



CITY OF RICHLAND
PARKS AND PUBLIC FACILITIES DEPARTMENT
500 AMON PARK DRIVE
RICHLAND, WA 99352
Telephone (509) 942-7578

April 4, 2016

Danelle Bessett, Administrative Support
Enterprise Services, Engineering and Architectural Services
State of Washington
PO Box 41476
Olympia, WA 98504-1476

RE: Design Build Agency Approval Application

Dear Danelle Bessett,

The City of Richland is pleased to submit for consideration an application to use the design-build alternative contracting procedure to construct a new City Hall facility. The delivery method was recently successfully utilized to construct Fire Station 74 and represented the PRC's first progressive D-B project to be awarded and completed. The success of the project and the lessons learned therein form a foundation for the City Hall project. We look forward to presenting our application to the Committee on April 28 and please do not hesitate to call with any questions prior to the meeting.

Sincerely,

Joe Schiessl, Director
Parks and Public Facilities
City of Richland

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 Richland
(b) Address:	2700 Duportail Street Richland, WA 99352
(c) Contact Person Name:	Joe Schiessl, Director of Parks & Public Facilities
(d) Phone Number:	509.942.7578 Fax: 509.942.7397
(e) E-mail:	jschiessl@ci.richland.wa.us

2. Brief Description of Proposed Project

The proposed project consists of a new approximately 44,000 SF Richland City Hall and Council Chambers that will consolidate over ten city departments currently spread out across three separate buildings. The design intent is to provide office, file, meeting and storage space accommodating 96 employees with a future growth capability to 110, and a new City Council chambers. The planned consolidation will group city services with the most public interaction in one location for streamlined access. The proposed scope also includes site improvements for parking for both public and city owned vehicles.

The proposed site is located at the intersection of Jadwin Ave and Swift Blvd, and is currently built out as a parking lot.

3. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 1,125,000
Estimated project construction costs (including constr. contingencies):	\$ 11,336,000
Equipment and furnishing costs	\$ 850,000
Contract administration costs (owner, cm etc.)	\$ 503,000
Contingencies (design & owner)	\$ 1,248,000
Other related project costs (Permits)	\$ 974,000
Sales Tax	<u>\$ 1,128,000</u>
Total	\$ 17,164,000

B. Funding Status

City Hall will be financed by issuing approximately \$16M in general obligation revenue bonds in addition to approximately \$2M cash. Debt will be serviced with new revenue as of 1-1-16

to the City's General Fund through an occupation tax to the Electric Utility in addition to General Fund revenue available 12-1-16 when debt is retired at the City Shops facility.

4. Anticipated Project Design and Construction Schedule

Activity	Projected Date
Procure D-B Project Management Consultant	Completed
PRC Presentation	28-Apr-16
D-B RFQ Advertisement	29-Apr-16
D-B SOQ Due	24-May-16
Shortlist finalist / Issue RFP	31-May-16
RFP Phase/Submittal due	02-Jun-16 thru 23-Jun-16
Select D-B Team	30-Jun-16
Notice to proceed	20-Jul-16
Design Phase	21-Jul-16 thru 23-May-17
AHJ Approval Phase	03-Apr-17 thru 01-May-17
Construction Phase	06-Apr-16 thru 31-Jul-18
Close Out Phase	31-Jul-18 thru 24-Oct-18

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 City and the Design-Builder will need to work together as a team to collaborate and manage the third party property transfers with the phasing and design of the project so that the various buildings and parking lots are phased in such a way as to maintain access to the Federal and City buildings while providing uninterrupted parking to both. In addition, the Design-Builder will assist the City in combining several City functions into one project while maintaining City services to its citizens.

The current City Hall is in such a state that the plumbing has deteriorated to the point where the building's useful life is quickly coming to an end. The City needs to replace this building as quickly as possible while maintaining City services to its citizens. Again, the collaborative process between the designer and constructor to manage the phases of the project will enhance the City's ability to do so.

- 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 projects, 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 these various projects were let out as design-bid-build, the City would have to not only wait for all of the various pieces to be designed and coordinate

the various entities providing the design, it would have to wait for the projects to be bid out on a low bid basis. Instead of having one Design-Builder coordinating the design, phasing, and construction of all of the Work, the City would be coordinating between the various contractors and would bear the risk if any of the contractors interfered with each other's scope. With one Design-Builder managing the entire project, the City can rest assured that the Design-Builder will efficiently manage the various scopes of Work within its control.

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 Richland's experience with progressive design-build in its Fire Station project provided a terrific example as to the ability of a design-builder to innovate and find solutions within a City's limited budget. The City only has a limited amount of funds to achieve many goals. Given the numerous stakeholders and moving parts in this project, the City needs a partner in the Design-Builder to assist it in managing all of these various constituencies and complexities.

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.

The public's interest will be served with having one entity responsible for the coordination of all of the various pieces of this project. By allowing the same entity to manage the schedule for the entire scope, that one entity can coordinate so that construction in one part of the project does not unnecessarily impede public access. 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 of Richland (City) has recently completed the successful progressive D-B Fire Station #74 and has the same D-B consultants under contract for the City Hall project. The City has hired Hill International, Inc., a professional organization that has the proven alternative contract delivery experience and team to assist with the management and administration of the D-B procurement and project. Additionally Robynne Parkinson, JD, DBIA will assist the City's general counsel 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 B.

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

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 COR legal Counsel Heather Kintzley.

Greg Heinz, Vice President Washington Practice, Hill International, Inc. Greg will serve as Principal-in-Charge to the City for its City Hall 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, 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 Pre-Bond services for the Spokane Public Facilities District's \$27M D-B Sportsplex project, serving as 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 City Hall project and be involved in 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 a Design Build certified professional.

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 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 Construction Manager for the City Hall project.

Todd Smith, Senior Estimator, Hill International, Inc. Todd possesses over 15 years of construction project controls experience with public and private owners. As a third generation general contractor, 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 City Hall 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 City Hall project.

Darrin Sweeney, Project Manager, City of Richland. Project Manager for the recently completed D-B City of Richland Fire Station. Darrin also possesses over 14 years of project management in the private sector using both traditional and alternative contracting methods. He worked as the project manager for the following projects: Hill Cumorah Visitor's Center & Infrastructure (Palmyra, New York 12,000 SF, \$9.3M), Historic Kirtland Village & Hwy Realignment (Kirtland, Ohio 11,000 SF, \$8.5M), Copper Ranch (Hailey, Idaho 50,000 SF \$14.5M) Wildcat Ranch (Aspen, Colorado 22,000 SF \$15M), Lucky L Ranch (Telluride, Colorado 14,000 SF \$9M). Additionally, he was the principal in charge for the following projects: Upper Valley Family Medicine Center (Rigby, Idaho 8,200 SF \$2.8M), Cedar Creek Dental Office (Rigby, Idaho 6,000 SF \$2M), The Arthritis Center (Rigby, Idaho 6,000 SF \$1.8M), The Villas (Ammon, Idaho 160,000 total SF residential + Infrastructure \$14M), Shakas Flying J (Idaho Falls, Idaho 4000 SF +7 fuel bays \$1.5M). Darrin will serve as the on-site project manager for the City of Richland City Hall project and will work closely with Hill International in all phases of the D-B process.

Joe Schiessl, Project Manager, City of Richland. Joe was the Project Director for the recently completed D-B City of Richland Fire Station. Joe also managed a \$1.5M federally funded revolving HUD funded housing affordable housing rehabilitation and new construction portfolio 2002-2011 for the City of Richland. He has also managed

streetscape and entryway monument design and construction projects 2002-2011 for the City of Richland and he served on the Building Committee for the Richland Public Library renovation and expansion project. He is a member of the American Institute of Certified Planners and holds a Master's Degree in Urban and Regional Planning. He is a member of the City of Richland's Executive Leadership Team and manages an annual budget of \$12.5M operations and maintenance and \$2-\$5M annual capital construction budget. Joe will provide oversight to the entire project team and coordinate the efforts of Hill International and the City of Richland.

Peter Rogalsky, Utilities, Site, and Infrastructure Advisor, City of Richland. Pete provided oversight for the City of Richland for the utility infrastructure and site work for the Fire Station Project. Pete is a Professional Civil Engineer responsible for local government infrastructure contracting for twenty-nine years. Between 1984 and 2004 had direct project management and contract administration responsibilities for professional services and construction contracts for hundreds of projects. Since 2004, as Public Works Director, oversees infrastructure planning, design, construction, and operations, including contract negotiations and conflict resolution. Pete will provide oversight for the City of Richland for the utility infrastructure and site work for the City Hall Project.

Heather Kintzley, City Attorney, City of Richland. Heather was involved with the D-B contract preparation and execution for the City of Richland for the Fire Station Project. Heather has been a practicing attorney in the State of Washington since August, 2004. Heather currently services as the City Attorney for the City of Richland, and prior to that spent seven years as an Assistant City Attorney for the City of Kennewick, with two of those years dedicated to Human Resources and Labor Relations. In her capacity as an Assistant City Attorney, Heather drafted legal memoranda on various municipal issues, including but not limited to land use, intellectual property, public bidding, First Amendment issues, bankruptcy, and public records law. Heather also has extensive trial and appellate experience from her early years as a felony criminal prosecutor. Heather's educational credentials include a Bachelor's Degree in Political Science from Washington State University (*summa cum laude*) and a Juris Doctorate from Gonzaga University School of Law (*summa cum laude*). Heather is also a member in good standing with the Washington State Bar Association, and serves as the Vice President of the Kennewick School District School Board, which has utilized the State's GC/CM alternative public works delivery method for numerous district construction projects.

Cathleen Koch, Financial Advisor, City of Richland. Cathleen has 15 years of local government financial expertise. She has been involved in various projects that include multiple funding sources such as local, state, and federal financing sources. Under Cathleen's financial leadership, the City of Richland affirmed its AA bond rating with Standard and Poor's for more than \$9 million in general obligation bonds to be used to construct utility and transportation infrastructure in the City's Revitalization Area for Industry, Science and Education (RAISE) and to construct a fiber optic structure to support the City's communications network. Standard and Poor's also affirmed the City of Richland's A+ bond rating for Electric Revenue Improvement and Refunding Bonds. Prior to coming to Richland, Cathleen oversaw both the financial and project management aspects of a \$2.9M Aquatic Center for the City of Prosser that included issuing bonds for \$1.8 million and grant funding from the State of Washington's Recreation and Conservation Office. The City of Prosser had an A+ bond rating from Standard and Poor's. Cathleen has continued to further her education and training and most recently graduated in June of 2013 with an Executive Masters of Public Administration from the University of Washington's Evans Schools of Public Affairs and

has a Bachelor's of Business Administration in Accounting and Human Resources Management from the University of New Mexico.

- 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.

Joe Schiessl served as Project Director and Darrin Sweeney served as Construction Manager for the D-B Richland Fire Station project. Both Joe and Darrin were intimately involved with the project from inception to close out.

The City of Richland's project management consultant Hill International has demonstrated successful owner's representative services on the following relevant D-B projects: Pre-Bond services for the \$27M SPFD Sportsplex 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 was 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 of Richland, 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 of Richland Legal Counsel, Heather Kintzley 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 – The City's Project Director, Joe Schiessl, with support from Project Manager, Darrin Sweeney and the Richland Project Committee with assistance from Hill will plan, coordinate and execute all phases of the City Hall.

Authority and decision making responsibility will be provided by the Project Director with implementations by Darrin Sweeney and the Project Team. Hill will make appropriate recommendations on courses of action and strategies throughout the entire project. Matt Walker, AIA, CCM, DBIA, is committed to the day to day operations and functioning of the Hill team and will be overall responsible to the City Project Director.

The D-B Selection Committee will review the D-B contractor's RFQs and RFPs and make recommendations of D-B Team shortlisting and D-B selection to the City Manager.

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 (www.ci.richland.wa.us). During the RFP phase the Selection Committee and Hill will meet with a maximum of three firms in proprietary meetings to review design concepts, discuss objectives and project approach, and provide feedback. Once a D-B Team is selected, the Project Committee will meet regularly with the D-B Team during the design phase and partake in interim reviews of the design to ensure that the City's expectations and vision of finished project are achieved. Progress will be reported to the Project Director, City Manager, Project Committee, 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 – The City's Accounting Department will manage and track the project finances using City of Richland account codes. Hill will be available on call to provide assistance as needed similar to the Fire Station project. Financial accounting and reporting will be provided to, the Project Director, City Manager and Project Committee.

The City will maintain its own contingency and Owner's Management Reserve line item in the 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. Up to 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. The proposal submissions 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 efficiency, 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, and Hill International 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 Attachment 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 Richland 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:  _____

Name: (please print) Joe Schiessl

Title: Director of Parks and Public Facilities

Date: 04/04/2016

Activity ID	Activity Description	Orig Dur	Start	Finish	2016												2017												2018												2019	
					F	M	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	O	N	D	
00	PROJECT START	0	01-Mar-16		◆ 01-Mar-16, PROJECT START																																					
05	SUBMIT PRC APPLICATION	1	04-Apr-16	04-Apr-16	SUBMIT PRC APPLICATION																																					
10	PRESENT TO PRC	1	28-Apr-16	28-Apr-16	PRESENT TO PRC																																					
15	PREPARE DB RFQ	16	07-Apr-16	28-Apr-16	■ PREPARE DB RFQ																																					
25	ADVERTISE FOR DB SERVICES	1	29-Apr-16	29-Apr-16	ADVERTISE FOR DB SERVICES																																					
26	INFORMATIONAL MTG	1	04-May-16	04-May-16	INFORMATIONAL MTG																																					
30	RFQ PERIOD	18	29-Apr-16	24-May-16	■ RFQ PERIOD																																					
35	DB SOQs DUE	0		24-May-16	◆ 24-May-16, DB SOQs DUE																																					
40	EVALUATE SOQs	5	24-May-16	31-May-16	■ EVALUATE SOQs																																					
20	PREPARE DB RFP	39	07-Apr-16	02-Jun-16	■ PREPARE DB RFP																																					
45	ISSUE RFP	1	02-Jun-16	02-Jun-16	ISSUE RFP																																					
51	PROPRIETARY MEETINGS	1	07-Jun-16	07-Jun-16	PROPRIETARY MEETINGS																																					
50	RFP PERIOD	15	02-Jun-16	23-Jun-16	■ RFP PERIOD																																					
55	PROPOSALS DUE	0	23-Jun-16	23-Jun-16	PROPOSALS DUE																																					
60	PROPOSAL EVALUATION	5	23-Jun-16	30-Jun-16	■ PROPOSAL EVALUATION																																					
65	NOTIFY HIGHEST SCORED FINALIST	0		30-Jun-16	◆ 30-Jun-16, NOTIFY HIGHEST SCORED FINALIST																																					
70	NEGOTIATE CONTRACT	14	30-Jun-16	20-Jul-16	■ NEGOTIATE CONTRACT																																					
75	ISSUE NTP	0	20-Jul-16		◆ 20-Jul-16, ISSUE NTP																																					
80	BOND SALE	87	01-Dec-16	05-Apr-17	■ BOND SALE																																					
90	DESIGN PHASE	213	21-Jul-16	23-May-17	■ DESIGN PHASE																																					
95	CONSTRUCTION PHASE	334	06-Apr-17	31-Jul-18	■ CONSTRUCTION PHASE																																					
100	CLOSEOUT PHASE	60	31-Jul-18	24-Oct-18	■ CLOSEOUT PHASE																																					
110	PROJECT COMPLETION	0		31-Oct-18*	◆ 31-Oct-18*, PROJECT COMPLETION																																					

Start Date: 01-Mar-16
Finish Date 31-Oct-18
Data Date: 01-Mar-16
Run Date: 04-Apr-16 09:13

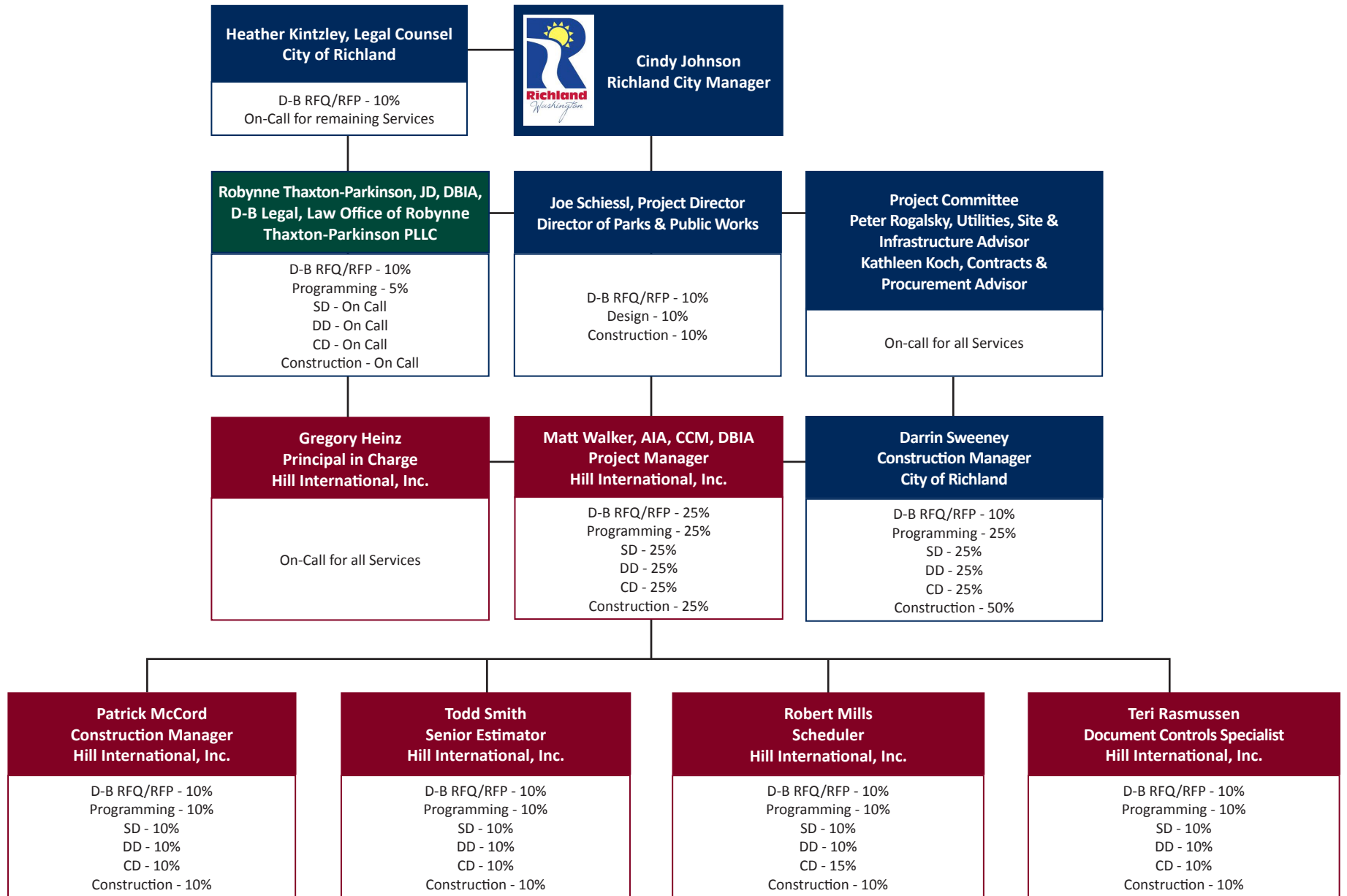
ATTACHMENT B

Page 1 of 1
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CITY HALL PROJECT City of Richland Preliminary Master Schedule

Actual Work
Remaining Work
Critical Remaining Work
Milestone

ATTACHMENT 'B'



**ATTACHMENT D
CITY OF RICHLAND
D-B PROJECT APPLICATION**

CITY OF RICHLAND 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		
Joe Schiessl Director of Parks & Public Facilities	Joe has worked for the City of Richland for 16 years and held various roles including economic development, planning, affordable housing, capital projects and currently as Dept director of Parks and Public Facilities. He has a bachelor of science from WSU in environmental science and regional planning and a Masters of Urban and Regional Planning from EWU. Joe managed federal affordable housing DB projects for 10 years and was the project director for Fire Station #74.	Fire Station #74	12,000 SF	D-B	PD	PD	PD	2014	Present
Darrin Sweeney, Parks & Facilities Supervisor	Darrin has over 10 years experience in the construction industry as a project manager and as a company owner. He has managed several private Design Build projects across the country including projects in New York, Ohio, Florida, Colorado, Wyoming, and Idaho. He holds a degree in Construction Management from Brigham Young University. He was the	Fire Station #74	12,000 SF	D-B	PM	PM	PM	2014	Present
		Upper Valley Family Medicine Center	10,000 SF	D-B	PM	PM	PM	2009	2010
		Cedar Creek Dental Center	8,500	D-B	PM	PM	PM	2010	
		The Arthritis Center	9,000	D-B	PM	PM	PM	2011	
		Shakas Flying J	13,000	D-B	PM	PM	PM	2008	
		Historic Kirtland Village	15,000	D-B	PM	PM	PM	2004	
		Hill Cumorah Visitor's Center	16,000	D-B	PM	PM	PM	2003	
Robynne Parkinson, JD, DBIA, Law offices of Robynne Parkinson, PLLC	Collaborate with COR City Hall 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

**ATTACHMENT D
CITY OF RICHLAND
D-B PROJECT APPLICATION**

CITY OF RICHLAND PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE									
					Role during Project Phases				
Name	Summary of Experience	Project Names	Project Size	Project Type	Planning	Design	Construct	Role Start	Role Finish
Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience									
Greg Heinz	Serves as Principal-In-Charge on the COR City Hall 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
Matthew J. Walker AIA, CCM, DBIA	Serves as Project Manager for the COR City Hall Project; 29 years experience in architecture, PM/CM and 13 yearsof experience with WA State public works alternate construction contract methods	SPFD Sportsplex	\$27M, 100K SF	D-B	PM			Aug-16	Present
		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
Pat McCord	Serves at the Construction Manager for the COR City Hall 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
Todd Smith	Serves as the Senior Estimator for the COR City Hall Project, 15 years experience in CM, GC project engineer, project scheduling and MACC/GMP estimates reconciliation	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
		Confederated Tribes of the Colville Reservation, Government Center	\$44M, 176k SF	GC/CM		PM	CM/PM	Apr-14	Dec-15
		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/ CM	Apr-10	Mar-13
		GSA Region 10 - Curlew Border Station Boiler Replacement	\$400k, 3.5k SF	D-B	PM	PM	CM/PM	Sep-10	Dec-11
		Kalispel Tribe Economic Authority, Legacy Landing	\$5.4M, 5k SF	D-B	PM	PM	CM/PM	Jan-10	Nov-10

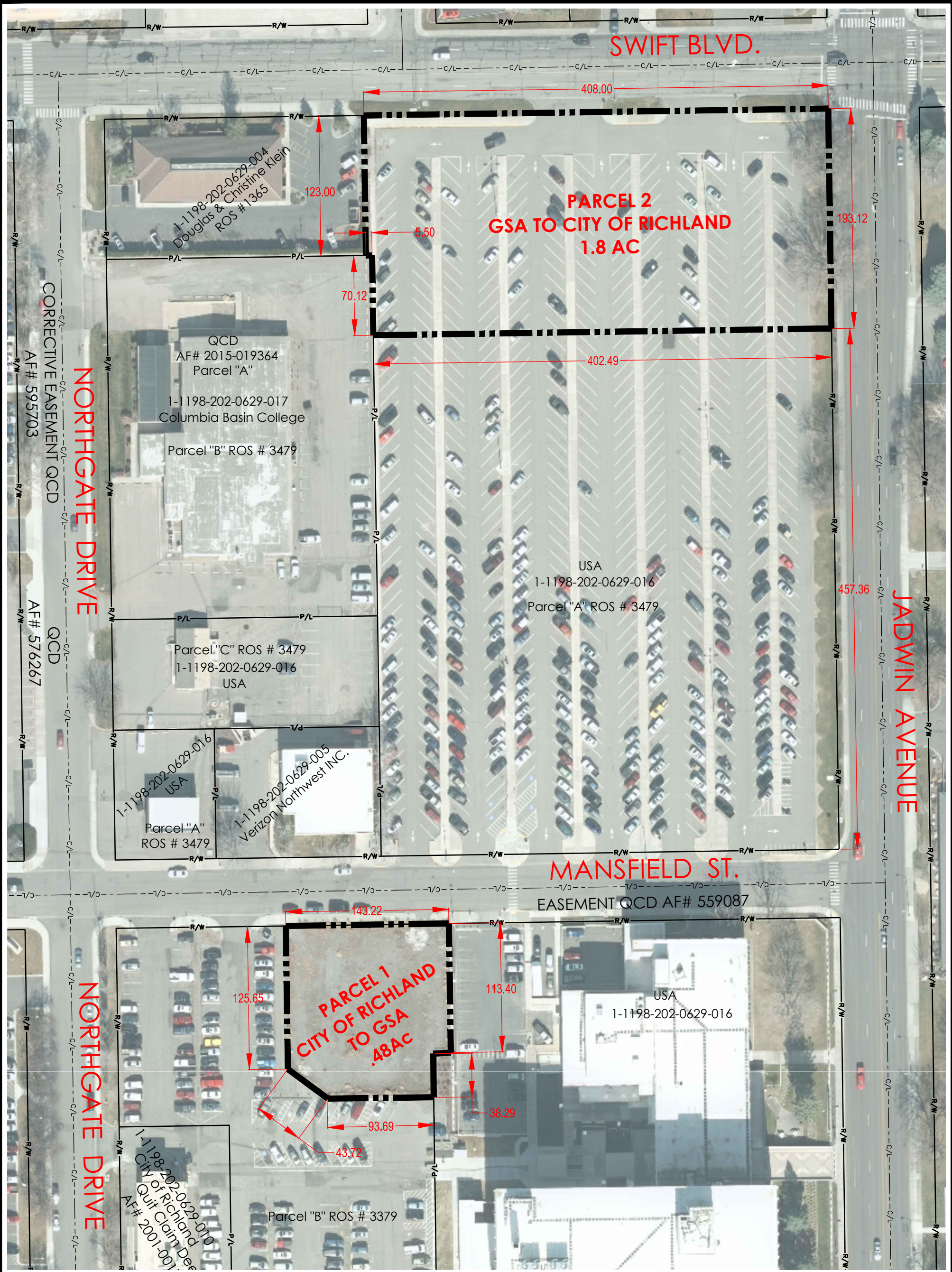
ATTACHMENT D
CITY OF RICHLAND
D-B PROJECT APPLICATION

CITY OF RICHLAND 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		
		Kalispel Tribe Economic Authority, Northern Quest Resort & Casino Expansion	\$210M, 275k SF	GC/CM	CM/ Estimator	CM/ Estimator	CM/ Estimator	Mar-08	Dec-09
		Steilacoom High School Addition & Modernization	\$31M, 133K SF	GC/CM	Project Controls	Project Controls	Project Controls	Jun-05	Feb-10
Robert Mills	Serves as the Scheduler for the COR City Hall, 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

City of Richland - Construction History
ATTACHMENT E

CITY OF RICHLAND PUBLIC WORKS CONSTRUCTION HISTORY													
No.	Project Name	Project Description	Total Project Cost	Delivery Method	Lead Design Firm	General Contractor or DB	Planned Start	Actual Start	Planned Finish	Actual Finish	Construction or DB Planned Budget	Construction or DB Actual Budget	Reason for Budget or schedule overrun
1	Richland Fire Station #74	New 12,000 SF, 4 bay fire station	\$3.6M	D-B	Architects West	Leonne & Keeble	Jun-15	Jun-15	May-15	Jun-15	\$2.86M	\$2.89M	DB requested time extension Owner change orders
2	Wine Science Center	Viticulture research lab and teaching facility	\$23M	D-B	ALSC Architects	Lydig Construction	Sep-13	Oct-13	Jul-14	Dec-14	\$15.25M	\$16.95M	Scope Adjustments and Construction Delays
3	Richland Public Library Expansion	58,000 SF Renovation and Addition to the City of Richland Public Library	\$17.1M	D-B-B		Chervenell	Jan-08	Jan-08	Jul-09	Jul-09	\$17.2M	\$17.1M	
4	IT Data Center Expansion	Improvement/addition	\$1.42M	D-B-B		Siefken & Sons	Jul-10	Jul-10	Dec-14	Dec-14	\$1.4M	\$1.42M	Owner Requested change orders
5	Bellerive Dr. Extension & Claybell Park Improvements	Extend Bellerive Drive and install Claybell park	\$1.29M	D-B-B		Culbert Construction	Mar-13	Mar-13	Aug-13	Aug-13	\$1.38M	\$1.29M	
6	Logston Utility Corridor	Groundwater dewatering system	\$2.9M	D-B-B		Rotschy, Inc	Jan-13	Jan-13	Sep-13	Sep-13	\$2.9M	\$2.9M	
7	Stevens/Mahan Water Main Replacement & 2012 Stevens Overlay	Replace Water Main and Overlay Steven's	\$1.3M	D-B-B		G.A.M.E. Inc.	Apr-13	Apr-13	Oct-13	Oct-13	\$1.15M	\$1.3M	Owner Requested Change Orders
8	Keene Road Phase 3B	Conversion of an abandoned railroad bridge to a pedestrian walk	\$3.6M	D-B-B		West Company	Aug-11	Aug-11	Sep-12	Sep-12	\$3.6M	\$3.6M	
9	Keene Road and Queensgate Overlay	Widening Keene Road including water and sewer extensions	\$3.1M	D-B-B		Apollo, Inc	Sep-10	Sep-16	Oct-11	Oct-11	\$3.1M	\$3.1M	
10	Wastewater Treatment Aeration Basin Modifications	Conversion of an aeration basin from Mechanical mixing to air diffusion system	\$2.6M	D-B-B		TEK Construction	Mar-10	Mar-10	May-11	May-11	\$2.6M	\$2.6M	
11	Broadmoor Sewer Improvements	Improve Sewer along Broadmoor	\$1.1M	D-B-B		Johansen Construction	Sep-10	Sep-10	May-11	May-11	\$1.3M	\$1.1M	
PREVIOUS PRIVATE D-B PROJECTS COMPLETED BY DARRIN SWEENEY													
1	Upper Valley Family Medicine Center	Design and Construct a new Medical Facility	\$2.8M	D-B		The HighPointe Companies	Oct-09	Oct-09	May-10	May-10	\$2.9M	\$2.8M	

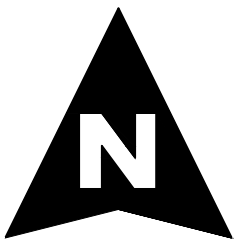
2	Cedar Creek Dental Center	Design and Construct a new Dental Office and tenant space	\$1.8M	D-B		The HighPointe Companies	Mar-10	Mar-10	May-10	May-10	\$1.8M	\$1.8M	
3	The Arthritis Center	Design and construct a new arthritis treatment facility	\$1.8M	D-B		The HighPointe Companies	Aug-11	Aug-11	Oct-11	Oct-11	\$1.5M	\$1.8M	Owner requested additional tenant space and living quarters
4	Shakas Flying J	Design and Build a new convenience store and Flying J service station	\$980K	D-B		The HighPointe Companies	Apr-08	Apr-08	Sep-08	Sep-08	\$850K	\$980K	Owner added additional fuel bay and interior amenities



COR/GSA LAND EXCHANGE EXHIBIT

CITY OF RICHLAND

840 NORTHGATE DRIVE
RICHLAND, WA. 99352
OFFICE (509) 942-7512
FAX (509) 627-2994



ATTACHMENT 'F'

CLIENT: Economic Development Department

DRAWN BY: b.lopez

CHECKED BY: DRPJR

SCALE: 1"=80'

DATE: 12-01-15

PAGE 1/1