



SPOKANE
PUBLIC FACILITIES
DISTRICT

July 26, 2017

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

Reference: Spokane Public Facilities District Application for Project Approval Using Progressive Design-Build (PDB) Alternative Public Works Contract Delivery for the INB Performing Arts Center Renovation

Dear Mr. Hall:

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

The SPFD has blocked out 180 days next year in order to upgrade the INB Performing Arts Center. The proposed project includes five major areas of improvements; auditorium, back stage, lobby, music room, and building systems. These upgrades are critical to keeping the performing arts center an inviting and engaging venue for years to come.

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 this fall. The project will be funded by the sale of District bonds.

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 Progressive D-B delivery method facilitates the developing of a methodology for specialized work in an existing building and allows the project schedule to be realized and the building put back into service. We are eager to use the Progressive D-B process and secure a team that will bring 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)-279-7000 or email at ktwohig@spokanepfd.org.

Thank you for your consideration of our application.

Sincerely,

Kevin Twohig, CFE
Chief Executive Officer

cc: Spokane Public Facilities District Board of Directors
Talia Baker, Capital Projects Advisory Review Board Support

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: | Spokane Public Facilities District |
| (b) Address: | 720 West Mallon Avenue Spokane, WA 99201 |
| (c) Contact Person Name: | Kevin Twohig, CFE, CEO |
| (d) Phone Number: | 509.279.7001 Fax: 509.279.7050 |
| (e) E-mail: | ktwohig@spokanepfd.org |

2. Brief Description of Proposed Project

The Spokane Public Facilities District (“SPFD” or “District”) is seeking Project Review Committee approval of a fixed GMP, flexible scope progressive design-build project for the INB Performance Arts Center.

The INB Performing Arts Center was constructed for Expo '74 and is in need of major upgrades and improvements in order to be competitive with today's performance venues. The District has blocked out 180 calendar days (May 1 - October 28) for the upgrade work to be completed in 2018.

The project consists of five major scopes of work: Auditorium accessibility, Backstage circulation improvements, Lobby upgrades, Music Room improvements, and Building System upgrades. The auditorium upgrades include improving ADA accessibility and replacing all seating. The back stage improvements include adding an elevator and upgrading dressing rooms. Lobby improvements include removing asbestos, replacing the ceiling, finish upgrades and lighting enhancements. Music Room improvements include ADA upgrades and providing an exterior retractable glass wall. Building system upgrades include replacing the existing curtainwall system and upgrading electrical and mechanical systems.

3. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (Legal, specialty consultants, etc.)	75,000
Estimated Design & Construction cost	17,200,000
Equipment and furnishings costs	100,000
Contract administration costs (owner, cm, etc.)	50,000
Owner Contingencies	878,000
Other related project cost (Bldg. permit, advertising, etc.)	183,500
Sales Tax	1,513,500
Total	\$20,000,000

B. Funding Status

The project has a budget of \$20 Million which will be funded by the sale of District bonds.

4. Anticipated Project Design and Construction Schedule

The project schedule summary is:

Project Review Committee DB Project Presentation	8/23/2017
Advertise RFQ	8/24/2017
Issue Request for Qualifications:	8/24/2017
Statements of Qualifications Due	9/8/2017
Scoring of SOQs and Finalists Selection completed:	9/12/2017
Issue Request for Proposals:	9/15/2017
Individual proprietary meeting with each Finalist	9/29/2017
Proposals Due	10/6/2017
Notify Highest Scored Finalist	10/10/2017
Notice to Proceed:	10/18/2017
Design Phase	10/19/17 -07/02/18
Construction Phase	5/1/18 – 10/26/18
Closeout Phase	10/29/18 – 12/31/18

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?
- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.
- If significant savings in project delivery time would be realized, explain how D-B can achieve time savings on this project.

One of the chief benefits from design-build delivery is the ability of the constructor to collaborate with the designer and owner early in the design process to increase the efficiency and innovation of the project. In this project, the Design-Builder will work closely with the designer to develop scope of work packages that are well coordinated and phased and that can be completed within the limited construction time frame. Early Design-Builder involvement will also allow for purchasing of long lead items that can be incorporated seamlessly into the construction phase of the project.

Further, with a fixed GMP, flexible scope approach, the District has the capacity to select amenities and substitute scope between the various aspects of the project based on price and schedule certainty from the design-build team.

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 District desires approval to use progressive design-build so that the District can reduce its risks associated with construction costs. 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. Collaboration between constructor, designer and owner to verify budget and scope prior to bidding will significantly reduce the risk of any “bid day surprises” related to this project.

- 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.

If this project were a traditional design-bid-build delivery, the design process/construction documents would not have the benefit of early contractor involvement to vet out construction scheduling impacts and would be more at risk

for schedule delays and negative impacts on District operations due to not being able to achieve substantial completion.

Further, the enhanced warranty, or benefit of a single contract for design and construction, provided by the design-builder for the performance of the project provides greater protection of public funds for issues with defective construction or the inability to comply with the warranty.

7. Public Body Qualifications

Please provide:

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

Given the District's Washington State Public Works alternate delivery experience and 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 completed Convention Center Completion project to assist with management and administration of the D-B procurement and project. A project organizational chart, indicating planned staff and consultant roles is shown on 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 District Board, the Project Committee and the D-B contractor. He will oversee the Hill consultant team that provides the Owner with the D-B professional procurement/management contract experience and services for the proposed INB Performing Arts Center project. His prior experience in Washington State alternate public works contract delivery method serving in the same capacity with the District include the \$4 million Spokane Veterans Memorial Arena renovation, the \$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, Associate 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 District on its \$4 million Spokane Veterans Memorial Arena renovation, the \$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 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 District on its \$4 million Spokane Veterans Memorial Arena renovation, the \$55 million D-B Convention Center Completion project and its \$90 million GC/CM Convention Expansion project in 2005-06.

David Gebhardt, Project/Operations Manager. Dave has served as the District Operations Manager since 2003. His prior experience in Washington State alternate public works contract delivery method was serving in the same capacity with the District on its \$4 million Spokane Veterans Memorial Arena renovation, the \$55 million D-B Convention Center Completion project and its \$90 million GC/CM Convention Center Expansion project in 2005-06. David will serve as project manager for this project.

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), the Spokane Veterans Memorial Arena Renovation (\$4 million) and the City of Airway Heights Recreation Complex Project (\$14 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 craft the D-B contract, RFP and other contractual documents and advise the District on the D-B procurement process and contract negotiations.

Greg Heinz, Vice President Washington Practice, Hill International, Inc.

Greg will serve as Principal-in-Charge to the District for this 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, Design Build Advisor, 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 Spokane's \$11.3M Post Street Bridge Replacement project, the City of Airway Heights' \$14M Recreation Complex and the City of Richland's \$18M City Hall project; serving as Project Manager for the City of Spokane's D-B Pavilion Renovation project; served 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 in 2005, the \$17.8M Wellpinit High/Middle School GC/CM Modernization project and served 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 INB Performing Arts Center Renovation 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, 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 Project Manager for the City of Airway Heights' \$14M D-B Recreation Complex, the estimator for the City of Richland's \$3.5M D-B Fire Station #74; served 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 INB Renovation project. Patrick is a member of the Design Build Institute of America (DBIA) and completed his DBIA certification workshop training in January.

Rob Mills, Project Engineer 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 is currently providing

monthly schedule review for three GC/CM projects for the Wenatchee School District.

- 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 INB Performing Arts Center 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 listed in attachment D.

- The qualifications of the existing or planned project manager and consultants.

Please refer to 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: D-B Advisor for the City of Spokane's \$11.3M Post Street Bridge Replacement, the City of Airway Heights' \$14M Recreation Complex and the City of Richland's \$18M City Hall project; serving as Project Manager for the City of Spokane's \$14.5M Pavilion Renovation project; previous experience includes City of Richland \$3.5M Fire Station #74, the \$55M SPFD Spokane Convention Center Completion project, and the GSA's \$43M Foley Courthouse Modernization. Hill served as the owner's D-B PM and/or D-B Advisor 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 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 District, 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 and Project Manager will direct and guide the Hill team as it monitors and oversees the project. 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 engaged in the recommendations on courses of action and strategies throughout the project. Matt Walker, AIA, CCM, DBIA reports directly to Dave Gebhardt, Project

Manager. 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 Spokane Veterans Memorial Arena renovation project.

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) for additional project information. During the selection phase the Project Committee/Project Manager and Hill will meet with 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. 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 District will manage the project finances. District 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.

The District will maintain its own contingency line item in the project budget to address unforeseen condition 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 project schedule will be provided in the D-B RFQ/P documents. The final project schedule will be confirmed by the D-B team during the validation period. 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. To save time for the proposing Firms and the District, the SOQ deliverables will be required to be succinct with a focus on team members and relevant project experience. Submittals will be reviewed and scored by the SPFD Project Committee 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.

The District will provide an honorarium to the shortlisted firms that are not selected for the project.

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

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 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:

Please refer to Attachment E

9. Preliminary Concepts, sketches or plans depicting the 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 on any District project.

Caution to Applicants

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

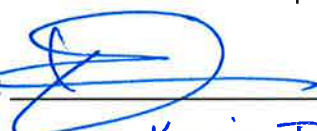
I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: _____

Name: (please print) _____

Title: _____

Date: _____



Kevin Twohig

CEO

7/28/17

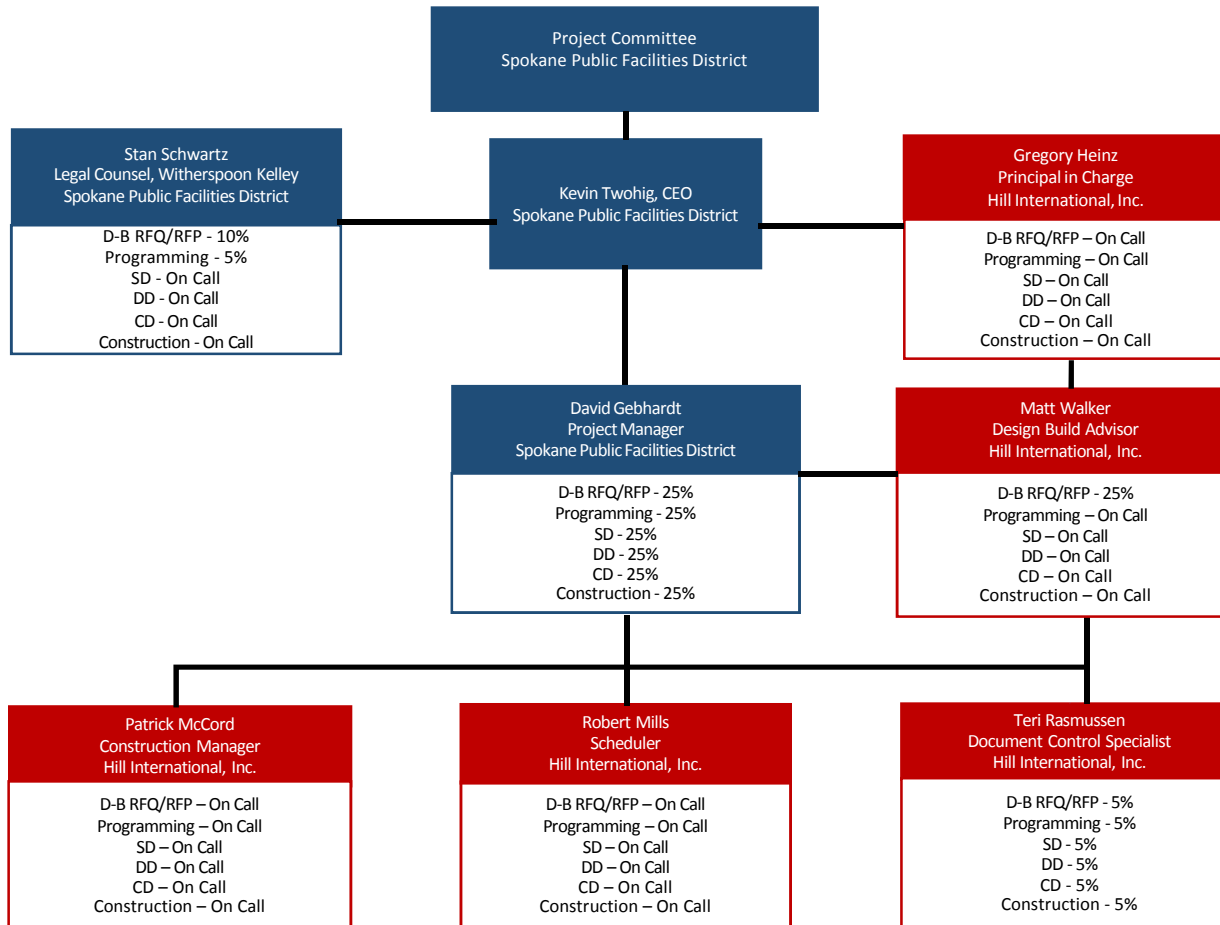
SPOKANE PUBLIC FACILITIES DISTRICT

INB PERFORMING ARTS CENTER RENOVATION

Activity Description	Start	Finish	2017												2018												2019						
			y	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul				
PREPARE / SUBMIT PRC APP	27-Jun-17	01-Aug-17			█																							PREPARE / SUBMIT PRC APP					
PRESENT TO PRC		23-Aug-17																										◆ PRESENT TO PRC					
ADVERTISE FOR DB SERVICES / ISSUE RFQ	24-Aug-17																											◆ ADVERTISE FOR DB SERVICES / ISSUE RFQ					
RFQ PERIOD	24-Aug-17	08-Sep-17			█																							█ RFQ PERIOD					
ANNOUNCE SHORT LISTED FIRMS		12-Sep-17																										◆ ANNOUNCE SHORT LISTED FIRMS					
ISSUE RFP / RFP PERIOD	15-Sep-17	06-Oct-17																										█ ISSUE RFP / RFP PERIOD					
PROPRIETARY MEETING		29-Sep-17																										◆ PROPRIETARY MEETING					
FINALIST SELECTED	09-Oct-17																											◆ FINALIST SELECTED					
SPFD BOARD MEETING / CONTRACT APPROVAL		17-Oct-17																										◆ SPFD BOARD MEETING / CONTRACT APPROVAL					
NOTICE TO PROCEED	18-Oct-17																											◆ NOTICE TO PROCEED					
VALIDATION PHASE	19-Oct-17	31-Jan-18																										█ VALIDATION PHASE					
GMP AMENDMENT NEGOTIATIONS	01-Feb-18	21-Feb-18																										█ GMP AMENDMENT NEGOTIATIONS					
DESIGN PHASE	01-Feb-18	02-Jul-18																										█ DESIGN PHASE					
CONSTRUCTION PHASE	01-May-18	26-Oct-18																										█ CONSTRUCTION PHASE					
CLOSEOUT PHASE	29-Oct-18	31-Dec-18																										█ CLOSEOUT PHASE					
PROJECT COMPLETION		31-Dec-18																										◆ PROJECT COMPLETION					



Organization Chart



**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		
Spokane Public Facilities District Staff Recent/Relevant Alternate Contract Delivery Experience									
Kevin Twohig, Chief Executive Officer	Serves as the SPFD CEO and is a member of the Project Committee	SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	CEO	CEO	CEO	May-16	Ongoing
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	CEO	CEO	CEO	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	CEO	CEO	CEO	Oct-02	Dec-06
David Gebhardt, Operations Manager	Serves as the SPFD Project/Operations Manager and is a member of the Project Committee	SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	OPS Mgr	OPS Mgr	OPS Mgr	May-16	Ongoing
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	OPS Mgr	OPS Mgr	OPS Mgr	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	OPS Mgr	OPS Mgr	OPS Mgr	Oct-02	Dec-06
Mick McDowell, SPFD Board Member	Serves as chair of the Project Committee	SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	Board Member	Board Member	Board Member	May-16	Ongoing
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	Board Member	Board Member	Board Member	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	Board Member	Board Member	Board Member	Apr-04	Dec-06
Larry Soehren, SPFD Board Chair	Serves as member of the Project Committee	SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	Board Member	Board Member	Board Member	May-16	Ongoing
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	Board Member	Board Member	Board Member	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	Board Member	Board Member	Board Member	Apr-04	Dec-06
Spokane Public Facilities District Legal Counsel Recent/Relevant Alternate Contract Delivery Experience									
Stanley M. Schwartz, Principal, Witherspoon-Kelley	Serves as general counsel to the SPFD	SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	General Counsel	General Counsel	General Counsel	May-16	Ongoing
		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
Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience									
Greg Heinz	Serves as Principal-In-Charge on the SPFD INB Renovation 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
		SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	PIC			May-16	Jul-16
		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 Design Build Advisor for the SPFD INB Renovation Project; 30 years experience in architecture, PM/CM and 13 years of experience with WA State public works alternate construction contract methods	Post Street Bridge Replacement Project	\$11.3M	P-D-B	DB Advisor	DB Advisor	DB Advisor	May-17	Ongoing
		City of Airway Heights Recreation Complex	\$11.4M, 35K SF	P-D-B	DB Advisor	DB Advisor	DB Advisor	Jan-17	Ongoing
		Riverfront Park Pavilion	\$19.7M, 90K SF	P-D-B	PM	PM	PM	Dec-16	Ongoing
		SPFD Veterans Memorial Arena Renovations	\$4M, 10K SF	P-D-B	DB Advisor			May-16	Jul-16
		City of Richland City Hall Project	\$18M, 40K SF	D-B	PM	PM	PM	Mar-16	Aug-16
		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

**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		
Patrick McCord	Serves at the Project/Construction Manager for the SPFD INB Renovation Project; 27 years experience with public works and negotiated private construction experience; served as PM for general contractor	City of Airway Heights Recreation Complex	\$11.4M, 35K SF	P-D-B	PM	PM	PM	Jan-17	Ongoing
		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
Robert Mills	Serves as the Scheduler for the SPFD INB Renovation Project, 14 years experience in project controls	Ellensburg Morgan Middle School Project	\$44M, 119K SF	GC/CM		PC	PC	Jul-15	Feb-17
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM		PC	PC	Apr-15	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM		PC	PC	Apr-15	Oct-16
		Wenatchee School District No. 246, Lincoln Elementary School	\$23.7M, 82K SF	GC/CM		PC	PC	Apr-15	Nov-16
		UW Bioengineering-Genome Sciences Building	\$150M, 265K SF	GC/CM	PC	PC	PC	May-03	May-06

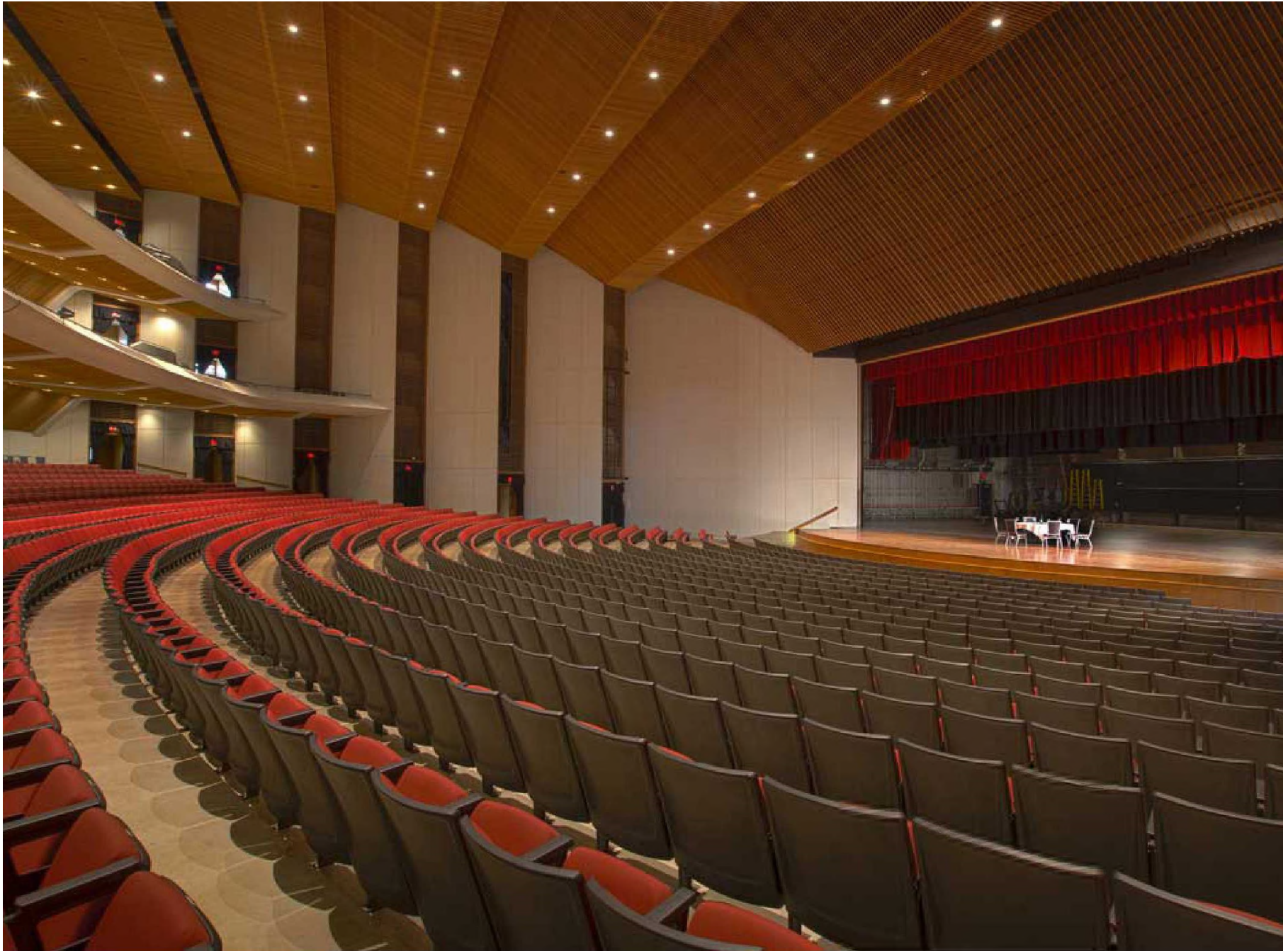
SPOKANE PUBLIC FACILITY DISTRICT CONSTRUCTION HISTORY 2006 - 2015

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 Veterans Memorial Arena Renovation	Veterans Memorial Arena renovation	Garco DB team	P-D-B	2017	2017	2017	underway	\$4M	\$5.5M	Added scope
2	Spokane Veterans Memorial Arena 720 W. Mallon Ave. Renovation	720 Admin Building, complete renovation	Dardan Enterprises	D-B-B	2015	2016	2015	2016	\$2M	\$2M	NA
3	Spokane Veterans Memorial Arena Tap Room	Remodel	Yost, Mooney & Pugh Contractors, Inc.	D-B-B	2015	2015	2015	2015	\$175K	\$175K	NA
4	Spokane Convention Center Completion	90,000 SF New Addition and improvements to existing facility	Garco DB Team	D-B	2013	2015	2013	2015	\$50M	\$50.6M	Pre-DB expense, project development
5	Spokane Convention Center Skywalk	Skywalk added over Spokane Falls Blvd to new hotel	Garco DB Team	D-B-B	2014	2015	2014	2015	\$1.75M	\$1.75M	
6	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
7	INB Loading Dock	Improvement/addition	Schimmels	D-B-B	May-07	Dec-07	May-07	Nov-07	\$1.5M	\$1.2M	
8	Spokane 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
9	Arena NW Grille/ Absolut Grill	New F&B for Arena	Lydig	D-B-B	May-08	Dec-08	May-08	Dec-08	\$1.8M	\$1.6M	
10	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
11	Arena Sound System	Upgrade	CCI	D-B-B	Aug-09	Oct-09	Aug-09	Oct-09	\$607K	\$618K	Additional scope added to the project
12	Ag Trade Re-Roof	Re-Roof	Cobra	D-B-B	Apr-10	Jun-10	Apr-10	Jun-10	\$600K	\$492K	

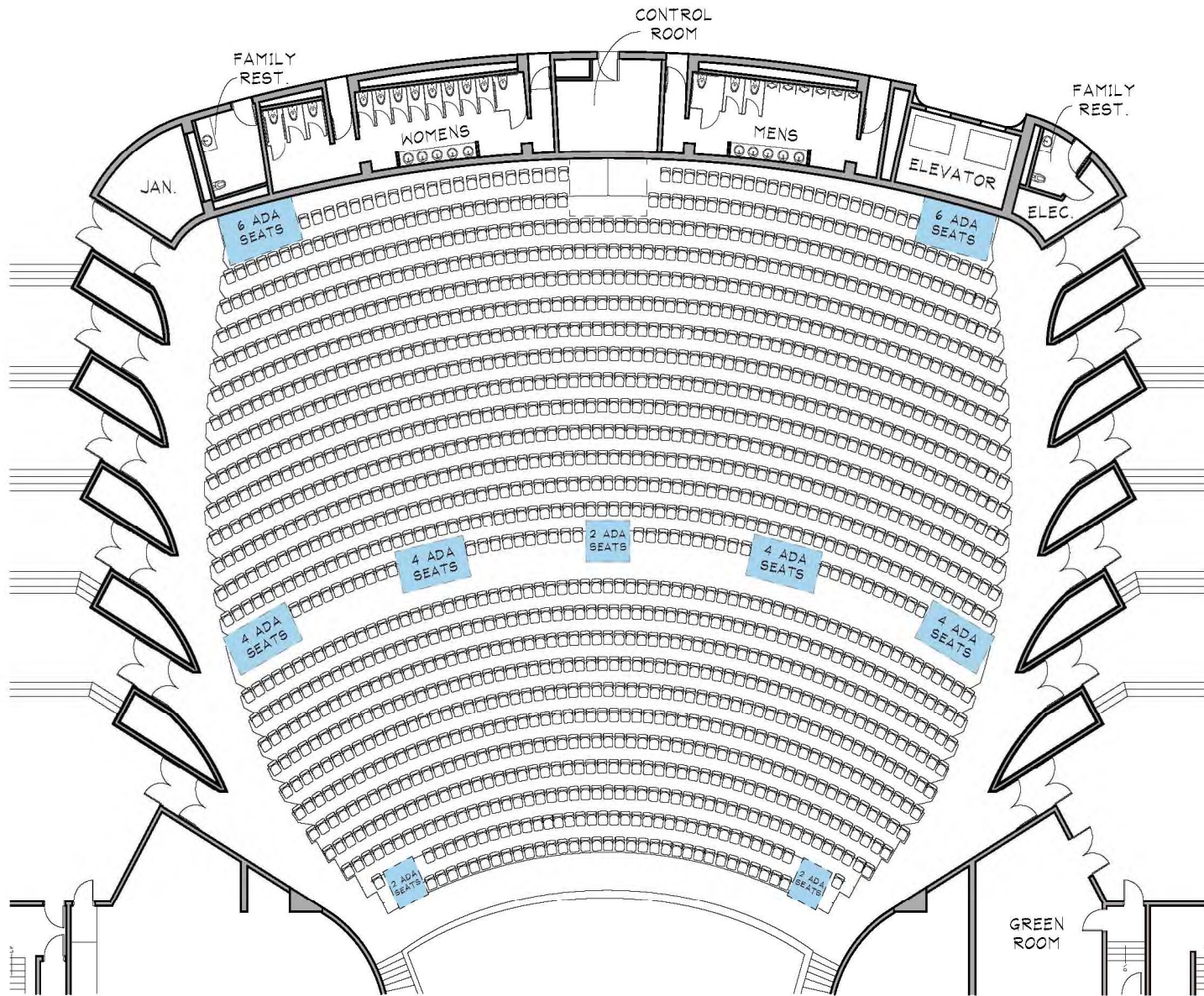
Project #	Project Name	Project Description	Contractor	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
13	INB Backstage	Upgrade/Remodel	Walker	D-B-B	Mar-10	May-10	Mar-10	May-10	\$95K	\$95K	
14	Limerick Pub	New F&B venue on Arena concourse	Garco	D-B-B	Aug-11	Oct-11	Aug-11	Oct-11	\$156K	\$161K	Owner requested change order
15	INB Backstage Entry	Upgrade/improve security	Walker	D-B-B	Aug-11	Oct-11	Aug-11	Oct-11	\$98K	\$98K	
16	Arena Lighting	Control upgrade/Retrofit	Garco/PowerCity	D-B-B	May-12	Sep-12	May-12	Nearing Completion	\$826K	Tracking Costs	
17	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	



**INB Renovation
Attachment F - Renderings**



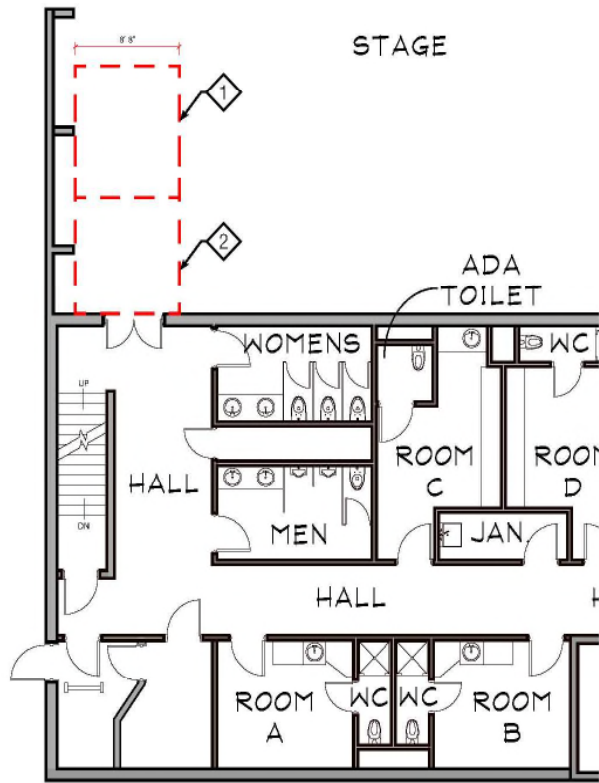
**INB Renovation
Attachment F - Renderings**



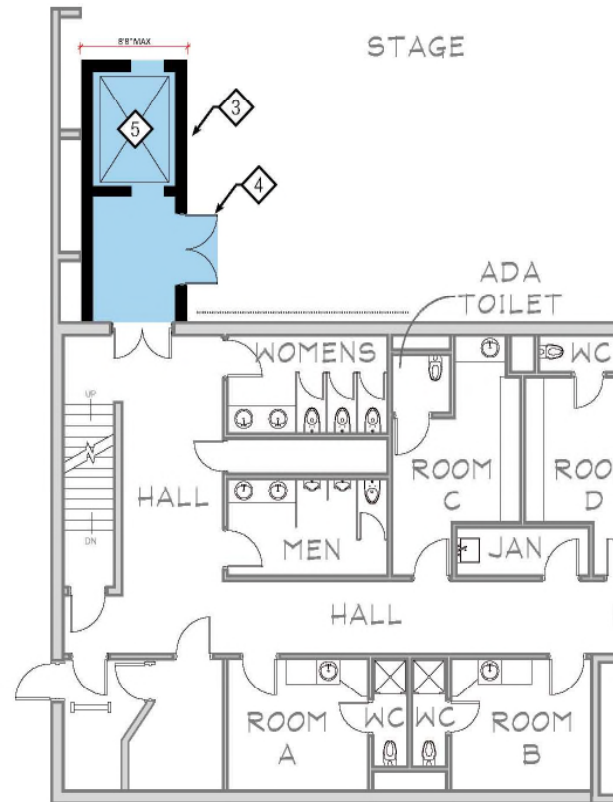
Proposed Auditorium Seating

KEY NOTES:

- 1 Saw cut floor for 4' elevator pit
- 2 New mechanical room below
- 3 New acoustically sealed CMU wall
- 4 New double door
- 5 New hydraulic elevator (Potential MRL)



Demo Plan



Proposed Elevator Plan



Proposed Lobby Experience Upgrades