State of Washington PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR PROJECT APPROVAL

To Use the Design-Build (DB)
Alternative Contracting Procedure

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to sections 1-7 and 9 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Section 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): City of Spokane Valley
- b) Mailing Address: 10210 East Sprague Avenue, Spokane Valley, WA 99206
- c) Contact Person Name: Mike Basinger Title: Economic Development Director
- d) Phone Number: 509-720-5331 E-mail: mbasinger@spokanevalleywa.gov

1. Brief Description of Proposed Project

- a) Name of Project: Spokane Valley Cross Country Complex
- b) County of Project Location: Spokane County
- c) Please describe the project in no more than two short paragraphs. (See Attachment A for an example.)

The City, in partnership with Spokane Sports, is seeking to develop a 2-kilometer cross country course on 46.13 acres of city-owned park property and 15.98 acres of adjacent Washington State Parks-owned property at Flora Road on the north side of the Spokane River. Construction of a national caliber cross country sports complex will allow the city to meet a key stipulation of a \$1 million state Recreation and Conservation Office (RCO) grant awarded to the city in 2020 to purchase the property. This stipulation requires that development on the site occur within five years of the acquisition per RCO policy.

The proposed cross-country complex would host local, regional and national cross-country events, generating tourism and visitors to the City. The course would host events for Youth, Middle School, High School, Collegiate, Post-Collegiate and Masters Athletes. This facility will also serve the greater community through event programming, sports clinics, and practice opportunities. In addition to cross-country events, the complex will also be capable of hosting cyclo-cross events. The project scope also includes a parking lot, a 4,000 sq. ft. clubhouse, and a bird's nest to view the course.

2. Projected Total Cost for the Project:

A. Proiect Budget

Costs for Professional Services (A/E, Legal etc.)	\$460,000
Estimated project construction costs (including construction contingencies):	\$4,350,000
Equipment and furnishing costs	\$50,000
Off-site costs	\$250,000
Contract administration costs (owner, cm etc.)	\$350,000
Contingencies (design & owner)	\$600,000
Other related project costs (briefly describe)*	\$437,150
Sales Tax	\$ 502,850
Total	\$\$7,000,000

^{*}Other related project costs include Geotech, environmental investigations, survey, special inspections, NREC inspections, commissioning, utility fees, permit fees, advertising, etc.

B. Funding Status

Please describe the funding status for the whole project. <u>Note</u>: If funding is not available, please explain how and when funding is anticipated

The city has committed \$4.4 million in lodging tax revenue to the project. The city has also made a state legislative capital request for \$600,000. The city will pursue an additional \$2 million through

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grants, private funding, and other opportunities. The \$4.4 million in lodging tax revenue will provide a complete cross-country course and future funding will allow for other support amenities such as the club house.

3. Anticipated Project Design and Construction Schedule

Please provide (See Attachment B for an example schedule.):

The anticipated project design and construction schedule, including:

- a) Procurement;
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

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 28, 2024
Second publication of RFQ for PDB Team	February 4, 2024
A3 SOQ's Due	February 15, 2024
Shortlist Finalists	February 20, 2024
Interactive Meetings	March 5, 2024
Proposals Due	March 26, 2024
Winner 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

4. Explain why the DB 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 <u>and</u> a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?

The cross-country course is intended to meet all Division 1 NCAA (D1) requirements, so national events can one day be hosted here. Any deviation from D1 requirements and standards will disqualify this course from national events. The complexity of this course will require a sophisticated and experienced PDB team that can work collaboratively with Spokane Valley and Spokane Sports to not only meet the minimum requirements of a D1 course, but also to incorporate unique characteristics to the course that will draw national events to this location.

The irrigation system will be more complex and must be more reliable that a standard irrigation system. The course will require a highly sophisticated control system with integrated weather sensing to account for wind, rain, trees, etc. Due to the sensitivity of the course and the requirement to attract national caliber events, the course must remain in pristine condition during cross country season. An experienced PDB team and irrigation designer/contractor will be critical to have a properly designed course that can be consistently maintained.

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

The current 46 acres that the City of Spokane Valley owns is on the small side for a typical D1 cross country course. The city is working to acquire access to the additional state-owned 16 acres along the river to provide more options for the course design. We may need to have two design options for the course; one for 46 acres, and another for 62 acres, until we know whether we can acquire the additional property.

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Furthermore, with planning the addition of a cyclo-cross course on this property it will limit options on where this course can live on the site. Since the cyclo-cross course cannot cause damage to the cross-country course, we need an innovative, affordable and efficient solution to keep the cross-country course in pristine condition through the year.

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

As part of the requirement of the RCO acquisition grant, construction must begin in 2024. Since funding has only recently been secured, we are now able to move forward with this project. There isn't time in the schedule to properly design this and go out to the market for a design-bid-build project like this. We would be out to bid far too late in the season to generate meaningful, and qualified competition. Furthermore, in order to have a chance to attract national events, this project must be fully completed, and ready for races in August 2025. We need to work with a qualified PDB team to generate a schedule that allows for proper growth of turf for the cross-country course.

Additionally, since the scope includes a 4,000 sq. ft. clubhouse, plus major earthwork and utility scopes, there's no reason why earthwork and utilities cannot begin prior to the design completion of the clubhouse. An experienced PDB team can help us develop and execute a design and construction schedule to maximize efficiencies and generate as much scope as possible in a tight timeline. PDB will also allow us to procure any long-lead equipment items such as switchgear.

5. Public Benefit

In addition to the above information, please provide information on how use of the DB 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
 Given that we have a fixed budget for this project, we need an experienced PDB team to design to our fixed budget. We can't afford to have a design that exceeds our funds for the project, and we certainly don't have the time in our schedule to go re-design the project to get back within budget.

Furthermore, with the potential for two different design options, one with 46 acres, and another with 62 acres, we need options on different ways to achieve an adequate design. An experienced and knowledgeable PDB team can help us with this, so the project stays within budget, and on schedule. If either budget or schedule is not achieved, then the project will not meet it's intended purpose.

• 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 we were to try and execute a design-bid-build delivery method for this project we would not have a design team selected until at least early February. With that in mind we couldn't bid the project until mid to late July and wouldn't start construction until September. We can't afford to start this project in September of 2024. We need to take advantage of summer months for earthwork and begin turf establishment for early procurement as soon as possible.

6. Public Body Qualifications

Please provide:

A description of your organization's qualifications to use the DB contracting procedure.

The City of Spokane Valley has decades of experience delivering projects and an organizational structure that supports the successful delivery of projects. Throughout the years, the City has primarily used the traditional design-build delivery method. The City is currently managing their first progressive-design-build project, which is presently under construction.

Due to the City's limited level of experience in PDB, it has retained Turner & Townsend Heery as its PDB advisor, and Owner's Representative. Jonathan Miller will serve as the Senior Project Manager for this project and has successfully completed three separate PDB projects under RCW 39.10 with experience on three other PDB projects, totaling six PDB projects.

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

<u>Note</u>: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)

See Attachment A

 Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

Mike Basinger, AICP, Economic Development and Planning Director, City of Spokane Valley

Mike is the Economic Development and Planning Director for the City of Spokane Valley. He has over 25 years of progressive community and economic development experience. Mike is committed to the growth and prosperity of the city. In this role, he is charged with improving the economic outlook for the city and promoting the city as a great place to live, conduct business, and to visit. He administers a diverse range of programs that include business retention, recruitment, and expansion; business licensing; destination marketing; current and long-range planning; and geographical information systems. He continually collaborates with stakeholders, including businesses, property owners, residents, and neighboring communities recognizing that multiple perspectives and true partnerships will result in a thriving and sustainable community.

Mike has a Masters of Public Administration and a Bachelors of Urban and Regional Planning from Eastern Washington University (EWU). He also served as an adjunct professor at EWU teaching spatial analytics. He is a certified planner with the American Institute of Certified Planners (AICP). Mike spends his free time hiking, biking, whitewater rafting, kayaking, fishing, and camping.

John Bottelli, Parks & Recreation Director, City of Spokane Valley

John Bottelli has been the Parks & Recreation Director for the City of Spokane Valley since February, 2021. He has over 24 years of experience in the public sector, including 14 years of prior experience with the Spokane County Parks and Recreation Department. John has an extensive background in managing parks, recreation, and facility management programs, including involvement in the acquisition and development of land for recreational purposes. John was the project manager for the construction of a significant realignment of the Centennial Trail at Spokane County's Gateway Park as well the construction of Spokane County's Prairie View Park.

John has a Bachelor of Science degree in Environmental Studies from the University of Vermont and a Master's degree in Natural Resource Management from Central Washington University. Outside of work, John is also a cellist and Board Member with the Coeur d'Alene Symphony.

Glenn Ritter - Senior Engineer, City of Spokane Valley

Glenn has over 45 years of experience with civil engineering design and construction projects. The initial half of his career was providing surveying, design and construction oversight on private development and capital improvement projects with two local engineering firms. He was then employed by a California municipality for 10 years managing design and construction of public facilities. Some of those projects included the City Hall Expansion, Community and Cultural Center, Aquatics Center, Indoor Recreation Center, Community Playhouse, Library, and Outdoor Sports Center. All but one project were traditional design/bid/build projects; however, the new Library project utilized a Construction Manager/Multi-Prime delivery method. He then gained 7 years of design/build experience as a management team member for the \$2.3B 10-mile heavy rail transit extension for a California Bay Area transportation agency. Acting as the Third-Party Engineering Coordinator, his team supported those responsible for right-of-way acquisitions, environmental permitting, utility relocations and local agency coordination.

When he joined the City of Spokane Valley in 2018, his prior experience led to many assignments on facility/building projects as well as some roadway/sidewalk projects. He was project manager for the new \$2M CenterPlace Events Center—West Lawn Plaza project which included an owner-provided restroom/concessions building, storage building, stage/shelter, and arbor. During the last few years, he managed the \$5M Balfour Park Expansion project which also included an owner-provided park/restroom building, an events plaza and Veterans' Memorial. The last couple of years, Glenn has been managing the \$5M Progressive Design Build project for City Hall Remediation in partnership with Garco Construction.

Glenn studied Civil Engineering at California Polytechnic State University-San Luis Obispo from 1981-1986 and obtained his California Professional Engineer's license in 2005. He later obtained his Washington State Professional Engineer's license in early 2019.

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David Beaudine, Assoc. DBIA - Vice President, Turner & Townsend Heery

David Beaudine, Assoc. DBIA, is a Vice President with Turner & Townsend Heery. David's role is providing oversight and guidance throughout the project. For the City Project, David is providing assistance to the team for the Design-Build procurement process. David has over 20 years of industry experience with a majority of that working within the public sector. In addition, David serves as Turner & Townsend Heery's Washington lead and served on the PRC for six years.

David has/is providing similar oversight and guidance to multiple other alternative delivery projects including Federal Way Public Schools Memorial Stadium and City of Spokane Valley's City Hall renovation both of whom are first time users of Progressive Design Build.

Jonathan Miller, Assoc. DBIA, CCM, PMP - Senior Project Manager, Turner & Townsend Heery

Jonathan has fifteen (15) years of construction industry experience, all as an Owner's Representative. Jonathan has worked on a wide variety of projects including new builds on both greenfield and brownfield sites, complete renovations, additions, and TI projects. Jonathan's work experience includes schools, sports complex's airports, libraries, tech industries, a Maintenance Facility, fire department projects. Jonathan has managed numerous GC/CM projects, and completed three progressive-design-build projects under RCW 39.10. As project manager, Jonathan has managed projects as small as \$250K, and as large as \$98M.

Robynne Thaxton JD, FDBIA, Thaxton Parkinson, PLLC

Robynne is one of the leading experts in construction law and alternative procurement both in Washington State and on a national basis. Robynne served on the Washington State Capitol Projects Advisory Review Board from 2019-2023 and is co-chair of the CPARB Board Development Committee. In addition, she served on the National Design Build Institute of America Board of Directors from 2010 – 2016 and was named to the inaugural class of DBIA Designated Fellows. She is the current Chair of the DBIA National Progressive Design-Build Committee, which is responsible for drafting the DBIA Best Practices documents for progressive design-build, and the former chair of the DBIA National Education Committee as well as the Legal and Legislation Committee, where she was instrumental in drafting and revising the DBIA form contracts and subcontracts. She served as the President of the Northwest Region for DBIA from 2008 to 2010 and chaired the NW Region Legal Committee from 2003 to 2020. Robynne was named as a Washington Super Lawyer in 2010-2023 and is the 2021 recipient of the DBIA Distinguished Leadership award. She is also a frequent lecturer for universities and industry organizations. Robynne has developed a specific expertise in the area of progressive design-build and is one of only a few approved instructors for DBIA's Progressive Design-Build Best Practices class.

• Provide the <u>experience and role</u> on previous DB projects delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)

See Attachment B

- The qualifications of the existing or planned project manager and consultants.
 - <u>Note</u>: For Design-Build projects, you must have personnel who are independent of the Design-Build team, knowledgeable in the Design-Build process, and able to oversee and administer the contract.
 - See Jonathan Miller and David Beaudine's qualifications above, as well as Attachment B for RCW 39.10 experience. In addition to Turner & Townsend Heery's qualifications, Robynne Thaxton has advised owners on over 40 design-build projects with a total project value in excess of \$5 billion. Representative clients include: The cities of Seattle, Tacoma, Spokane, Portland, Richland, Wenatchee, Pasco, and Spokane Valley, WSDOT, the State of Washington, Western Washington University, Bonneville Power Administration, Grant County PUD, and the Toronto Transit Commission.
- If the project manager is interim until your organization has employed staff or hired a consultant as the
 project manager indicate whether sufficient funds are available for this purpose and how long it is
 anticipated the interim project manager will serve.
 - Turner & Townsend Heery has been selected as our Project Management team, and progressive-design-build advisor. They are currently under contract with Spokane Valley, and will be contracted for the duration of the project.

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- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
 - Construction experience for each proposed staff member and consultant is described in the staff biographies, as well as Attachment B.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.

Organizational Controls

This project will be managed through a joint effort between the city's Economic Development Department and Engineering Department. The project's approval, budget and contractual authority resides within the City and ultimately the City Council.

Authority and decision-making responsibilities reside with Mike Basinger in coordination with Turner & Townsend Heery. Mike is supported by Lesli Brassfield, John Bottelli and Glenn Ritter. Mike is the single point of contact for project management, consultant procurement, project budget and integration of staff, external agencies and user groups.

Turner & Townsend Heery augments the city staff with its significant PDB procurement and project expertise and services. The Heery staff of Jonathan Miller and David Beaudine are committed throughout the entire duration and to the day-to-day operations and success of the projects and will be responsible to the City for the project.

Heery will work with Mike and his staff to refine the established controls and reporting systems to effectively manage the scope, schedule, and budget for the project.

Budget Monitoring – Heery will be managing and tracking the project finances using Spokane Valley's accounting codes. Financial reporting will be provided on a regular basis to the City and other appropriate stakeholders. Spokane Valley 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.

Budget authority controls are exercised through a signature authority process for consultant procurement and project changes which are consistent with City capital project policies and procedures. Mike Basinger will have the authority to negotiate and execute all change orders that are within the existing budget being used to fund the project. If the change order amount(s) exceed the existing budget, Mike will need to have additional funding authorized by the City Council. Use of the PDB contingency must be approved by Mike.

Spokane Valley has standard communication protocols to manage its construction projects, City personnel and Heery will review the communications protocol and refine processes to meet the project requirements within the project management plan.

The project's master milestone schedule includes design around each project component, preconstruction services, subcontractor buyout, construction, occupancy and closeout phases. Schedule progress will be reviewed and tracked on a monthly basis as required by the agreement. Inclusion of permitting meetings and approval timelines, potential early bid packages approved by the City will be incorporated into the master project schedule as the design matures.

Adherence to the established scope, phasing of the work and project budget is critical. Ongoing design meetings will be held with the City, project team and the selected PDB team to monitor, update and align the budget, scope of the work and the contract documents. The PDB team will be required to develop and maintain a design decision log throughout the design phase to capture all design decisions, deviations or additions to project. The PDB team will assist the project team with updated market costs to aid decision makers in making timely decisions.

Once the GMP contract amendment is approved, the entire team will closely monitor the design log against the final construction documents to determine if there are changes that may impact the agreed upon GMP. If so, then changes will be brought back into alignment with the budget and the GMP. The PDB team will be responsible to review the specifications and drawings to determine if there are changes that may have been incorporated and confirm the GMP budget.

A brief description of your planned DB procurement process.

process in strict accordance with RCW 39.10. The basic process will be as follows:

- 1. The PDB selection process will be completed on a Qualifications & Fee basis. Qualifications will be scored by a CoSV Selection Committee based on written SOQ's, interactive meetings and proposed fee.
- 2. Prepare and advertise a well-crafted Request for Qualifications. This will clearly define the City's overall project goals, proposed budget, and schedule. SOQ's will be submitted in an A3 format, with supplemental resumes included. Three weeks will be allowed for this process to allow times for PDB firms to form and respond. The overall goals for cooperation, creativity and budget management will be clearly outlined. All details regarding SOQ requirements, scoring, and fee proposal requirements will be clearly detailed. All requested information will follow the requirements outlined in RCW 39.10.330.

All qualified SOQ's will be scored against defined criteria for Proposed Team, Relevant Experience, Minority and Women Owned Business past performance and Project Approach. The highest scoring teams will be short-listed to the RFP stage where the Selection Committee may learn more about the proposed team members and their proposed approach to the project.

- 3. RFP will be issued to short-listed teams. Interactive meetings will be conducted with shortlisted teams to help shape each team's final proposal. The RFP shall be in strict accordance with RCW 39.10.330, including inclusion plan for small and disadvantaged enterprises. Proposals shall also include a fee percentage to be included in the final scoring determination.
- 4. After contract execution, all submitters will be encouraged to meet with City staff and Turner & Townsend Heery officials to debrief on the selection process.
- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

Thaxton Parkinson has been selected as the PDB attorney for this project. A draft PDB contract will be included with the initial RFQ.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: (See Attachment E. The applicant shall use the abbreviations as identified in the example in the attachment.)

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

See attachment C for Spokane Valley construction experience

8. 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. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

See attachment D for initial concept

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9. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them. There are no known audit findings.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation.

The City of Spokane Valley desires to maximize its subcontractor outreach to the extent possible through the local and neighboring communities, but also recognizes the lack of MWBE and DBE participation that is in the local area.

The City intends to include a requirement, which will be part of the overall scoring in the RFQ, for proposers to describe not only their strategies for increasing outreach locally but their past performance and ability to demonstrate meeting project goals and supporting disadvantaged small, woman, and minority owned businesses.

The City will be working hand in hand with its selected PDB Team during the pre-construction phase to identify MWBE and DBE opportunities and as part of the PDB contract will also require the team to develop an inclusion approach as part of their subcontracting plan to track and report utilization of disadvantaged small, woman, and minority owned businesses as well as veteran certified businesses. Bid package planning and identifying key trade partners will be evaluated as a team to discuss opportunities for outreach and look to break portions out as appropriate to encourage additional participation from smaller or disadvantaged firms. The project team will send appropriate bid packages to OMWBE, and work with the selected PDB as part of buyout to do so as well so it can be posted and viewed on their website for contracting opportunities to aid in the encouragement of disadvantaged small, woman and minority-owned businesses to participate in the project.

The City will work with Turner & Townsend Heery on a plan to further reach out to the diverse business community in advance of solicitation to generate interest and provide education around the delivery method. This outreach will occur not just through the construction work but also through the various sub-consultants that will be needed in order to make the project successful. The City will also partner with the local AGC to help spread word about the project and encourage as much participation as possible.

Lastly, as a committed partner to the DBE community, the City of Spokane Valley has hosted and completed two workshops in partnership with the Greater Spokane Valley Chamber of Commerce to inform businesses about DBE programs and opportunities. These events helped firms understand how they can become certified as a disadvantaged business to provide fair opportunities for construction projects. This commitment of DBE opportunities will be continued through our selection and procurement of contractors.

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 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 information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

The PRC strongly encourages all project team members to read the <u>Design-Build Best Practices Guidelines</u> as developed by CPARB and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also agree to provide additional information if requested.

The 2021 Legislature updated RCW 39.10.330(8) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

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

Signature: ____

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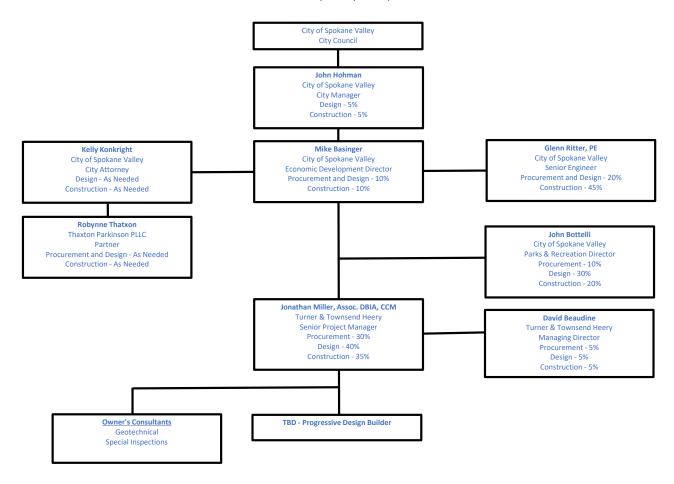
Title: Economic Development and Planning Director

Date: __12/19/23

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City of Spokane Valley Project Organization Chart

Cross Country Course Sports Complex



Attachment B - Alternative Delivery and Consultant Experience

Name Experience Summary		Project Names	Project Size	Delivery Method	Pre-Design Role	Design Role	Construction Role
Jonathan Miller	OAC Services	Chester Elementary School	\$16M	GC/CM	PM	PM	PM
		Greenacres Elementary School	\$17M	GC/CM	PM	PM	PM
		Riverbend Elementary Addition	\$2.2M	GC/CM	Senior PM	Senior PM	Senior PM
		CVSD HVAC Upgrades	\$2.5M	GC/CM	Senior PM	Senior PM	Senior PM
		SVFD - New Maintenance Facility	\$9M	Progressive DB	Senior PM	Senior PM	Senior PM
		City of Liberty Lake Trailhead Clubhouse	\$7M	Progressive DB	Senior PM	Senior PM	Senior PM
		Freeman Stadium Upgrades and Synthetic Turf	\$2.2M	Progressive DB	Senior PM	N/A	Senior PM
		SVFD - New Station 11	\$8.6M	Progressive DB	Senior PM	N/A	N/A
		SVFD – New Training Facility	\$10.6M	Progressive DB	Senior PM	N/A	Senior PM
Glenn Ritter	City of Spokane Valley	Spokane Valley City Hall	\$5M	Progressive DB	Senior Engineer	Senior Engineer	Senior Engineer
David Beaudine	Turner & Townsend Heery	SIA - TREX Central Hall	\$180M	GC/CM	Advisor	Advisor	Advisor
		SIA - TREX Concourse C	\$150M	GC/CM	Advisor	Advisor	Advisor
		SIA - New Admin Building	\$20M	GC/CM	Advisor	Advisor	Advisor
		Grant County Jail	\$110M	GC/CM	Advisor	Advisor	Advisor
		Avista Stadium	\$22M	GC/CM	Advisor	Advisor	Advisor
	Spokane Valley City Hall		\$5M	Progressive DB	Executive	Executive	Executive
		FWPS - Memorial Stadium	\$26.5M	Progressive DB	Executive	Executive	Executive
		Wenatchee Valley YMCA	\$28M	Progressive DB	Executive	Executive	Executive

Attachment C – Project History Matrix

CIP#	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for budget or schedule overrun	MWBE planned vs.
0123	Mission Ave. Improvements – Flora to Barker	One-mile-long arterial reconstruction w/sidewalks	DBB	6/18	11/18	6/18	4/19	\$3.0M	\$3.1M	Added storm drain and winter suspension	N/A
0142	Broadway at Argonne & Mullan Intersection Improvements	Reconstruction of arterial intersections to concrete	DBB	6/18	9/18	6/18	9/18	\$1.7M	\$1.7M	N/A	N/A
0237	Appleway Trail - Sullivan to Corbin	1.3-mile extension of shared-use path with landscaping/lighting	DBB	3/18	7/18	3/18	7/18	\$2.0M	\$2.0M	N/A	N/A
0251	Euclid Ave. Reconstruction – Flora to Barker	1.3-mile trunk sewer extension and roadway reconstruction	DBB	5/17	9/17	5/17	5/18	\$2.3M	\$2.7M	Relocated waterline, extended sewer lines and winter suspension	N/A
0276	Barker Rd. Widening - Euclid to Garland	1.3-mile upgrade of County Road to freight arterial	DBB	6/19	10/19	6/19	10/19	\$2.0M	\$2.1M	Unsuitable subgrade material	N/A
0287	University Rd. Preservation - Dishman Mica to 16th	1.2-mile water main replacement with roadway preservation and ITS	DBB	6/19	9/19	6/19	9/19	\$3.1M	\$3.2M	Extended replacement water mains on side streets per water district	N/A
0290	Local Access Streets Preservation - Midilome	Full-depth reclamation of ~2.0-miles of residential streets	DBB	6/19	9/19	6/19	9/19	\$1.4M	\$1.4M	N/A	N/A
0268	Appleway Trail - Evergreen to Sullivan	1.0-mile extension of shared-use path with landscaping/lighting	DBB	10/19	6/20	10/19	6/20	\$1.9M	\$2.0M	Increased swale excavation and added traffic curb	4.0% UDBE goal 4.0% UDBE actual
0285	Indiana Ave. Preservation – Evergreen to Sullivan	1.0-mile arterial roadway preservation with ITS	DBB	4/20	7/20	4/20	7/20	\$1.6M	\$1.6M	N/A	N/A
0304	Centerplace West Lawn Plaza	New outdoor events center with prefab restroom/concessions building, stage/shelter & storage	DBB	4/20	8/20	5/20	10/20	\$1.3M	\$1.4M	Added ADA ramp removal & replacement, fencing and artwork. Start delayed by Covid-19.	N/A
0292	Mullan Rd. Preservation – Broadway to Mission	0.5-mile arterial roadway preservation with ITS	DBB	7/21	9/21	7/21	9/21	\$1.5M	\$1.5M	N/A	N/A
0299	Argonne at Montgomery Intersection Improvements	Reconstruction of arterial intersection to concrete	DBB	7/21	10/21	7/21	10/21	\$2.4M	\$2.4M	N/A	N/A
0317	Appleway Stormwater Improvements – Farr to University	0.6-mile arterial bio-infiltration treatment swales with shared-use path extension	DBB	7/21	10/21	7/21	12/21	\$1.7M	\$1.8M	Utility conflicts and delays.	N/A
0323	Evergreen Preservation - Sprague to Mission	0.5-mile arterial roadway preservation with ITS	DBB	6/21	8/21	6/21	8/21	\$1.6M	\$1.6M	N/A	N/A
0325	Local Access Streets Preservation – Edgecliff	Pavement replacement/overlay of ~0.6-miles of residential streets	DBB	7/21	9/21	7/21	9/21	\$1.5M	\$1.5M	N/A	N/A
0205	Sprague & Barker Intersection Improvements	Construction of a single-lane roundabout	DBB	7/22	8/22	7/22	8/22	\$1.8M	\$1.9M	Utility conflicts and delays. Added texture and color to concrete island.	20.0% DBE goal 30.6% DBE actual
0334	Sprague Ave. Preservation – Havanna to Fancher	1.0-mile arterial roadway preservation with ITS	DBB	6/22	9/22	6/22	9/22	\$2.6M	\$2.7M	Added pre-leveling base course.	14.0% DBE goal 33.5% DBE actual
0320	Sullivan Road Improvements – Sprague to 8 th	Reconstruction of 0.5-mile arterial roadway with new concrete intersection, stormwater, sidewalks & ITS	DBB	5/23	10/23	5/23	10/23	\$3.8M	\$3.9M	Utility conflicts and delays. Added landscape improvements, ITS scope, signage and side sewer repairs.	13.0% DBE goal 36.0% DBE actual
0316	Balfour Park Expansion – Phase One	Remove existing park and rebuild/expand to new Library	DBB	4/23	11/23	4/23	TBD (Spring 2024)	\$4.8M	TBD (\$5.0M)	Delivery & installation of prefab restroom building delayed then	N/A

Attachment C – Project History Matrix

										winter suspension. Added scope for extra CCTV cameras.	
0340	8 th Avenue Improvements – Park to Carnahan	Reconstruction/Preservation of 1.5-mile arterial roadway with sidewalks and stormwater	DBB	6/23	9/23	6/23	9/23	\$2.7M	\$2.8M	Added pre-leveling base course and extra HMA patch areas.	N/A
0339	Local Access Streets Preservation - Summerfield	Pavement replacement of ~1.5- miles of residential streets	DBB	7/23	9/23	7/23	9/23	\$1.4M	\$1.4M	N/A	N/A
0347	Broadway & Park Intersection Improvements	Reconstruction of arterial intersection to concrete	DBB	8/23	11/23	8/23	11/23	\$2.4M	\$2.4M	N/A	N/A
0322	City Hall Remediation	Reconstruct Chambers radius wall and 10-interior doors due to faulty construction (litigation)	PDB	4/23	11/23	4/23	TBD (1/24)	\$3.7M	TBD (\$4.0M)	Added scope for north wall repairs	WBE (1% & TBD)

Exhibit D

