

**Parks Recreation & Community Services Director**

**Mr. J.C. Kennedy**

**1208 S. Lundstrom**

**Airway Heights, WA 99001**

**Email: [jkennedy@cawh.org](mailto:jkennedy@cawh.org)**

**Phone: (509) 244.4845**



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January 3, 2017

Mr. Rustin Hall, AIA  
1500 Jefferson Street, SE  
Olympia, WA 98504

Reference: City of Airway Heights D-B Application for Project Approval for the Recreation Complex Project

Dear Mr. Hall:

The City of Airway Heights is pleased to submit for consideration our application to use the design-build alternate contracting procedure to design and construct a new recreation complex.

We believe that the design build delivery method is very well suited for our project's objectives: ensure significant collaboration between designer, constructor and owner to maximize value in achieving the owner's program and designing/constructing the project within the Recreation Project budget and timeframe. This project contains a number of site risks that lend themselves well to benefitting from early constructor involvement. Additionally, having one entity responsible for design and construction will reduce the owner's risk related to design and construction coordination.

We believe this project fully meets the requirements for use of the D-B alternate contracting procedure stated in RCW 39.10.300 (1). 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.

If you have questions or require additional information regarding our enclosed application, I can be reached at (509) 244-4845 or email at [jkennedy@cawh.org](mailto:jkennedy@cawh.org).

Thank you for your consideration of our application.

Sincerely,

A handwritten signature in black ink that reads "J.C. Kennedy".

J.C. Kennedy, Director

Parks and Recreation and Community Services  
City of Airway Heights

Cc:

Stanley Schwartz, Witherspoon Kelly

Robynne Parkinson, Thaxton Parkinson

Matt Walker, Hill

Pat McCord, Hill

Teri Rasmussen, Hill

Enclosure

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 DB procedure and is seeking approval to use this procedure on a DB 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: **City of Airway Heights**
- (b) Address: **1208 South Lundstrom Street, Airway Heights, WA 99001**
- (c) Contact Person Name: **JC Kennedy, Parks Rec. & Community Services Director**
- (d) Phone Number: **509.244.4845 Fax: 509.244.9689**
- (e) E-mail: **jkennedy@cawh.org**

**2. Brief Description of Proposed Project**

The vision the Airway Heights City Council established for the Recreation Complex was to develop a facility that would provide access for people of all ages and incomes, and promote health, wellness, social interaction, recreation and achieve the goal of enhancing civic pride and improve the quality of life in Airway Heights.

The 17 acre Recreation Complex site is located on Deno Road north of the Spokane County racetrack. The proposed project will include parking, a softball/baseball field and up to six soccer fields.

The 35,000 SF Recreation Complex will include: lobby, administrative offices, lounge, conference room, gymnasium, locker rooms, fitness and weight training areas, multipurpose space, natatorium, sauna and support spaces. Future building phases will include another gymnasium, space for teens and senior programs, fitness areas, and classrooms.

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

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	\$ 1,150,000
Estimated project construction costs (including constr. contingencies):	\$ 9,750,000
Equipment and furnishing costs	\$ 850,000
Contract administration costs (owner, cm etc.)	\$ 200,000
Contingencies (design & owner)	\$ 600,000
Other related project costs (Permits)	\$ 485,240
Sales Tax	\$ <u>964,760</u>
<b>Total</b>	<b>\$ 14,000,000</b>

## **B. Funding Status**

The City of Airway Heights (City) will be funding the majority of the project by a \$13,000,000 bond initiative that was passed on August 2, 2016 with a 61.12% margin. The ball field work will be funded with other city funds and several grants. The ball field funding should be complete by June 2017.

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

<b>Activity</b>	<b>Projected Date</b>
PRC Presentation	26-Jan-17
DB RFQ Advertisement	2-Feb-17
Statement of Qualifications Due	2-Mar-17
Short-List Announced	13-Mar-17
RFP Issued	16-Mar-17
Proprietary Meeting One	30-Mar-17
Proprietary Meeting Two	13-Apr-17
Proposals Due	4-May-17
Selection of Design-Builder	15-May-17
City Council Meeting/Contract approval	22-May-17
Anticipate NTP	23-May-17
Design Phase	5/23/2017 - 3/30/2018
Construction Phase	9/18/2017 - 9/13/2018
Close Out Phase	9/1/2018 - 12/1/2018

Please refer to Attachment B for additional schedule information.

## **5. Why the D-B Contracting Procedure is Appropriate for this Project**

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

One of the chief benefits from design-build delivery is the ability of the constructor to collaborate with the designer to increase the efficiency and constructability of the project. In this project, the Design-Builder's early involvement will benefit the project by allowing the constructor to work closely with the designer, the geotechnical consultant and the owner to optimize the location of the building and utilities in a vicinity known for significant quantities of basalt bedrock just below the surface.

Early Design-Builder involvement with subsurface field exploration will allow for opportunities of innovation and efficiencies to reduce the owner's risk of schedule and cost impacts related to unforeseen conditions.

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

One of the hallmarks of Design-Build delivery is the ability to phase the construction of the project, subject to the ability to obtain permitting. Starting a portion of the project prior to the design being final in another part of the project is efficient and saves substantial time in the schedule.

If this project were a traditional design-bid-build delivery, site work would likely not commence until the construction documents were complete, bids were received and the general contractor were under contract. Design-build allows for site work to commence prior to the completion of construction documents thereby reducing the overall project duration.

## 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:

- 6.1 How this contracting method provides a substantial fiscal benefit; or

The City of Airway Heights desires approval to use design-build so that the City can reduce its risks associated with construction costs and schedule. Utilization of a fixed GMP flexible scope contract establishes the maximum construction cost up front and focuses the constructor, designer and owner on not exceeding the construction budget through target value design while providing minimum program requirements.

- 6.2 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.

Due to the high likelihood of bedrock at the site early detailed exploration by the geotechnical consultant with input from the design-builder will allow for the most cost effective development of the site with a reduced risk of schedule impacts that might be encountered under a design bid build delivery method.

In addition, the faster delivery inherent in design-build will result in cost savings over the course of the project. Further, the enhanced warranty provided by the design-builder for the performance of the project provides greater protection to the public purse for issues with defective construction or the inability to comply with the warranty.

## 7. Public Body Qualifications

Please provide:

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

The City has hired Hill International, Inc., a professional organization that has the proven alternative contract delivery experience and team to manage and administer the D-B procurement, design and construction of the project. Additionally, Robynne Parkinson, JD, DBIA will assist the City's general counsel, Stanley Schwartz, in preparation of the D-B procurement and contract documents and other legal matters.

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

Please refer to Attachment C.

- 7.3 Staff and consultant short biographies that demonstrate experience with D-B contracting and projects.

**Stanley Schwartz, AWH Legal 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. Stan has considerable experience 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 City on the D-B procurement process and contract negotiations.

**Robynne Parkinson, JD, DBIA.** Robynne Parkinson is a nationally recognized expert in design-build delivery and procurement and has significant experience with the Washington state design-build statutes. She has over 27 years as an attorney with over 25 years in construction law and over 20 years of design-build construction experience. Recent projects in Washington include the Port of Seattle International Arrivals Facility, the City of Richland City Hall project, the Grant County Public Utilities District Substation Reliability Project, the Port of Seattle's Alternative Utility Facility project, the City of Spokane's Nelson Service Center, the City of Tacoma's Cheney Stadium Renovation, the Spokane Public Facilities District Convention Center Renovation and the Arena renovation. Ms. Parkinson has been on the Design-Build Institute of America's National Board for the last seven years. She has chaired its National Legal and Legislation Committee and is currently the Vice-Chair of its Educational Resources Committee. She is also one of the primary drafters of the DBIA National Contract Forms, including the recently approved Form Request for Qualifications and Request for Proposals. Ms. Parkinson will be assisting the City with the development of the procurement documents and the contract with the design-builder.

**Greg Heinz, Vice President Washington Practice, Hill International, Inc.** Greg will serve as Principal-in-Charge to the City for its Recreation Complex project. He has

overall responsibility for contractual matters between Hill and the City and providing quality assurance of the Hill team services.

**Matthew J. Walker, AIA, CCM, DBIA, Director of Operations, Hill International, Inc.**

Matt possesses over 30 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 D-B Advisor for the City of Richland's \$18M D-B New City Hall, serving as project manager for Pre-Bond services for the Spokane Public Facilities District's \$27M D-B Sportsplex project, the City of Richland's \$3.5M D-B Fire Station #74, the Spokane Public Facilities District's \$55M D-B Convention Center Completion project, the \$90M GC/CM Convention Center Expansion project, 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 design-build advisor for the Recreation Complex project and be involved in the D-B procurement, design, construction and closeout phases. He is a licensed Washington State architect, Certified Construction Manager, and a Design Build certified professional.

**Patrick McCord, Project/Construction Manager, Hill International, Inc.** Patrick has more than 27 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 estimator for the City of Richland's \$3.5M D-B Fire Station #74, serving as the construction manager for the Spokane Public Facilities City'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 Project Manager for the Recreation Complex project. He is responsible for the Hill team's effort. Patrick is a member of the Design Build Institute of America (DBIA) and is scheduled to complete his DBIA certification workshop training in January.

**Todd Smith, Senior Estimator, Hill International, Inc.**

Todd possesses over 15 years of construction/project management and project controls experience with public and private owners. As a third generation general contractor, Todd brings a unique perspective to cost controls and scheduling. His public D-B experience includes the Spokane Public Facilities District's Arena Renovation, WSU D-B \$23M Wine Science Center, and the \$43M GSA D-B Foley Courthouse modernization project. His GC/CM experience includes the \$60M Washington State University Football Operations project, the \$43M Ellensburg Middle School project, \$25.4M Wenatchee School District Abraham Lincoln Elementary project, \$17.8M Wellpinit High/Middle School Modernization and \$31M Steilacoom High School Modernization projects. Todd will provide project controls (estimating and change order review) oversight for the City. He is a member of the Design Build Institute of America (DBIA), American Association of Cost Engineers (AACE), Construction Management Association of America (CMAA), and the local Association of General Contractors (AGC) chapter.



**Rob Mills, Project Controls/Scheduler, Hill International, Inc.**

Robert has more than 15 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 recently provided project accounting and monthly schedule review for three GC/CM projects for the Wenatchee School District. Robert will provide a similar role of project accounting and schedule review for the Recreation Complex project.

- 7.4 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.  
Please refer to Attachment D.
- 7.5 The qualifications of the existing or planned project manager and consultants.  
Please refer to Section 7.3 and Attachment D.
- 7.6 A brief summary of the construction experience of your organization's project management team that is relevant to the project.

**Albert Tripp, City Manager, City of Airway Heights.** As City Administrator, Albert Tripp's role for the projects listed in Attachment E was to provide initial approval for City Staff to prepare the preliminary project scope of work and budget project. Once the project was approved by the City Council Albert's responsibilities included oversight of project development, budget and completion.

The City of Airway Height's project management consultant Hill International has demonstrated successful owner's representative services on the following relevant D-B projects: SPFD's \$4M Spokane Arena Renovation project, City of Richland's \$18M City Hall project, City of Richland's \$2.8M Fire Station #74, WSU \$23M Wine Science Center, the \$55M SPFD Spokane Convention Center Completion project, GSA's \$43M Foley Courthouse Modernization, the \$16M Bureau of Indian Affairs K12 Paschal Sherman Indian School, and the \$16M Spokane International Airport's parking garage, Hill served as the owner's D-B PM and is involved in all phases of the projects from D-B procurement to project closeout. 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 City, its constituents and the general public.

Robynne Parkinson, JD, DBIA is an expert in Washington State public works alternative contract delivery and contract preparation and risk management. Example design-build projects include the City of Tacoma's Cheney Stadium Renovation, the Spokane Convention Center Public Facilities District's renovation of the Convention Center; the City of Spokane's construction of the Nelson Service Center project; and the Port of Seattle's renovation of the International Arrivals Facility at SeaTac Airport. Thaxton Parkinson PLLC will assist the City's Legal Counsel, Stanley Schwartz with D-B procurement strategies, risk management and D-B contracts.



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

Project Management and Decision-Making – Authority and decision making responsibility is provided by the Administrative Team (AT) with implementation by Hill International. The Administrative Team consists of City Administrator, Albert Tripp and JC Kennedy, Parks, Recreation and Community Services Director.

Hill International staff will meet regularly with the AT to discuss project/program needs, milestones and develop strategy recommendations and courses of action for implementing the project. Patrick McCord is committed to the day to day operations and functioning of the Recreation Complex Hill team and will be responsible to the Administrative Team for the project.

The D-B Selection Committee, consisting of City of Airway Heights staff and Hill International, will review the D-B contractor's RFQs and RFPs and make recommendations of D-B Team shortlisting and D-B selection to the Administrative Team and City Council.

Communications – The City will use a variety of well-established formal and informal tools to provide effective communications with all of those involved in the project. At the appropriate time the City will advertise the RFQ and post the RFQ on the City's website. During the RFP phase the Selection Committee will meet with the shortlisted firms in proprietary meetings to discuss project objectives, project approach, concept designs and provide feedback. Once a D-B Team is selected, the Administrative Team and Hill International staff will meet with the D-B Team during the design and construction phases and partake in interim reviews of the design to ensure that the City's expectations and vision of the finished project are achieved.

Project progress will be reported to the Administrative Team, City Council and other stakeholders. Project status updates will be posted on the City's webpage to keep the public informed on the project status.

Budget Monitoring – Hill International will be managing and tracking the program finances using City of Airway Heights account codes. Financial reporting will be provided on a regular basis to the AT, City Council and appropriate stakeholders.

The City will maintain its own contingency and Owner's Management Reserve line item in the Recreation Complex project budget to address any owner betterment changes and appropriate change orders.

Schedule - The overall project schedule will be provided in the D-B RFQ/P documents. Monthly D-B construction progress updates with a narrative will be a project requirement.

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

Our design-build procurement process will be based on a best value approach of qualitative factors and a price factor.

The first phase will be to issue a Request for Qualifications with a project description, published scoring and weighted criteria, proposed project budget and schedule. Submittals will be reviewed and scored by the Selection Committee with technical

analysis and input from Hill International and legal counsel as needed. The City intends to shortlist up to three firms.

The second phase will be to provide the Request for Proposal documents to the shortlisted firms. The RFP will include the owner's program and technical requirements, performance specifications and the proposed D-B contract. Two proprietary meetings will be held with each firm during the RFP development phase to allow the teams to receive input from the Selection Committee and to allow teams to test their design concepts with the owner. The proposal design submissions with supporting documents will be evaluated by the Selection Committee who will receive, evaluate and score proposals from the short-listed Firms. The Hill and legal teams will provide technical consultation during this phase.

Qualitative factors such as design expertise, conceptual design documents, project management plan, schedule, technical factors and other published criteria will be the primary criteria for selection. The City is considering various options in determining the required selection criteria based on cost or other price related factors.

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

Robynne Parkinson, JD, DBIA, will assist the City with preparation of the contract and terms and conditions using a modified standard D-B 530 agreement and 535 general conditions. Development, consultation and coordination between the City general counsel and Hill resources will prepare and tailor the RFQ and RFP documents to meet the needs of this project.

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

Please refer to Attachment E.

**9. Preliminary Concepts, sketches or plans depicting the project**

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project.

Please refer to Attachments F.

**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.

There have been no audit findings for the City of Airway Heights projects identified in Section Eight above.

### 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

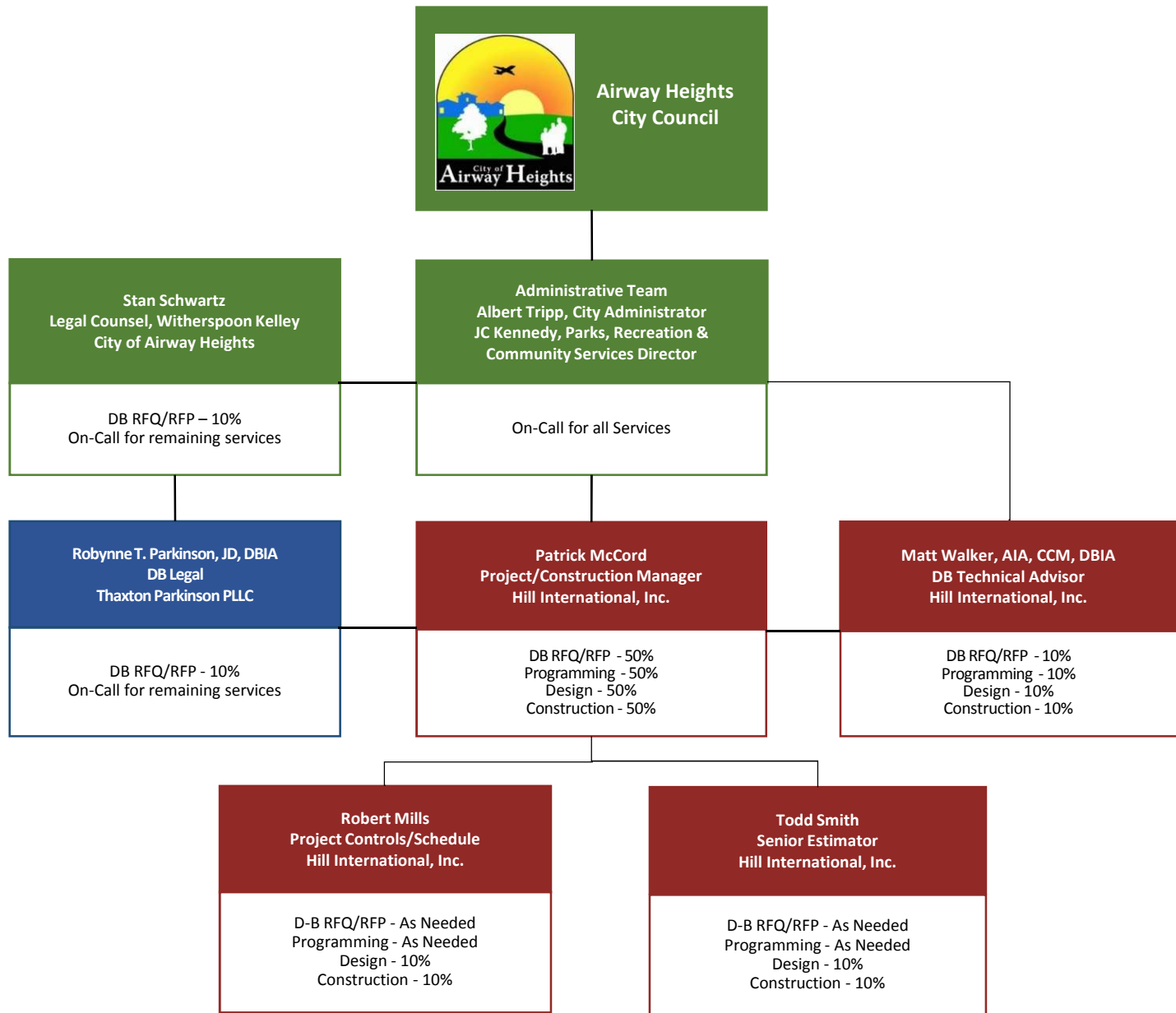
In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested 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: J.C. Kennedy  
Name: (please print) J.C. Kennedy  
Title: Parks, Recreation & Community Services Director  
Date: 1/3/2017

Activity Name	Start	Finish	2017												2018												2019					
			Jan	F	Mar	Apr	M	Jun	Jul	A	S	Oct	N	D	Jan	F	M	Apr	M	Jun	Jul	A	S	Oct	N	D	Jan	F	Mar	Apr	M	Jun
SUBMIT PRC APPLICATION	01/03/17*		SUBMIT PRC APPLICATION																													
PRESENT TO PRC	01/26/17		◆ PRESENT TO PRC																													
ADVERTISE	02/01/17		◆ ADVERTISE																													
RFQ PERIOD	02/01/17*	03/02/17	■ RFQ PERIOD																													
DB SOQs DUE		03/02/17	◆ DB SOQs DUE																													
SHORT LIST ANNOUNCED		03/13/17	◆ SHORT LIST ANNOUNCED																													
ISSUE RFP	03/16/17		◆ ISSUE RFP																													
RFP PERIOD	03/16/17	05/04/17	■ RFP PERIOD																													
PROPRIETARY MEETING ONE	03/30/17*		◆ PROPRIETARY MEETING ONE																													
PROPRIETARY MEETING TWO	04/13/17*		◆ PROPRIETARY MEETING TWO																													
PROPOSALS DUE		05/04/17	◆ PROPOSALS DUE																													
INTERVIEWS		05/11/17	◆ INTERVIEWS																													
SELECTION OF DESIGN-BUILDER		05/15/17*	◆ SELECTION OF DESIGN-BUILDER																													
CITY COUNCIL MEETING / CONTRACT APPROVAL		05/22/17*	◆ CITY COUNCIL MEETING / CONTRACT APPROVAL																													
ANTICIPATED NTP	05/23/17		◆ ANTICIPATED NTP																													
DESIGN PHASE	05/24/17	03/29/18	■ DESIGN PHASE																													
CONSTRUCTION PHASE	09/18/17*	09/13/18	■ CONSTRUCTION PHASE																													
CLOSEOUT PHASE	09/04/18	12/03/18	■ CLOSEOUT PHASE																													



**CITY OF AIRWAY HEIGHTS PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE**

Name	Summary of Experience	Project Names	Project Size	Project Type	Planning Role	Design Role	Construct Role	Role Start	Role Finish
<b>Stanley M. Schwartz, Principal Witherspoon-Kelley</b>	Serves as the general counsel to the City of Airway Heights	Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	General Counsel	General Counsel	General Counsel	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	General Counsel	General Counsel	General Counsel	Oct-02	Dec-06
<b>Robynne Parkinson, JD DBIA Attorney Thaxton Parkinson PLLC</b>	Collaborate with the City of Airway Heights general counsel on D-B procurement, contracts and risk management. Over 20 years of experience drafting design-build procurement and contract documents and conducting classes in design-build contracts and risk management	Port of Seattle Renovation of International Arrivals Facility at Seattle Tacoma Int'l Airport	\$650M	DB	Outside counsel/drafted procurement documents and contract			15-Jun	16-Mar
		City of Portland, Portland Building Renovation	\$100M	DB	Consulted with City Attorney in drafting contract			16-Mar	16-May
		City of Richland Fire Station	\$2.8 M	DB	Outside counsel/drafted procurement documents and contract			15-Feb	15-May
		City of Richland City Hall	\$13 M	DB	Outside counsel/drafted procurement documents and contract			16-Mar	16-Aug
		Grant County Public Utility District No. 2	\$13 M	DB	Outside counsel/drafted procurement documents and contract			15-Jul	Ongoing
		Port of Seattle Alternative Utility Facility	\$30 M	DB	Outside counsel/drafted procurement documents and contract			15-Dec	Ongoing
		City of Liberty Lake Town Center	\$12 M	DB	Outside counsel/drafted procurement documents and contract			15-Oct	16-Mar
<b>Greg Heinz</b>	Serves as Principal-In-Charge on the City of Airway Heights Recreation Complex 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 DB Technical Advisor for the City of Airway Heights Recreation Complex Project; 30 years experience in architecture, PM/CM and 13 years of experience with WA State public works alternate construction contract methods	City of Spokane Riverfront Park Pavilion Project	\$14M, 90,000 SF	D-B	PM	PM	PM	Nov-16	Dec-18
		Spokane Community College Main Building South Wing Renovation Project	\$20M, 51,000 SF	D-B	PM			May-16	Dec-16
		Spokane Public Facility District (SPFD) Sportsplex (pending bond vote)	\$27M, 100K SF	D-B	PM			May-15	Dec-15
		City of Richland City Hall Project	\$18M, 40K SF	D-B	PM	PM	PM	Mar-16	Sep-18
		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>Patrick McCord</b>	Serves at the Project/Construction Manager for the City of Airway Heights Recreation Complex Project; 27 years experience with public works and negotiated private construction experience; served as PM for general contractor	City of Richland Fire Station #74	\$3.5M, 12K SF	D-B	Estimator	Estimator	Estimator	Mar-14	Jun-15
		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	PM	CM	CM	Jul-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM	PM	CM	CM	Jul-14	Oct-16

**CITY OF AIRWAY HEIGHTS PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE**

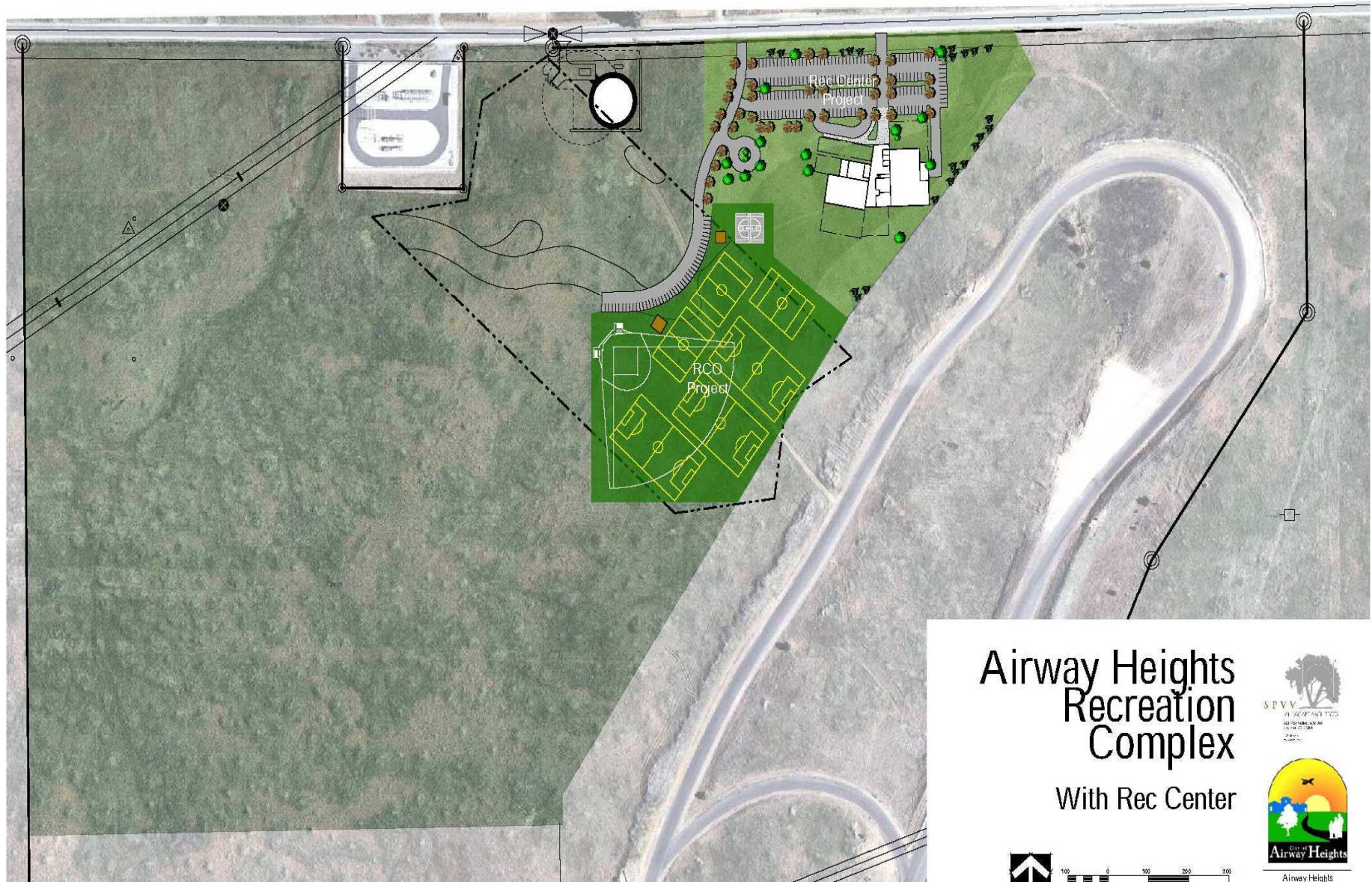
Name	Summary of Experience	Project Names	Project Size	Project Type	Planning Role	Design Role	Construct Role	Role Start	Role Finish
<b>Patrick McCord</b>	Serves at the Project/Construction Manager for the City of Airway Heights Recreation Complex Project; 27 years experience with public works and negotiated private construction experience; served as PM for general contractor	Book of the Month Club Distribution Facility, Mechanicsburg, PA	\$6.1M	D-B	Estimator	Design Mgr.	Project Controls/Estimator	Apr-94	Jun-95
		Good Year Tire Distribution Facility, York, PA	\$18M	D-B	Estimator	Design Mgr.	Project Controls/Estimator	Sep-96	Oct-97
		Columbia Gas Office Headquarters, York, PA	\$4.3M	D-B	Estimator	Design Mgr.	Project Controls/Estimator	May-97	Sep-98
		Richland Medical Office Building/Kadlec Digital Imaging, Richland, WA	\$8M	D-B	PM	PM	PM	Mar-02	Sep-03
<b>Todd Smith</b>	Serves as the Senior Estimator for the City of Airway Heights Recreation Complex Project, 15 years experience in CM/PM, GC project engineer, project scheduling and MACC/GMP estimates reconciliation	Spokane Public Facility District (SPFD) Arena Renovation Project	\$4M, 15K SF	D-B	PM	PM	PM	May-16	Sep-17
		Ellensburg Morgan Middle School Project	\$44M, 119K SF	GC/CM	CM	CM	CM	Jul-15	Feb-17
		Wenatchee School District No. 246, Lincoln Elementary School	\$23.7M, 82K SF	GC/CM			CM	Jun-15	Nov-16
		WSU - Football Operations Building	\$60M, 85K SF	GC/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 Project Controls/Scheduler for the City of Airway Heights Recreation Complex Project, 14 years experience in project controls/Scheduling	Ellensburg Morgan Middle School Project	\$44M, 119K SF	GC/CM	Project Controls	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	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	Project Controls	Apr-15	Oct-16
		Wenatchee School District No. 246, Lincoln Elementary School	\$23.7M, 82K SF	GC/CM	Project Controls	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



**CITY OF AIRWAY HEIGHTS CONSTRUCTION HISTORY (6 YEARS)**

No.	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Final Cost	Reason for Budget/Schedule Change
1	McFarlane Road Rehabilitation Project	Pavement overlay	D-B-B	May-16	Jul-16	May-16	Jul-16	\$ 532,100	\$ 472,142	Lower bids than anticipated
2	McFarlane Sewer Extension	Extend sewer to new development	D-B-B	Aug-14	Aug-14	Aug-14	Aug-14	\$ 153,035	\$ 157,841	Minor changes
3	Recovery Well Drilling Project	Drilling new drinking water well	D-B-B	Sep-12	Dec-12	Sep-12	Apr-13	\$ 194,627	\$ 289,635	More water encountered increased pumping equipment
4	Recovery Well Development Project	Developed drinking water well	D-B-B	Nov-12	Jun-13	Nov-12	Nov-13	\$ 464,368	\$ 592,604	Upgraded equipment for more water, weather
5	Deno Road Reservoir/Booster Station/ Water Main	Constructed water storage, booster & Transmission Main	D-B-B	Nov-11	Oct-12	Nov-11	Jan-13	\$ 2,526,883	\$ 2,085,633	Lower bids, weather, & construction difficulties
6	Water Reclamation Plant	Constructed new water reclamation plant	D-B-B	Mar-09	Jun-12	Mar-09	May-12	\$ 37,795,695	\$ 36,077,331	
7	Sunset Park Reclaimed Water Main	Extended reclaimed water to public park.	D-B-B	Aug-12	Oct-12	Aug-12	Oct-12	\$ 413,653	\$ 362,976	Lower bids than anticipated
8	Headworks Lift Station	Constructed new sewage lift station	D-B-B	Apr-12	Sep-12	Apr-12	Aug-12	\$ 191,000	\$ 190,184	
9	Lawson Street Reconstruction Project	Reconstruct Lawson - Hwy 2 to 21st.	D-B-B	May-11	Jul-11	May-11	Jul-11	\$ 277,672	\$ 273,998	Lower bids than anticipated
10	South Central Septic Tank Elimination Project	Construct sewer main and eliminate septic systems	D-B-B	Apr-11	Jul-11	Apr-11	Jul-11	\$ 411,698	\$ 515,184	Added additional sewer main

# PROPERTY LINES/PARCELS



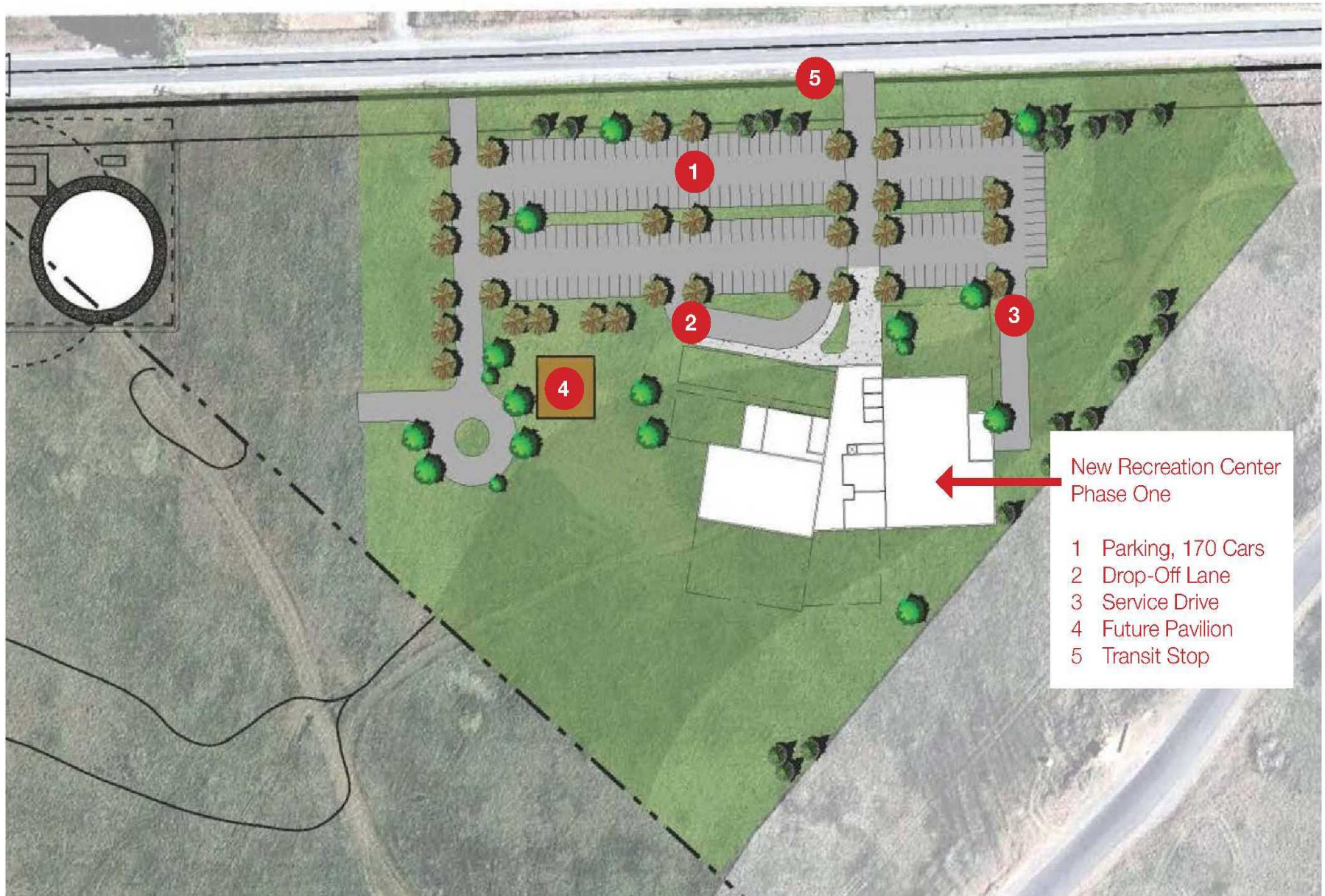
## Airway Heights Recreation Complex

With Rec Center





# PROJECT SITE PLAN





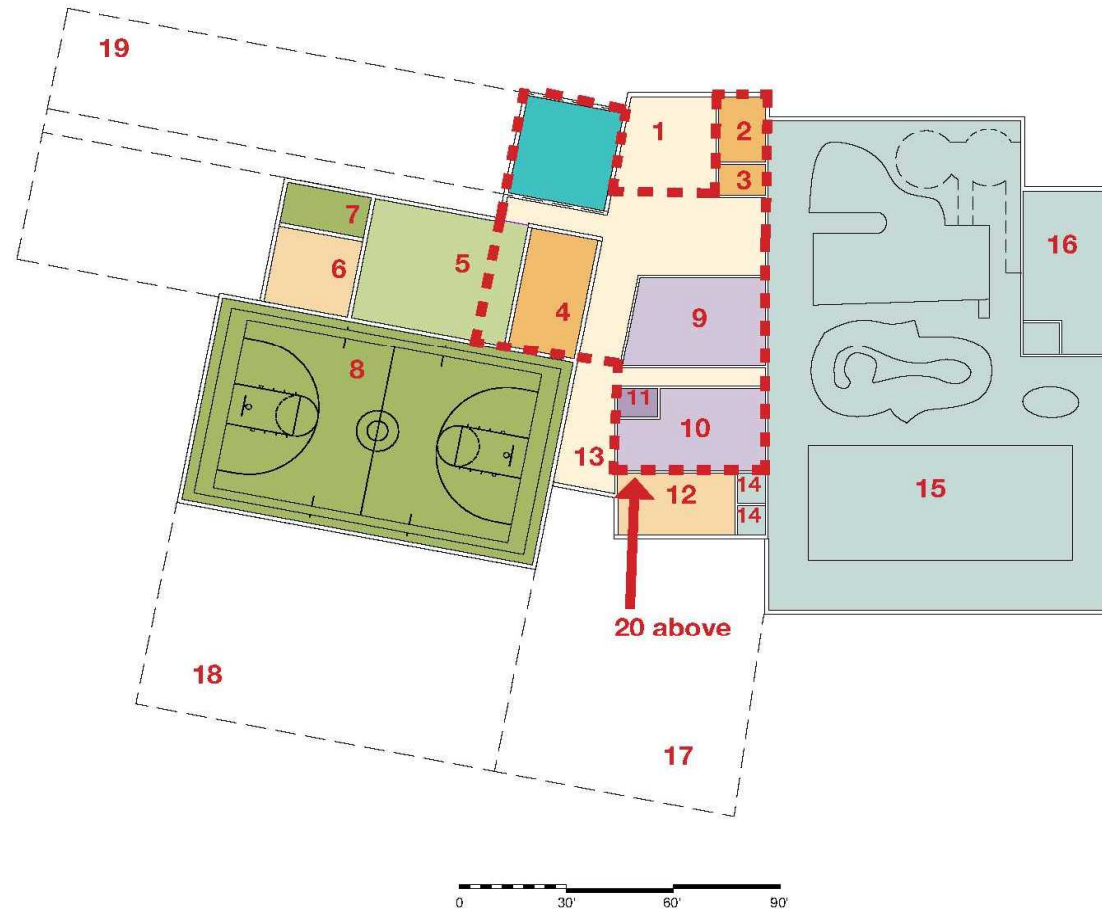
# PROJECT SITE PLAN, FUTURE EXPANSION



# SCHEME 6

\$13 Million PC, 35,000 sf Net

- 1 Lobby
- 2 Rental Room
- 3 Concessions
- 4 Administration
- 5 Multi-Purpose
- 6 Storage
- 7 Kitchen
- 8 Gymnasium
- 9 Lockers
- 10 Lockers
- 11 Private Lockers
- 12 Mech/Elect/Jan.
- 13 Lounge
- 14 Sauna
- 15 Natatorium
- 16 Pool Mech/Guards/Stor.
- 17 Expansion
- 18 Future Gym
- 19 Expansion
- 20 Fitness (Floor 2)
- 21 Child Watch





# RENDERING

