



Turner & Townsend  
Heery

# City of Spokane Valley

Application for Project Approval for  
**Progressive-Design-Build**

**Spokane Valley Cross Country Complex**



January 25, 2024



# Agenda



1. Team and Organizational Chart
2. About City of Spokane Valley
3. Scope
4. Why Progressive-Design-Build
5. RCW 39.10
6. Schedule
7. Budget and Funding
8. MWBE Outreach
9. Questions



# Team



**Mike Basinger, AICP**  
*Economic Development and Planning Director*  
Project Director

**Glenn Ritter**  
*Senior Engineer*  
City Project Manager  
one PDB project under RCW 39.10

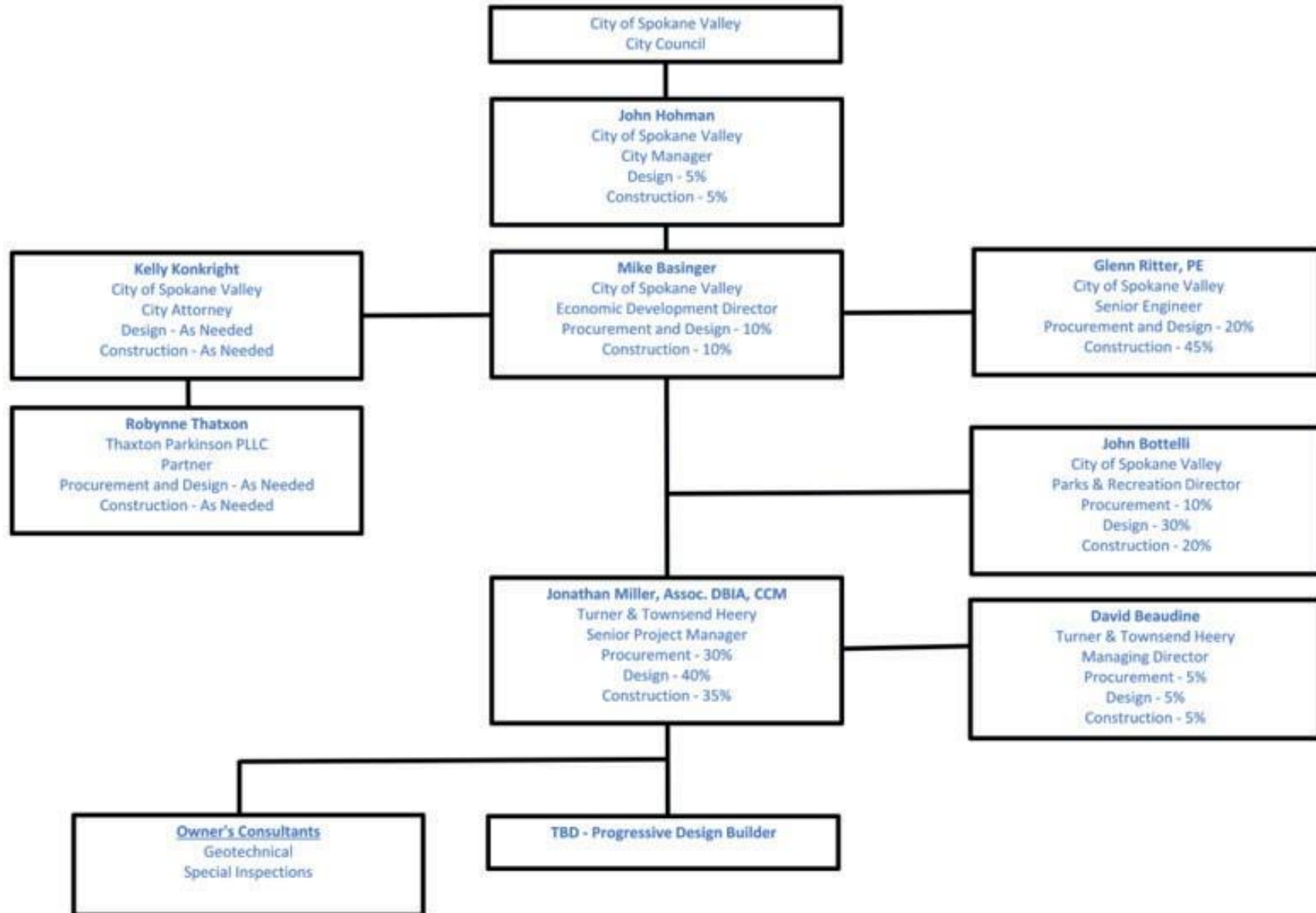
**John Bottelli**  
*Parks & Recreation Director*  
Subject Matter Expert

**Jonathan Miller, Assoc. DBIA, CCM, PMP**  
*Senior Project Manager, Turner & Townsend Heery*  
Completed three PDB projects and worked on six total under RCW 39.10

**David Beaudine, Assoc. DBIA, CCM**  
*Vice President, Turner & Townsend Heery*  
Project Executive

**Robynne Thaxton, JD, FDBIA**  
*Thaxton Parkinson, PLLC*  
Over 40 design build projects valued over \$5 billion

# Organization Chart



# About City of Spokane Valley



- Incorporated in 2003
- Over 107,000 people, 8th largest city in WA
- 38 Square Miles
- Formed a Tourism Promotion Area in 2022
  - Contract with Spokane Sports for sports recruitment and marketing
- Updated Tourism Strategy in 2023
  - Identified Cross Country as the primary focus for tourist attraction

# Scope



- National caliber cross country course
  - Course with options for a 5k, 6k, 8k and 10k
  - Parking lot
  - Utilities
  - Club house
  - Birds nest



# Why Progressive-Design-Build



- Must align the budget with scope
- Need efficient and innovative design solution
- Time to market and expedited schedule
- Early cost certainty
- Single point of responsibility for the Owner



- **Greater innovation or efficiencies between the designer and the builder**

*An opportunity for creative, cost-effective design solutions for a course with many Division 1 restrictions and requirements.*

- **Savings in project delivery time**

*Utilizing PDB will allow us to start earthwork before the design is 100% complete. We can also develop a strategy to have the turf 100% established and ready for heavy use by August 2025.*

- **Substantial Fiscal Benefit**

*\$5M total project budget leaves \$3.5M GMP. We need the most cost-effective design solutions to meet the project goals. Provides opportunity to "buy back" owner betterment scope as risk reduces.*

# Schedule



Task	Target Completion Date
Procure Project/Construction Management Team	Completed
PRC Approval	January 25, 2024
Design-Builder Procurement (tentative)	
First publication of RFQ for PDB Team	January 26, 2024
Second publication of RFQ for PDB Team	February 2, 2024
A3 SOQ's Due	February 14, 2024
Shortlist Announced	February 20, 2024
Issue RFP	February 22, 2024
Interactive Meetings	March 5, 2024
Proposals Due	March 26, 2024
Highest Scored Finalist Announced	April 1, 2024
City Council Approval	April 9, 2024
Validation Complete	May 15, 2024
Design	May 2024 through August 2024
Construction (Multiple Packages)	June 2024 through August 2025

# Budget & Financing



The city has currently committed \$4.4M in lodging tax revenue to the project. The city has also made a \$600,000 state legislative capital request. Additionally, the city is currently pursuing an additional \$2M through grants, private funding and other opportunities.

## A. Project Budget

Cost for Professional Services (A/E, Legal, etc)	\$250,000
Estimated project construction costs (including construction contingencies):	\$2,750,000
Equipment and furnishing costs	\$0
Off-site costs	\$500,000
Contract administration costs (owner, cm etc.)	\$295,000
Contingencies (design & owner)	\$655,000
Other related project costs (briefly describe)	\$181,095
Sales Tax	\$368,905
<b>Total</b>	<b>\$5,000,000</b>

# MWBE Outreach



- Scoring criteria through selection process
- Work with OMWBE to get scopes of work out to as many as possible
- Partner with AGC for outreach opportunities
- City of Spokane Valley has recently hosted two workshops in partnership with the Greater Spokane Valley Chamber of Commerce to inform businesses about DBE programs and opportunities
- GSI Contracting Fair (Meet the Bigs) – annual recruitment tool for Minority and Veteran owned business – economic development has been leading this for over 5 years

# Spokane Valley History Achieving DBE Goals



- Sprague Preservation – 3% goal, 13% actual - 2018
- Wellesley Sidewalk Project – 5% goal, 5.5% actual – 2019
- Evergreen Rd. - 10% goal, 15% actual – 2019
- Appleway Trail – 4% goal, 4% actual – 2020
- North Sullivan ITS – 4% goal, 8% actual - 2020
- Sprague and Barker Intersection – 20% goal, 30% actual - 2022
- Sprague Ave. Preservation – 14% goal, 33.5% actual - 2022
- Sullivan Road Improvements – 13% goal, 36% actual – 2023
- Barker Rd. – 0% goal, 10% actual – 2023
- Broadway at I-90 – 12% goal, 17.7% actual - 2023

# Questions

