

State of Washington
PROJECT REVIEW COMMITTEE (PRC)
GC/CM PROJECT APPLICATION
To Use the General Contractor/Construction Manager (GC/CM)
Alternative Contracting Procedure

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

Identification of Applicant

- a) Legal name of Public Body (your organization): **Kennewick Public Facilities District**
- b) Mailing Address: **7016 W. Grandridge Blvd. Kennewick, 99336**
- c) Contact Person Name: **Corey Pearson** Title: **Executive Director**
- d) Phone Number: **509-737-3701** E-mail: **cpearson@3riverscampus.com**

1. Brief Description of Proposed Project

- a) Name of Project: **Three Rivers Convention Center Expansion**
- b) County of Project Location: **Benton**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

The Three Rivers Convention Center (TRCC) Expansion Project is a long-anticipated and needed addition to the existing 80,994 s.f. existing convention center. Construction of the existing convention center was delivered via design-build in 2004. The Tri-cities region has enjoyed steady population and economic growth in the last 2 decades, and expansion of this facility will capture some of the convention center business being lost to other communities/states due to the limited space available in the existing building.

The Expansion project is anticipated to include a total of approximately 115,000 s.f. of new construction including a 60,000 s.f. exhibit hall, 20,000 s.f. of public lobby / concourse, 25,000 s.f. of back-of-house support spaces and 10,000 s.f. of administrative, support and MEP spaces. The project will include parking and other site improvements and will be built on property currently owned by the City of Kennewick. The project is funded by the City of Kennewick and will be owned and operated by the Kennewick Public Facilities District (KPFDD).

- d) Applying for permission to utilize Alternative Subcontractor Selection with this application? **Yes \ No**
(*if no, applicant must apply separately at a later date utilizing Supplement B*)
Yes, we are applying for permission to utilize Alternative Subcontractor Selection for Mechanical and Electrical scopes of work.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$4,870,000
Estimated project construction costs (including construction contingencies):	\$33,007,000
Equipment and furnishing costs	\$1,120,000
Off-site costs (<i>allowance</i>)	\$400,000
Contract administration costs (owner, cm etc.)	\$2,000,000
Contingencies (design & owner)	\$3,909,752
Other related project costs (briefly describe)*	\$1,680,000
Alternative Subcontractor Selection costs (<i>roughly 35% of GMP</i>)	\$17,773,000
Sales Tax (<i>calculated off construction, FF&E and contingencies</i>)	\$4,890,248
Total	\$69,650,000

**other related project costs include commissioning, special inspections and testing, NREC inspections, utility fees, permitting, advertising, etc.*

B. Funding Status

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

The City of Kennewick has currently allocated \$21M in one-time funding for the project. There is also annual funding earmarked from the City throughout the duration of the project to match the total project budget amount. The funding will be apportioned in line with the expected cash flow to execute the project. Additionally, KPFD is exploring various grant opportunities ranging from \$5M to \$25M.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

- a) Procurement; (including the use of alternative subcontractor selection, if applicable)
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired. (See Example on Design & Construction Schedule)
- d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process. (If applicable)

TASK	TARGET COMPLETION DATE
Procure Architect	Completed
Procure Project/Construction Management Team	Completed
PRC Approval	February 22, 2024
GC/CM Procurement (tentative)	
First publication of RFQ for GC/CM	February 25, 2024
Second publication of RFQ for GC/CM	March 3, 2024
Pre-Proposal Meeting	March 7, 2024
SOQ's Due	March 14, 2024
Shortlist Finalists	March 19, 2024
Interviews with Shortlisted Firms	April 2, 2024
Notification to Most Highly Qualified Teams	April 3, 2024
Fee Proposal Public Opening	April 10, 2024
Board Approval of GC/CM Contractor	April 17, 2024
Schematic Design	March 2024 through June 2024
Design Development	July 2024 through September 2024
Construction Documents	October 2024 through January 2025
Early Site Work Permitting	October through November 2024
Remaining Permitting	January 2025 through February 2025
Construction (Including Early Work Packages)	December 2024 through June 2026

4. Why the GC/CM 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 implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

The Three Rivers Convention Center is located in close proximity to the Toyota Center and Toyota Arena and is collectively referred to as the Three Rivers Campus. The Three Rivers Campus hosts over 400 event days annually, including sporting events, conferences and other major activities. The proposed additional square footage is being built in the heart of the Three Rivers Campus. The construction of the new space cannot impede on the daily operations of the Three Rivers Convention Center or the Other public facilities on campus.

It is imperative that we have an experienced GC/CM team that understands the importance of working around an occupied campus with events that cannot be disrupted. We need to work with an experienced GC/CM team to identify the best schedule, methods, and phasing of the project to minimize or eliminate any conflicts with daily operations. By utilizing an experienced and qualified GC/CM team we will identify a schedule and phasing plan that will safely allow day-to-day operations to continue without disruption.

Furthermore, with the simultaneous construction of the adjacent hotel, development of construction access, as well as phasing and safety plans will need to be completed in conjunction with the developer to help deliver a successful project.

- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response, you may refer to the drawings or sketches that you provide under Question 8.

The construction of the expansion of the Three Rivers Convention Center will involve a significant physical connection to the existing building, which must remain occupied and operational throughout the duration of construction. Further, the existing Toyota Center Arena is also contiguous to the construction site. Finally, a new hotel is planned for construction and will connect to the expansion project. The complexity of planning efficient construction activities and material deliveries while maintaining the safety and welfare of the general public is a significant challenge on this project. Routing of vehicles, pedestrians, and ingress/egress are critically important to everyone's safety.

The GC/CM delivery method allows for a much more coordinated, planned and executed approach to these safety concerns than traditional D-B-B. The GC/CM will have the ability to work alongside the entire project team and authorities having jurisdiction to make sure that convention center and arena patrons, vendors and staff are safely able to use these adjacent facilities and access all the amenities in which the facilities offer. Staff must be able to access all necessary maintenance and operation spaces to continue to operate the adjacent facilities in an efficient manner.

Additionally, with over 400 events annually occurring at the convention center now, special care and early coordination will be critical to the existing facility maintaining operations. Existing systems (Mechanical, Electrical, security...) will need to be integrated into the new building and minimizing shutdown impacts will be vital to the ongoing success of the convention center operations. Having the GC/CM on board early to best understand the existing facilities and do proper site investigation will minimize the overall risk to operations.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
Similar to the previous two criteria items, the input in which the GC/CM can provide throughout the design will be critical to the overall execution of the project and overall success. The budget on this project needs to provide as much square footage of exhibit hall space as possible. Therefore, gaining up to date cost models for the work and getting value engineering contributions early on will allow all stakeholders to make educated decisions that could result in lower short or long term operational costs that could ultimately allow for desired additional amenity scopes to proceed.

The GC/CM's involvement during the design phase is especially critical in our current regional construction market, where cost escalation is volatile, subcontractors and suppliers are at capacity, and bidding conditions are unpredictable. The local Tri-cities area market is still proving to be busy and has been stretching the limits of the local subcontractors, which are not as ample as other major markets. In a traditional design-bid-build, the lowest responsive and responsible bids may exceed allocated funds.

Having a qualified GC/CM on board will provide accurate cost estimates throughout the duration of design. The project will have the ability to tailor and procure early bid packages, long-lead materials and find opportunities for potential schedule escalation for work that can be concurrently executed while the design team is completing the construction documents for the building. Involving the GC/CM and selected subcontractors during the design process will allow the design team to vet their assumptions with the construction team, minimizing potential constructability issues and eliminating unnecessarily costly solutions. In addition to the above, a real-time ongoing value engineering process can occur by utilizing the GC's cost estimating abilities and access to subcontractors and suppliers pricing expertise.

By partnering with the GC/CM, the design team can resolve many of these issues and have real-time costs associated with them by means of design estimates. The GC/CM's involvement during design will also provide value to KPFD in the form of constructability reviews, safety coordination, value analysis, construction document quality control, and other design phase deliverables. The GC/CM will also provide input into the products, installation methods and materials used to optimize the return on investment. With a highly qualified group of experts working with the KPFD, together as a team, will be able to effectively manage cost, schedule, and quality with a higher degree of predictability to fulfill all commitments made.

Additionally, the GC/CM's ability to perform on-site investigative work into the existing building as it relates to building connection points, mechanical and electrical systems will allow for potentially unforeseen items to come to light and the team can plan accordingly minimizing additional costs, schedule impacts and overall risk to the project.

- If the project encompasses a complex or technical work environment, what is this environment?
Given that the immediately adjacent convention center and arena will be occupied throughout construction creates a level of complexity in itself. In addition, the expansion project is located directly adjacent to the existing convention center and the Toyota Center Arena, both of which have an assortment of events throughout the entire calendar year which could impact a variety of items related to dust and noise, material deliveries and product staging. A skilled GC/CM that understands how to work in these environments will provide additional value to the overall project by providing guidance into the means and methods of the work and how to execute each of the components within the timelines and without impacting operations.
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done? *N/A*
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project? *N/A*

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest (*For Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance*). For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
GC/CM will benefit the public by increasing predictability and reducing financial risks:
- By utilizing the GC/CM delivery method, the project is able to obtain much higher cost and schedule predictability than with the traditional design-bid-build method. Utilizing the contractor as an integrated member of the project team throughout design and construction, they are able to provide constant market costs trends, labor and material availabilities and in addition, be able to determine the best ways to efficiently schedule and execute the project. In relation to this project's overall project schedule, we intend to bring the GC/CM on board during schematic design for a majority of the decisions regarding individual project scopes in order to maximize their overall impact to the project. This assistance early on will look at construction methodologies based upon constructability, material availability and lead times, and labor availability.
- Retaining a contractor via the GC/CM method is much more likely to result in predictable cost and broader sub-contractor bid coverage. By working with the GC/CM in the development of a subcontracting plan as well as cost estimating, they leverage their relationships, promote local disadvantaged business interest in the project which will increase competition and local participation. Additional fiscal benefit will be gained through using the GC/CM's expertise in value engineering and constructability reviews to assist in developing a complete, understandable and cost-effective construction document set. Collaborating with the GC/CM in building a safe, simple and productive construction phasing plan is critical to the success of this project and maximizing safety of the players/staff/fans while developing a plan to execute within the tight timelines mandated.

Other specific fiscal benefits include:

- Real-time, subcontractor-verified cost estimates: During the design process, the GC/CM contractor can engage subcontractors to accurately reflect the current market conditions and validate scope and budgets.
- Ongoing constructability reviews, value analysis and design coordination: This approach will help lower the construction costs, maximize scope and protect the project budget and contingency dollars.
- Responsible bidders and responsive bids: The GC/CM is able to exercise greater control in the assembly and tailoring of bid packages and subcontractor qualifications to reduce the potential for non-responsible bidders and/or non-responsive bids.
- Better control of site activities: The GC/CM will play an important role in the design phase by preparing a construction and logistics plan that considers the factors of safety, noise, odor and dust control which will be very important specifically for adjacent ongoing operations of the convention center and arena. The GC/CM will be able to inform the team of potential risks associated with all aspects of the project, allowing appropriate planning for risk reduction strategies prior to breaking ground.
- Complex scheduling: The preparation of a construction schedule by the GC/CM in collaboration with the design team provides a detailed, realistic Critical Path Method schedule. This schedule will assist the team in timely decision making, coordination with ballpark operations and other stakeholders for proper notifications.
- Value Added Alternates: By working with a qualified and experienced GC/CM partner, the team can identify value added alternates through the buyout process for added scope and upgrades if bidding conditions are favorable.

Aligning Construction Schedule –

The potential for the GC/CM and the project team to plan and schedule bid packages to align with the design deliverable and developed phasing will be key to the success. Determinations will need to be made related to if the project is bid out as a complete package or with early phased scope packages. In addition, as the project commences around convention and arena activities it will be one of the main focuses of the GC/CM and project team to minimize risky elements by working through the various components of the work. Lastly, the completion of the expansion needs to either align to complete at the same time or prior to the neighboring hotel project. Aligning those expectations early will allow for necessary early bid packages or schedule escalation risk early on in the project.

Open Book Accounting –

The GC/CM alternative contract delivery method allows for open book cost accounting and verification process.

Broader Reach of Qualified Subcontractors –

Retaining a contractor via the GC/CM method is much more likely to result in predictable costs and broader subcontractor bid coverage. The GC/CM and KPFD can develop a subcontracting plan that meets project requirements resulting in increased competition, and if needed qualified subcontractors. Additionally, the GC/CM method allows for more focused DBE outreach to the local and regional market.

Early GC/CM Involvement in Value Added Measures –

Traditional D-B-B contract methods do not benefit from the contractor's perspective of adding value into the project during the design phase. The added fiscal benefit gained through using the GC/CM's expertise in value added measures, value engineering and constructability reviews in all phases of the design rather than merely single points on a schedule. GC/CM recommendations on product or quality standards and developing a complete, understandable and cost-effective construction document set will assist the team in controlling cost increases.

- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.
Utilizing the traditional D/B/B delivery method is not practical for this project, primarily due to volatility in construction costs, availability of products and materials, the supply chain issues that exist in the current market, and the need for adjacent facilities to remain open and operating during construction. Additionally, D/B/B does not lend itself well to occupied sites, where daily operations cannot be affected by construction activities.

Unlike D/B/B, GC/CM delivery allows us to work with our designer, contractor and potentially selected subcontractors to monitor and adjust to these market conditions during design and take measures during both design and construction to minimize the potential of related impacts on the project scope, budget, schedule and current facility operating needs.

The GC/CM will play an important role in the design phase by preparing a construction and logistics plan that considers the factors of safety, noise, odor and dust control which will be very important specifically for adjacent ongoing operations of the existing TRCC and Toyota Center Arena. The GC/CM team will be able to inform the team of potential risks associated with all aspects of the project, allowing appropriate planning for risk reduction strategies prior to breaking ground. This level of coordination is crucial to project success and not practical in D-B-B.

The GC/CM delivery method offers several attractive advantages and opportunities over a D/B/B delivery method. Some of those include:

- The ability to have collaborative discussions that include the KPFD, the Architect and the Contractor and make impactful, informed decisions during the design process based on established design standards, long-lead unique equipment procurement and schedule management.
- The validation phase will provide the opportunity to align the scope with the budget before design begins. Having a design that exceeds the available budget can be a schedule killer to any project, so aligning the scope with the budget before design begins is paramount for this project.
- The potential to save time and money in the design and construction phases of the project.
- The ability to establish certainty of total project cost (Guaranteed Maximum Price) significantly earlier in the project schedule.
- The ability to utilize separate, early procurement packages for equipment and materials that are experiencing availability and/or supply chain issues and might not otherwise be available with timing that is conducive to our project schedule.
- Utilizing the combined strength of highly qualified design and construction professionals, who have a contractual relationship, will provide for better communication and will allow the team to more efficiently design to the desired scope, and schedule requirements.

Reduction in the KPFD's "risk" for change orders and costs increases due to errors/omissions in the bidding and construction documents.

- Allows the Contractor to inform the Owner and Architect of forecasted market, materials and labor conditions and for the team to plan and design accordingly to avoid potential cost and schedule impacts.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
Due to KPFD's lack of experience in GC/CM, it has retained Turner & Townsend Heery as its GC/CM advisor, and Owner's Representative. Jonathan Miller and David Beaudine will serve as the Owner Representatives for this project. Jonathan and David together represent experience on over 30 different GC/CM projects, valued at over \$1B. Jonathan and David will be serving as an extension of KPFD staff for the duration of the project.

Additionally, the Turner & Townsend Heery team has, and will continue to provide KPFD with training as it relates to the GC/CM process in order to properly prepare the team for decision making, which will assist the project in staying within schedule and budget.

- A **Project** organizational chart, showing all existing or planned staff and consultant roles.
Note: 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 Example on Project Organizational Chart)

See Exhibit A

- Staff and consultant short biographies (*not complete résumés*).

Corey Pearson – Executive Director, Three Rivers Convention Center

Corey Pearson has made significant contributions to the development and management of public facilities. In 2009, he was appointed Executive Director for the Three Rivers Campus in Kennewick, Washington, which includes the Three Rivers Convention Center, the Toyota Center, and the Toyota Arena. One of his notable accomplishments was overseeing the construction of the SpringHill Suites by Marriott, a privately owned hotel that is connected to the Three Rivers Convention Center, which opened in 2015.

Prior to his work in Kennewick, Corey served as General Manager for the Rockford, IL Metro Centre and the Coronado Theater for seven years, where he spearheaded a \$20 million renovation to the Metro Centre. He has also played a role in the founding of two new facilities: the FargoDome in Fargo North Dakota, and the Frank Lloyd Wright-designed Monona Terrace in Madison Wisconsin. With over 30 years of experience in public facility management and a proven track record of successful construction projects, Corey is dedicated to bringing new and improved facilities to the Kennewick community.

Calvin Dudney – Board President, Kennewick Public Facilities District

Calvin is the Kennewick Public Facilities District (KPFD) Board President. He has been on the board since the inception of the PFD in 2000. The five-member board was set up to build a Convention Center in the city of Kennewick. The board executed a Design Build project of 80,000 square feet that was completed in 2004 under budget and ahead of schedule.

He retired from his professional career at the Hanford Nuclear Reservation, after forty years, in 2020. His last assignment was the Director of Motor Carrier Services. As Director he managed over 190 Commercial Driver Licensed Truck Drivers and Heavy Equipment Operators and their budgets, to execute the trucking logistics for the for the Hanford Site.

Calvin has been involved in countless community projects leading the following boards, Leadership Tri-Cities, Junior Achievement, Tri-Cities Water Follies, and West Richland Chamber of Commerce. He served on Tri-City Development Council (TRIDEC), Visit Tri-Cities Convention Bureau, Tri-Cities Legislative Council. He also has spent a lot of time in the trenches on projects for the community. He spent 28 months, as a volunteer coordinator, building a 14,000 square foot Hospice House leading a building trades volunteer crew to provide a mortgage free facility for the Tri-City Chaplaincy. Many projects for the Boy & Girls Club, Master Gardeners, Children's Development Center, and YMCA. While leading the Tri-City Water Follies he helped them build their own facility after over 40 years of leasing.

His accomplishments have earned him the Leadership Tri-Cities Exemplary Leadership Award and was named the Tri-Citian of the Year in 2005. His passion is to build a better community by providing his talent on economic development and quality of life projects.

His hobbies are spending time with friends and family outdoors, four wheeling and snowmobiling.

David Beaudine, Assoc. DBIA, CCM – 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 KPFD Project, David is providing assistance to the team for the Design-Build procurement process. David has over 21 years of industry experience with 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 been directly part over over 20 different GC/CM projects and has/is providing similar oversight and guidance to multiple other alternative delivery projects including Spokane International Airport, Spokane County and Grant County.

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 complexes, airports, libraries, tech industries, a Maintenance Facility, and fire department projects. Jonathan has managed numerous GC/CM and Progressive Design-Build projects, under RCW 39.10. Jonathan has also taken the AGC GC/CM Training on two separate occasions. Jonathan has managed projects ranging from \$250K to \$98M. Jonathan also serves as a board member for the Inland Northwest DBIA Chapter.

Rustin Hall, Principal, ALSC Architects P.S.

Rustin has 38 years of professional architectural experience and has successfully delivered six projects via GC/CM, to go along with ALSC's 24 GC/CM projects. Rustin earned Bachelor's degrees in both Construction Management and Architecture from WSU and has spent much of his career working to integrate the design and construction industries. Rustin spent 6 years on the PRC and was chairman for 1 year. His experience studying RCW 39.10, reviewing projects from all over the state and interviewing project leadership brings a wealth of experience and in-depth understanding of the D/B process.

Uniquely qualified for the Three Rivers Convention Center Expansion Project, Rustin and his ALSC team delivered the original TRCC via design/build in 2004. Since that time, Rustin has remained involved with preliminary expansion planning, programming and master planning for the entire Three Rivers campus. Rustin and his team have been selected to provide pre-design and full A/E services for the expansion project and will be contracted with the selected general contractor to execute the validation, design and construction oversight for the project. His team's intimate knowledge of the existing building and surrounding planned developments will prove invaluable in seeking innovative solutions to the complex problems this project entails.

Graehm Wallace – Partner, Perkins Coie

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided GC/CM project legal assistance for numerous public entities, including the preparation of GC/CM contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10 for GC/CM projects. For example, Graehm has prepared GC/CM contracts for Auburn, Bainbridge Island, Bellingham, Centralia, Central Kitsap, Central Valley, Clover Park, Edmonds, Evergreen, Federal Way, Ferndale, Fife, Kalama, Lake Stevens, Mead, Mount Vernon, Port Townsend, Puyallup, Renton, Richland, Shoreline, Spokane, Seattle, Steilacoom, Tacoma, Tahoma, Vancouver, West Valley, and Yelm School Districts, Columbia County Health System, Grays Harbor Public Hospital District, Klickitat Valley Public Hospital District, and Lake Chelan Community Hospitals, Chelan County PUD, Lakehaven Water and Sewer District, Pullman-Moscow Regional Airport, Spokane Public Libraries, and Asotin, Grant, and Spokane Counties, as well as for the Cities of Oak Harbor and Spokane. Graehm has over twenty-seven years of legal counsel experience working in all construction areas and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This counsel includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm has also provided legal advice during construction, claim prosecution, and defense work.

- Provide the ***experience and role on previous GC/CM projects delivered*** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. *(See Example Staff/Contractor Project Experience and Role. 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.
See Jonathan Miller and David Beaudine biographies above as well as Attachment B for Alternative Delivery experience.

Additionally, Rustin Hall and ALSC has extensive GC/CM experience in Washington state. ALSC has successfully completed 24 GC/CM projects in Washington state and will implement key lessons learned into the Convention Center project.

- 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 GC/CM advisor. They are currently under contract with KPFD and will be contracted for the duration of the project. Funds are allocated within the overall project budget to cover Turner & Townsend Heery as our construction manager for the duration of this project.
- 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 Kennewick Public Facilities District, and the City of Kennewick. The project’s approval, budget and contractual authority is shared between the Kennewick Public Facilities District and the City.

Authority and decision-making responsibility reside with Corey Pearson, Executive Director in coordination with Turner & Townsend Heery. Corey is supported by Calvin Dudney, Board President. Corey is the single point of contact for project management, consultant procurement, project budget and integration of staff, external agencies and tenants.

Turner & Townsend Heery augments the KPFD staff with its significant GC/CM procurement and project expertise and services. The Turner & Townsend 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 KPFD for the project.

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

Budget Monitoring – Turner & Townsend Heery will be managing and tracking the project finances using KPFD’s accounting codes. Financial reporting will be provided on a regular basis to KPFD and other appropriate stakeholders. KPFD 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 KPFD capital project policies and procedures. Corey Pearson 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, Corey will need to have additional funding authorized by the City Council. Use of the GC/CM contingency must be approved by Corey.

KPFD has standard communication protocols to manage its construction projects. KPFD personnel and Turner & Townsend 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 KPFD 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 KPFD, project team and the selected GC/CM Team to monitor, update and align the budget, scope of the work and the contract documents. The GC/CM 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 GC/CM 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, the changes will be brought back into alignment with the budget and the GMP. The GC/CM 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 GC/CM procurement process.

Turner & Townsend Heery will lead the GC/CM procurement process as specified within RCW 39.10, and in close coordination with KPFD and their procurement department, including the preparation of the GC/CM RFP and selection process which will be based on Turner & Townsend Heery's internal methods that have been refined over the years, along with the lessons learned from and other public agencies and all team member experiences. We have an open selection process to promote as much competition as we can within the contracting community. The intention is to market this project throughout the state and beyond to firms with experience in GC/CM and knowledge of similar type project experience. Due to the publicity of this project, it has already received a great amount of attention in the local market, and with those that have similar type project experience.

The procurement process will be a 3-step process, which involves statement of qualifications, interviews and submittal of sealed bids for the specified general conditions and fee percentage, based upon the preliminary MACC, each of which will be weighted as part of the final score. A recommendation will then be given to the KPFD Board of Directors for approval.

Careful considerations will be made in the selection of the GC/CM to make sure that their qualifications related to both construction and pre-construction are in line with the services related specifically to this project and the scheduling and phasing demands due to the ongoing use of the facility, as well as current concerns of budgeting and community awareness.

KPFD has engaged with Graehm Wallace, Perkins Coie, to provide GC/CM and construction legal services for the project. Perkins Coie will be preparing drafts of the AIA A133 agreement and A201 general conditions which will be modified to align with KPFD best practices and will be providing them to KPFD and Turner & Townsend Heery for utilization through the procurement. These documents will

be provided during the process to the potential GC/CM's to allow for them to review and provide questions so that a final contract is understood before going into the final fee proposals.

- Verification that your organization has already developed (*or provide your plan to develop*) specific GC/CM or heavy civil GC/CM contract terms.
Perkins Coie will be responsible for preparing the GC/CM contract. KPFD will utilize customized A133 and A201 agreements by Perkins Coie in close coordination with KPFD and its GC/CM consultant team. The contract will be drafted to comply with Washington State law and KPFD's policies and procedures. Perkins Coie's significant GC/CM experience is detailed above.

KPFD and Turner & Townsend Heery will work closely with Perkins Coie to develop selection criteria and to write Divisions 00 and 01 language that will address specific requirements of the project, including a comprehensive pre-construction services scope of work.

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 Example Construction History. 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

The KPFD has not had any construction projects in the past six years.

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. (*See Example concepts, sketches or plans depicting the project.*) At a minimum, please try to include the following:

- An overview site plan (*indicating existing structure and new structures*)

[See Attachment C](#)

- 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 C](#)

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 have not been any 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.

KPFD will include a requirement in the RFQ for proposers to describe their past utilization of MWBE certified business. KPFD will send the Advertisement for RFQ to OMWBE, and work with the selected GC/CM team as part of buyout as well so it can be posted and viewed on their website for contracting opportunities to aid in the encouragement of small, woman and minority-owned businesses to participate in the project. The RFP will also include scoring components connected to their past performance and ability to demonstrate meeting project goals and supporting small, woman, and minority owned businesses.

KPFD 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. The team will make every effort to reach out to local disadvantaged business trade partners who are in the local area but have not obtained certification.

KPFD will also work with the local AGC to ensure that opportunities associated with this project are seen by as many firms as possible. KPFD will also partner with Turner & Townsend Heery to generate interest and provide education around the progressive-design-build delivery method. The plan is to include a DBE outreach and education event in partnership with the local DBIA chapter.

KPFD will be meeting directly with The Tri Cities Regional Chamber, The Pasco Chamber, the Hispanic Chamber and TRIDEC (Tri Cities Development Council). KPFD will serve as the boots on the ground and we will meet with any group we think can help us getting more diverse and qualified bids for our project. We will also work directly with the City and leverage any relationships they have with organizations to help bolster MWBE participation.

In addition, Turner & Townsend Heery has already had a preliminary meeting with the Tri-City Apex Accelerator Counselor based out of Kennewick to start brainstorming outreach strategies and opportunities. Based on preliminary discussions, we will be advertising to the contracting community to set up workshops to educate, train and inform business on how to become certified. The advertisements will be in both English and Spanish to be as inclusive as possible to the local market. Furthermore, the GC/CM will help educate and train firms on how to bid on GC/CM bid packages, so they can be a responsible bidder on the project.

Lastly, ALSC is currently reviewing sub-consultants and reaching out to local area DBE firms to verify capacity and appropriate experience to support the project.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and the scope of work is anticipated to be over \$3M, please provide a completed *Supplement A, Alternative Subcontractor Selection Application* document, one per each desired subcontractor/subcontract package.
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under \$3M, respond with **N/A** to this question.
- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over \$3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application* and submit it to the PRC for consideration at a future meeting.

See attached Supplements for EC/CM and MC/CM utilization.

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 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.

If the PRC approves your request to use the GC/CM contracting procedure, you also you also agree to provide additional information if requested. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

Signature:  _____

Name (*please print*): Corey Pearson (*public body personnel*)

Title: Executive Director

Date: 2/7/24

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Kennewick Public Facilities District**
- b) Address: **7016 W. Grandridge Blvd. Kennewick, 99336**
- c) Contact Person Name: **Corey Pearson** Title: **Executive Director**
- d) Phone Number: **509-737-3701** E-mail: **cpearson@3riverscampus.com**
- e) Name of Project: **Three Rivers Convention Center Expansion**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Mechanical (dry and wet)**
- g) Subcontract Value: **\$10,156,000**

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

Utilizing an MC/CM subcontractor as a collaborative member of the team throughout the design and construction will result in an overall reduction in overall project risk in relation to unclear scope, and design errors. In both facilities there are intricate systems that will need to be installed and turned over, particularly in the existing facility due to the phased and occupied nature of the project. Additionally, their insights into material supply chain for their related products will provide valuable guidance to potential early material procurement to help facilitate overall cost and schedule management.

Involvement of an MC/CM will align with KPFD's desire for the highest level of construction within the known budget constraints and allow for potential betterment in the design, increased constructability and cost savings throughout.

In the existing convention center, having a skilled MC/CM on the team will allow for coordination of all the existing mechanical systems to make sure that security is maintained throughout the building due to the heightened needs in the building at each phase. Additionally, understanding of the existing systems will allow for smoother transition and tie-in of systems to minimize disruptions to existing convention center operations. Having their means and methods understanding will allow the design team to clearly define the parameters and allow KPFD to coordinate clearly with building users to ensure understanding and transitions.

Lastly, this process will allow KPFD to select this subcontractor primarily on qualifications and experience rather than solely on low price. We will look to tailor our selection RFQ/RFP criteria and scoring to align with this specific type of work and project.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

Once the GC/CM is procured, the fully integrated team will conduct a workshop to determine the best path forward and if there is value to the project in the utilization of the MC/CM alternative subcontractor method or if it is best to continue forward without. KPFD currently does not have a clear path and desires a collaborative approach that will weigh the pros and cons of the method.

We have analyzed the scope and budget and determined that the value of the mechanical work exceeds the \$3M threshold within the criteria identified in RCW 39.10.385, and desire the ability to

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

proceed immediately with the GC/CM in procuring the alternative subcontracting if so determined as best for the project, following the processes outlined in RCW 39.10.385.

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.

TASK	TARGET COMPLETION DATE
Procure Architect	Completed
Procure Project/Construction Management Team	Completed
PRC Approval	February 22, 2024
GC/CM Procurement (tentative)	
First publication of RFQ for GC/CM	February 25, 2024
Second publication of RFQ for GC/CM	March 3, 2024
Pre-Proposal Meeting	March 7, 2024
A3 SOQ's Due	March 14, 2024
Shortlist Finalists	March 19, 2024
Interviews with Shortlisted Firms	April 2, 2024
Notification to Most Highly Qualified Teams	April 3, 2024
Fee Proposal Public Opening	April 10, 2024
Board Approval of GC/CM Contractor	April 17, 2024
Schematic Design	March 2024 through June
MC/CM and EC/CM Procurement (Tentative, if determined)	
Alternative Sub Procurement Charette	April 30, 2024
First publication of Notice of Intent for EC/CM	May 19, 2024
Second publication of Notice of Intent for EC/CM	May 26, 2024
Public Hearing	May 30, 2024
First Public Solicitation of Proposals	June 9, 2024
Second Public Solicitation of Proposals	June 16, 2024
A3 Proposals Due	June 25, 2024
Interviews if desired	July 9, 2024
Final Proposals and Fee Opening	July 20, 2024
Design Development	July 2024 through September 2024
Construction Documents	October 2024 through January 2025
Early Site Work Permitting	October through November 2024
Remaining Permitting	January 2025 through February 2025
Construction (Including Early Work Packages)	December 2024 through June 2026

2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

KPFD is very engaged and desires to promote a very collaborative process throughout the entire project between all members of the project from the design team to the GC/CM and all consultants and desires to be an integral piece alongside the GC/CM in the selection of the highly qualified subcontractor for this work. We will require the GC/CM involve Corey and other key KPFD staff, the design team and GC/CM advisory consultant members as engaged participants through the notification, solicitation and selection processes.

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

In addition to the statutory requirements there is an expectation that the KPF D team, alongside the design team and Turner & Townsend Heery will be involved in: attendance in public hearings, development of selection criteria, review/scoring of proposals and negotiations of costs and fees.

- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

As noted, KPF D desires and has every intention of being engaged and active in the procurement of the MC/CM which will be led by the selected GC/CM and will desire to be engaged at a level beyond that in the RCW's.

There has been review of the RCW's and the specific responsibilities that are expected of KPF D and intend to be engaged throughout the process which will include, but will not be limited to:

- Working with the GC/CM to determine if MC/CM is in the best interest of the project and the public which will include: publication of notice, conducting the public hearing, consider comments, issue a final determination and properly review/respond to any potential protests.
- Review qualification submissions and participate in selection of qualified subcontractors.
- Review cost proposals from qualified subcontracts as well as their preconstruction fees to help determine that they are fair and reasonable and within budget.
- Receive and respond to protests related to the selection of the most qualified subcontractors.
- Approve appropriate contracts.
- Review costs at time of GMP related to proposed costs then final allowable subcontract costs.
- After completion of work, pay for independent third-party audit to determine the proper accrual of costs.

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 may delay action on your application.

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

Signature:  _____

Name (*please print*): Corey Pearson (*public body personnel*)

Title: Executive Director

Date: 2/7/24

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Kennewick Public Facilities District**
- b) Address: **7016 W. Grandridge Blvd. Kennewick, 99336**
- c) Contact Person Name: **Corey Pearson** Title: **Executive Director**
- d) Phone Number: **509-737-3701** E-mail: **cpearson@3riverscampus.com**
- e) Name of Project: **Three Rivers Convention Center Expansion**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Electrical**
- g) Subcontract Value: **\$7,617,000**

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

Utilizing an EC/CM subcontractor as a collaborative member of the team throughout the design and construction will result in an overall reduction in overall project risk in relation to unclear scope, and design errors. In both facilities there are intricate systems that will need to be installed and turned over, particularly in the existing facility due to the phased and occupied nature of the project. Additionally, their insights into material supply chain for their related products will provide valuable guidance to potential early material procurement to help facilitate overall cost and schedule management.

Involvement of an EC/CM will align with KPFD's desire for the highest level of construction within the known budget constraints and allow for potential betterment in the design, increased constructability and cost savings throughout.

In the existing convention center, having a skilled EC/CM on the team will allow for coordination of all the existing mechanical systems to make sure that security is maintained throughout the building due to the heightened needs in the building at each phase. Additionally, understanding of the existing systems will allow for smoother transition and tie-in of systems to minimize disruptions to existing convention center operations. Having their means and methods understanding will allow the design team to clearly define the parameters and allow KPFD to coordinate clearly with building users to ensure understanding and transitions.

Lastly, this process will allow KPFD to select this subcontractor primarily on qualifications and experience rather than solely on low price. We will look to tailor our selection RFQ/RFP criteria and scoring to align with this specific type of work and project.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

Once the GC/CM is procured, the fully integrated team will conduct a workshop to determine the best path forward and if there is value to the project in the utilization of the EC/CM alternative subcontractor method or if it is best to continue forward without. KPFD currently does not have a clear path and desires a collaborative approach that will weigh the pros and cons of the method.

We have analyzed the scope and budget and determined that the value of the electrical work exceeds the \$3M threshold within the criteria identified in RCW 39.10.385, and desire the ability to

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

proceed immediately with the GC/CM in procuring the alternative subcontracting if so determined as best for the project, following the processes outlined in RCW 39.10.385.

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.

Note: the schedule below is identical to our MC/CM schedule. In the interest of efficiency, we believe can run both the MC/CM and EC/CM simultaneously with public hearings, interviews, and fee openings on the same day. The final schedule will be determined once the GC/CM is contracted and engaged on the project.

TASK	TARGET COMPLETION DATE
Procure Architect	Completed
Procure Project/Construction Management Team	Completed
PRC Approval	February 22, 2024
GC/CM Procurement (tentative)	
First publication of RFQ for GC/CM	February 25, 2024
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2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

KPFD is very engaged and desires to promote a very collaborative process throughout the entire project between all members of the project from the design team to the GC/CM and all consultants

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

and desires to be an integral piece alongside the GC/CM in the selection of the highly qualified subcontractor for this work. We will require the GC/CM involve Corey and other key KPFD staff, the design team and GC/CM advisory consultant members as engaged participants through the notification, solicitation and selection processes.

In addition to the statutory requirements there is an expectation that the KPFD team, alongside the design team and Turner & Townsend Heery will be involved in: attendance in public hearings, development of selection criteria, review/scoring of proposals and negotiations of costs and fees.

- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

As noted, KPFD desires and has every intention of being engaged and active in the procurement of the EC/CM which will be led by the selected GC/CM and will desire to be engaged at a level beyond that in the RCW's.

There has been review of the RCW's and the specific responsibilities that are expected of KPFD and intend to be engaged throughout the process which will include, but will not be limited to:

- Working with the GC/CM to determine if EC/CM is in the best interest of the project and the public which will include: publication of notice, conducting the public hearing, consider comments, issue a final determination and properly review/respond to any potential protests.
- Review qualification submissions and participate in selection of qualified subcontractors.
- Review cost proposals from qualified subcontracts as well as their preconstruction fees to help determine that they are fair and reasonable and within budget.
- Receive and respond to protests related to the selection of the most qualified subcontractors.
- Approve appropriate contracts.
- Review costs at time of GMP related to proposed costs then final allowable subcontract costs.
- After completion of work, pay for independent third-party audit to determine the proper accrual of costs.

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 may delay action on your application.

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

Signature:  _____

Name (please print): Corey Pearson (public body personnel)

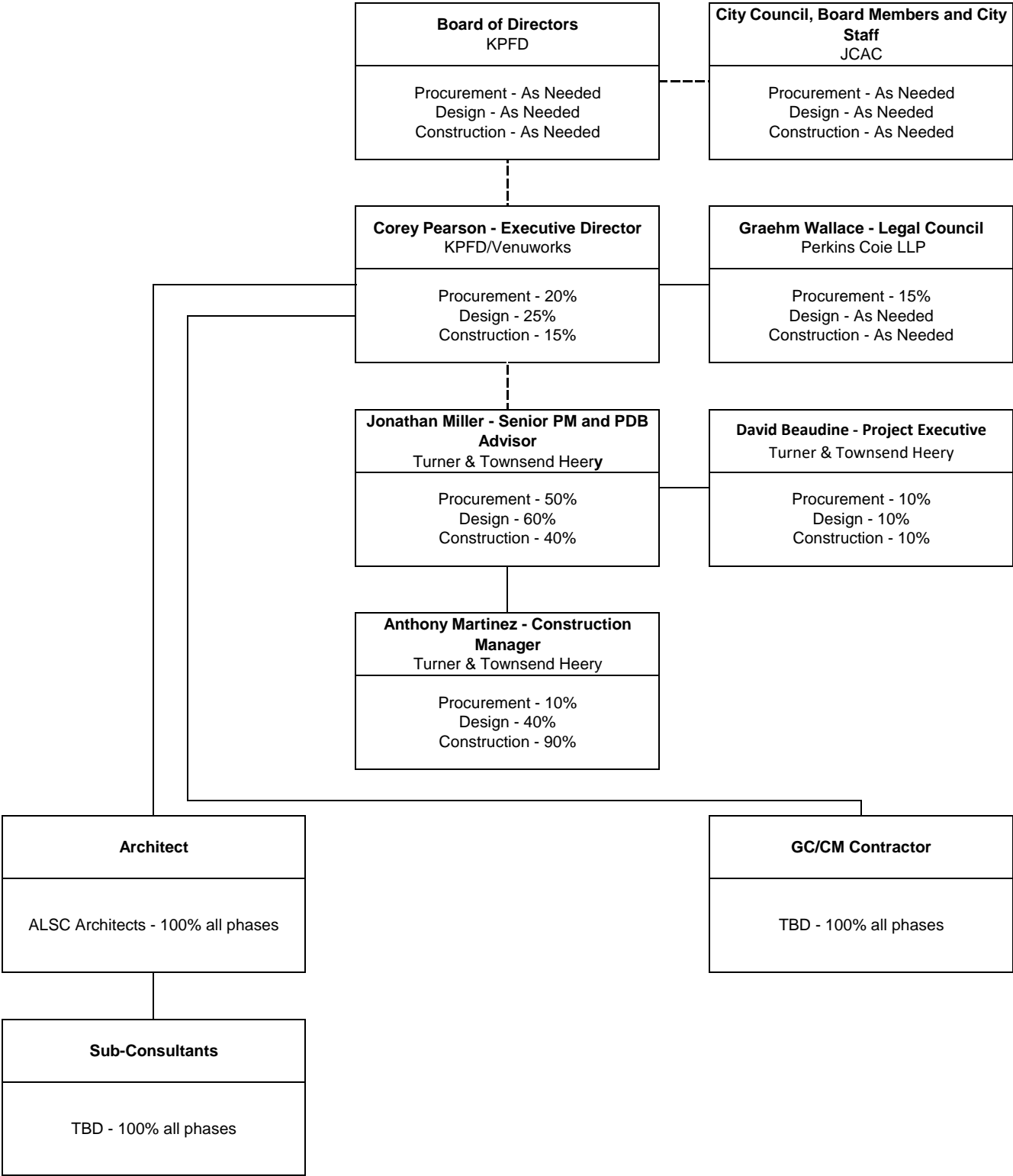
Title: Executive Director

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

Date: 2/7/24

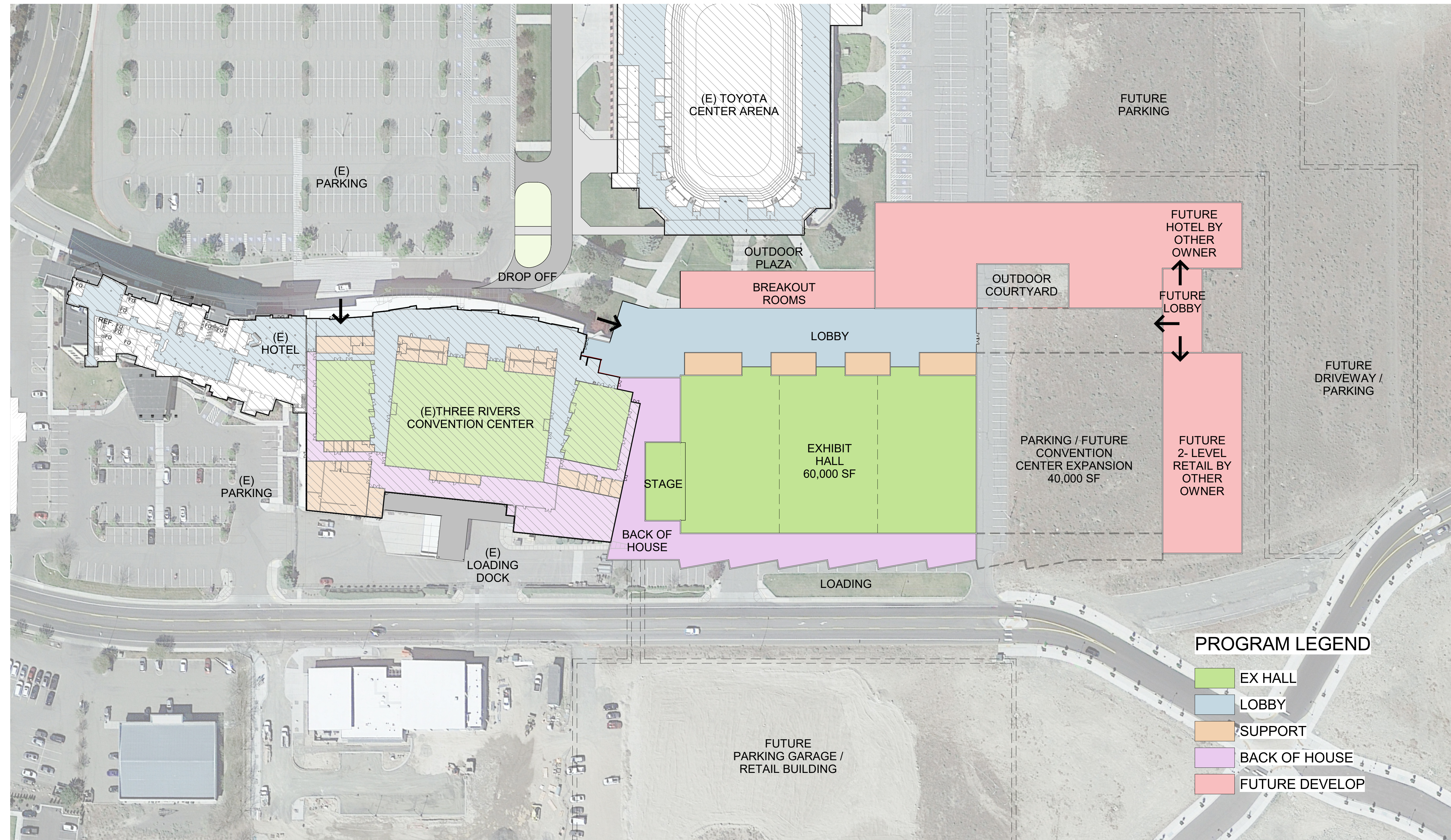
**EXHIBIT A
PROJECT ORGANIZATION CHART
THREE RIVERS CONVENTION CENTER EXPANSION**



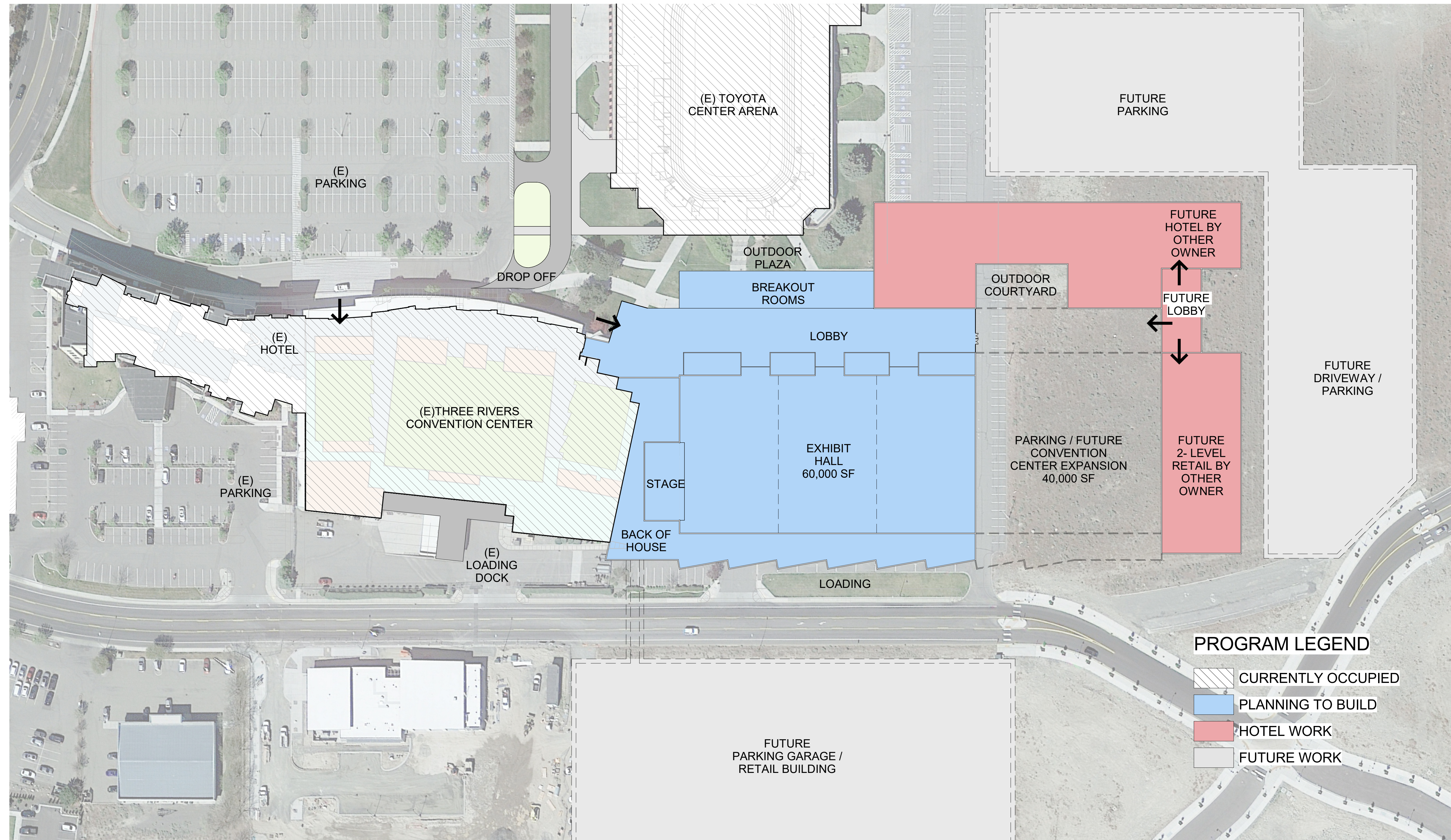
Attachment B - Alternative Delivery and Consultant Experience

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
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 - Conceptual Site Plan



1 OVERALL SITE PLAN
SCALE: 1" = 60'-0"



1 OVERALL SITE PLAN DIAGRAM
SCALE: 1" = 60'-0"