	Oct-11	\$98K	\$98K	
13	Arena Lighting	Control upgrade/Retrofit	Garco/PowerCity	D-B-B	May-12	Sep-12	May-12	Nearing Completion	\$826K	Tracking Costs	
14	INB Food & Beverage	New F&B at INB PAC	BN Builders	D-B-B	Jul-12	Sep-12	Jul-12	Nearing Completion	\$562K	Tracking Costs	

