



May 20, 2021

Talia Baker, PRC Administrative Support
Engineering & Architectural Services
Department of Enterprise Services
PO Box 41476
Olympia, WA 98504-1476

Reference: The City of Pasco Application for Project Approval Using Progressive Design-Build (PDB)
Alternative Public Works Contract Delivery for the Zone 3 Reservoir Storage Tank Project

Dear Members of the Project Review Committee:

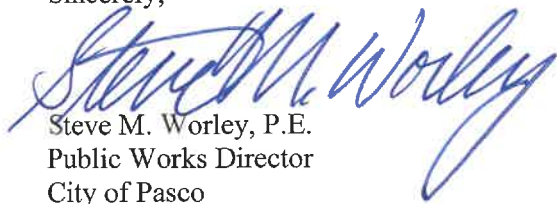
The City of Pasco is pleased to submit its application for project approval using the Progressive-Design-Build alternative public works contract delivery pursuant to RCW 39.10.300.

The proposed project addresses the current and anticipated growth in the northwest section of the City as well as addressing a current potable water storage deficiency to continue providing reliable water system service to current and future customers and end-users. Additionally, this project will allow us to enhance our planned potable water system treatment and distribution improvements through innovative design and collaboration with the PDB team.

We are confident that this project fully meets the requirements for use of the PDB alternate contracting procedure stated in RCW 39.10.300(1). Use of the PDB method will reduce the overall project schedule and will help deliver the critical water infrastructure services our citizens rely on, satisfying the criteria in RCW 39.10.300(1)(c). We are eager to eventually include a PDB partner to our team that brings both creative design and advanced construction solutions to ensure installation of our new Zone 3 Reservoir is a success.

Thank you for your consideration of our application to use an alternative project delivery method for this critical water infrastructure project. We look forward to the opportunity to share more about this project at the next PRC meeting on June 24, 2021. If you have questions or require additional information regarding our enclosed application, I can be reached at (509) 543-5738 or email at worleys@pasco-wa.gov.

Sincerely,



Steve M. Worley, P.E.
Public Works Director
City of Pasco

Enclosure: City of Pasco PDB Application, Including Attachments

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR PROJECT APPROVAL
To Use the Design-Build (DB)
Alternative Contracting Procedure

The CPARB 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 Pasco**
- b) Address: **525 North 3rd Avenue, PO Box 293, Pasco, WA 99301**
- c) Contact Person Name: **Steve M. Worley, P.E.** Title: **Public Works Director**
- d) Phone Number: **(509) 543-5738** E-mail: **worleys@pasco-wa.gov**

1. Brief Description of Proposed Project

- a) Name of Project: **Zone 3 Reservoir Storage Tank**
- b) County of Project Location: **Franklin**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The project consists of a 3.5MG potable water, elevated reservoir to serve Pressure Zone 3 of the City's water system. The City of Pasco owns and operates a regional water distribution system that currently serves more than 73,000 residents. The population is expected to almost double in the next 20 years (OFM projection: approx.122,000 residents by 2038). The potable water system consists of three primary pressure zones, with Zone 3 predominately located north of Interstate 182. Engineering evaluations concluded that Pasco currently has a combined storage capacity deficit of approximately 4.31 million gallons (MG) for Zones 2 and 3. This deficit is projected to increase to 4.96 MG in 2023 following the addition of a 0.5 MGD demand from a potential new industrial customer. Although the storage deficiency exists for both pressure zones, the most immediate water storage need is within Zone 3.

The project scope includes land acquisition, design, and construction of the reservoir. This improvement complements treatment and distribution improvements planned and already in place for the potable water system. The proposed storage tank will increase resiliency of the system, address a current deficiency in the system, contribute to providing reliable water service to current and future ratepayers, and support economic development.

2. Projected Total Cost for the Project:

A. Project Budget

| | |
|---|---------------------|
| Costs for Professional Services (A/E, Legal etc.) | \$650,000 |
| Estimated project construction costs (including 18% construction contingencies and sales tax): | \$9,490,000 |
| Contract administration costs (owner, cm etc.) | \$1,060,000 |
| Other related project costs (Right-Of-Way Land Acquisition) | \$500,000 |
| Total | \$11,700,000 |

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*

This project will be funded by 1) the City's Water Utility Fund (secured in the amount of \$3M) and 2) a revenue bond (planned at this time in the amount of \$8.7M). The project is included in the City's 2020-2025 Capital Improvement Plan and 2021-2022 Capital Budget. The City is currently pursuing federal grants and state low interest loans to help offset future bonding needs.

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.

The anticipated project milestones are as follows:

- | | |
|---|--------------------------------------|
| • Procure DB Owner Advisor Consultant | Completed – Hill International, Inc. |
| • CPARB Project Review Committee Presentation | 6/24/21 |
| • DB RFQ Announcement | 6/25/21 |
| • DB SOQs Due | 7/22/21 |
| • RFP Announce/Shortlist | 8/20/21 |
| • Proposals Due | 9/30/21 |
| • Selection | 11/20/21 |
| • Construction NTP | 3/21/22 |
| • Substantial Completion – New Reservoir Online | 6/30/23 |

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

One of the chief benefits from design-build delivery is the ability of the constructor to collaborate with the designer to increase the efficiency and constructability of the project. In this project, the City of Pasco (City) and the Design-Builder (DB) will need to work together as a team to collaborate and find innovative design and procurement strategies to overcome material shortages and long lead times that have developed as a result of the global pandemic. These increased project risks can best be managed and mitigated by allocating the risk to the party best able to manage them, a process that is inherent in the proposed Progressive Design Build (PDB) delivery method. The City and the DB team will work together to address environmental concerns, permitting issues and coordinate with Authorities having Jurisdiction. The City has begun early investigations and discussions in these areas and will work with the DB team to best facilitate the project needs.

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

One of the key benefits of DB delivery is the ability to phase the construction of the project, subject to the ability to obtain phased permitting. Early and extensive contractor involvement during the design phase will provide opportunities to enhance constructability for the project which will provide opportunities for greater construction efficiencies during construction. Early contractor involvement will also allow construction work to start prior to the completion of the project design thereby reducing the overall project duration.

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

By following a 2-stage selection process, the selection can be focused on qualifications, previous experience on projects of similar complexity/difficulty, and project approach. This is a benefit over

traditional DBB delivery because it better ensures that the selected team will have the experience, qualifications, and key personnel required to make the project a success. This better ensures that the new Zone 3 Storage Reservoir will be brought online on schedule to meet the upcoming increase in demand from the new industrial customer and imminent commercial and residential development in Pressure Zone 3, as well as expeditiously addressing the existing storage deficit. Timely completion of this project will increase resiliency to the Potable water system for current and prospective users. This methodology will also prevent the City from dealing with the litigious environment experienced in the last year when high-dollar value projects were bid and second lowest bidder obstructed award via a bid protest. This caused unnecessary delay and additional costs that are contrary to the City's objectives.

- How the use of the traditional method of awarding contracts in a lump sum (*the "design-bid-build method"*) is not practical for meeting desired quality standards or delivery schedules.

The PDB process allows the City and DB team to evaluate preliminary project costs in advance of finalizing the design so that project scope can be revised or adjusted to fit the needs of the City. This allows the City to complete the project without unnecessary budget overruns and takes advantage of the contractor's constructability expertise throughout the design process. It is also a benefit over Fixed-Price DB, where extensive project requirement documents would need to be prepared by the City to support fixed pricing.

6. Public Body Qualifications

Please provide:

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

The City of Pasco has hired Hill International, Inc. (Hill), a professional organization that provides a team with the proven alternative contract delivery experience to assist with the management and administration of the PDB procurement and project. Additionally, Robynne Thaxton, JD, FDBIA with Thaxton Parkinson PLLC will assist the City's general counsel in preparation of the D-B procurement and contract documents and other legal matters. Both Hill and Thaxton Parkinson have performed the same scope of work for a variety of recent projects, several of which are located the Tri-Cities area.

- 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 Attachment C for an example.)

Please refer to Attachment A.

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

Brittany Whitfield, PE, Senior Engineer, City of Pasco: Brittany will serve as the City of Pasco's Project Manager for the Zone 3 Reservoir Storage Tank project. Brittany's work will include maintaining project schedule and budget, act as a liaison between the DB team, operations group, council and other stakeholders. Brittany will be responsible for funding administration and periodic reporting. Brittany was a member of the Brown and Caldwell design team providing engineering services during construction for the Chambers Creek Regional Wastewater Treatment Plant Expansion for Pierce County in Washington State. The expansion was a \$342 million construction project which increased capacity from 28.7 million gallons per day (MGD) to 45 MGD. Groundbreaking began in 2014, with substantial completion being reached in 2017 and completed \$11 million under budget.

That project used an alternate form of project delivery due to the complexity of retrofitting an existing wastewater treatment facility with substantial average and peak daily flows. The GC/CM model of project delivery was selected to allow for flexibility of bringing the construction contractor onboard during the design phase to assist the County and Brown and Caldwell teams with providing constructability reviews, creating a comprehensive schedule and cost estimates, and identifying construction conflicts. Throughout 2014 and 2015, Brittany supported the resident design engineering team by working with the GC/CM, Brown and Caldwell design teams, and the County to disposition Requests for Information (RFIs), review technical procurement submittals, and administer change order proposals. She also worked directly with the County operations and engineering staff to coordinate planning and review of startup and commissioning plans and testing documentation specific to the secondary treatment for enhanced nitrogen removal, primary clarifiers, and anaerobic digester solids handling upgrades.

Kent McCue, Construction Manager, City of Pasco Kent has held the Construction Manager position for the City of Pasco for 15 years. Previously he performed inspection and construction management roles for the neighboring Cities of Richland and Kennewick for 3 and 9 years, respectively. He has managed, inspected, and provided general construction administration oversight of a multitude of multi-million dollar local, state and federally funded projects. He assures compliance with all requirements necessary for "end of project" audits by their funding agency. Kent will support the City PM and CM consultant for overall oversight of project construction in accordance with standards and specifications, directing the construction Management firm selected for the inspection and CM for this project. Kent will assist with coordination between the construction management team, DB Team and Operations Staff, Council, and other stakeholders.

Maria Serra, PE. CIP Manager, City of Pasco. Maria will provide oversight of the project and act as back-up project manager for the project. Maria's municipal experience and technical background will allow for documentation review and assist in permitting coordination throughout the project. Maria brings to the team over 7 years of experience at City of Pasco and exceptional track record in managing local, state, and federal funds. Maria has been the lead for the development of long-range planning documents for all utilities for the City. She has successfully managed and delivered in the past 13 years the design of 15 major multi-million-dollar port, transportation and utility projects in Latin America and Washington State, along with a variety of smaller projects and studies. In the last 15 months Maria has led the Capital Improvement Program (CIP) team with impressive project delivery results.

Steve M. Worley, PE. Public Works Director, City of Pasco. Steve has 35 years of engineering experience with the past 25 overseeing staff in the successful delivery of municipal capital projects.

Matthew J. Walker, AIA, CCM, DBIA, Principal-in-Charge, Hill International, Inc. Matt will serve as the 3rd party Principal-in-Charge for the Zone 3 Reservoir Storage Tank. Matt possesses over 30 years of project and construction management experience using traditional and alternative construction contracting methods. His Washington State public works alternate contracting experience includes serving as the project manager for the \$20.5M PDB U.S. Pavilion Project; providing Pre-Bond services for the Spokane Public Facilities District's \$27M DB Sportsplex project; serving as project manager for the City of Richland's \$18M PDB City Hall and \$3.5M PDB Fire Station 74; serving as the project manager for the Spokane Public Facilities District's \$55M DB Convention Center Completion project; serving as the project manager for the \$90M GC/CM Convention Center Expansion project in 2005; serving as a construction manager for the \$17.8M Wellpinit High/Middle School GC/CM Modernization project; and serving as architect coordinator and assistant project manager for the \$43M DB Foley Modernization project. Matt will serve as the Principal-in-Charge for the Fire Station 73 & 75 project and will oversee the PDB procurement, design, construction and closeout phases. He is a licensed Washington State architect, Certified Construction Manager, and a Design Build certified professional.

Becky Blankenship, DBIA, Project and Construction Manager, Hill International, Inc. Becky will serve as the 3rd party Project and Construction Manager for the Zone 3 Reservoir Storage Tank project and will support the City in managing the PDB procurement, construction, and closeout phases. Becky has extensive experience leading and overseeing DB teams from both a design and construction standpoint. She served as the Project and Construction Manager on the City of Richland's \$18M PDB City Hall, \$9M

PDB Fire Stations 73 & 75 and \$3.5M PDB Fire Station 74; City of West Richland's \$12M PDB Police Facility; Morrow County's \$6.8M PDB Government Administration Facility; City of Boardman's \$4.2M PDB Fire Station 81; North Mason's \$10M PDB Headquarters Fire Station; and WSU's \$4M PDB Tri-Cities Student Union Building. She also served as the Project Manager for: Gonzaga's \$52M Hemmingson Center; DB Award winning \$15.6M Spokane Central Service Center; \$6M DB Boeing Associated Paint Hangar; \$15.6M DB Operational Readiness training Complex Barracks at Joint Base Lewis McChord; \$8M DB Fairchild Resistance Training Facility; \$12.5M DB S.E.R.E. Force Support Headquarters, and three DB Armed Forces Reserve Centers located in Spokane, Vancouver, and Yakima – ranging in value from \$19.7M to \$29.8M each. Becky has been a DBIA Certified Professional for 10 years.

Lorraine Mead, PE, DBIA Project Engineer Scheduler, Hill International, Inc. Lorraine has more than 30 years of experience in project controls and scheduling, estimating, subcontract administration, claims and change order management. She has performed all aspects of project controls including planning, scheduling, forecasting, estimating, wage and rate analysis. In addition she has established and maintained construction schedules utilizing Primavera Project Manager and P6. Lorraine recently provided monthly schedule reviews for Spokane's Riverfront Park Pavilion project, and is currently doing the same for the Spokane Public Library Bond projects. Lorraine will fill a similar role on the Zone 3 Reservoir Storage Tank project.

Patrick McChord, Senior Estimator, Hill International, Inc. Patrick has more than 30 years of construction experience as a project manager, estimator and business developer for design-build, design-bid-build and general contractor/construction manager projects for commercial, industrial, convention, institutional, school, manufacturing and office building centers. His Washington State public works alternate contracting experience includes serving as the estimate advisor for the City of Richland's \$18M City Hall and \$3.5M DB Fire Station 74; serving as the construction manager for the Spokane Public Facilities City's \$55M DB Convention Center Completion project; and serving as construction manager for the \$29.5M GC/CM Wenatchee School District Washington Elementary Modernization and Addition and the \$6.1M GC/CM Wenatchee School District Special Education/Early Training Childhood Center. Patrick will provide estimating oversight for the Zone 3 Reservoir Storage Tank project.

Robynne Thaxton, JD, FDBIA, Robynne will assist in reviewing the procurement documents and drafting the contract documents. Robynne serves on the Washington State Capital Projects Advisory Review Board. She served on the National Design Build Institute of America Board of Directors from 2010 - 2016. Robynne is an instructor for the DBIA Contracts and Risk Management course as well as the Best Practices in Progressive Design-Build course. Robynne has assisted many public owners with their design-build projects. Recent representative projects include the City of Bothell's Fire Stations 42 and 45, City of Tacoma's Alder station re-wind, Seattle City Light's Boundary Dam re-wind and Cedar Falls substation projects, Western Washington University New Residence Hall and Consolidated Academic Support Services building, University of California San Diego Triton Pavilion, Los Angeles County Consolidated Correctional Facility project, Grant County PUD's Substation Reliability Project and Load Growth Project, Port of Seattle's AUF Facility and Concourse D Hardstand projects, City of Richland's Firehouse and City Hall projects, and City of Portland's Portland Building project. Robynne has also assisted both the Washington State Department of Enterprise Services and the University of California System in developing their form progressive design-build procurement documents and contracts.

- Provide the **experience and role 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.)

Please refer to Attachment B.

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

Please refer to Section 6.3 and Attachment B.

- 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.

The City of Pasco has hired Becky Blankenship of Hill International as the project manager for this project. The funds for Hill's contract are available and designated for this purpose. We anticipate that Hill will continue their efforts on behalf of the City until project closeout is complete, on or around June, 2023.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Hill International

The City of Pasco's project management consultant, Hill, has demonstrated successful owner's representative services on the following relevant DB projects: the \$12.6M **PDB** West Richland Police Station; \$9M **PDB** City of Richland Fire Stations 73 & 75; \$10M **PDB** North Mason Regional Headquarters Fire Station; \$6.8M **PDB** Morrow County Government Administration Facility; \$4.2M **PDB** Boardman Fire Station 81; \$20.5M **PDB** U.S. Pavilion Project; City of Richland's \$18M City Hall, Pre-Bond services for the \$27M SPFD Sportsplex project, City of Richland's \$2.8M **PDB** Fire Station 74, WSU \$23M Wine Science Center, the \$55M SPFD Spokane Convention Center Completion project, GSA's \$43M Foley Courthouse Modernization, the \$16M Bureau of Indian Affairs K12 Paschal Sherman Indian School, and the \$16M Spokane International Airport's parking garage. Hill served as the owner's DB PM and was involved in all phases of the projects from DB procurement to project closeout. The team's qualifications and experience and the project organizational chart depict the depth, experience and commitment for successful project completion that will benefit the City of Pasco, its constituents, and the general public

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

Project Management and Decision-Making – Authority and decision making responsibility is provided by the Project Committee with implementation by Hill International. The Project Committee consists of Steve Worley, PE Public Works Director; Brittany Whitfield, PE/Senior Engineer; Maria Serra, PE, CIP Manager and Kent McCue, Construction manager.

Hill International staff will meet regularly with the Project Committee to discuss project/program needs, milestones and develop strategy recommendations and courses of action for implementing the project. Becky Blankenship is committed to the day to day operations and functioning of the HQ Fire Station Hill team and will be responsible to the Project Committee for the project.

The D-B Selection Committee, consisting of City of Pasco staff, Robynne Thaxton and Hill International, will review the Design-Build Teams' SOQs, Proposals, and interactions during proprietary meetings and interviews to make recommendations of D-B Team shortlisting and D-B selection to the Project Committee and City of Pasco City Council.

Communications – Hill International, in partnership with the City of Pasco, will use a variety of well-established formal and informal tools to provide effective communications with all of those involved in the project. At the appropriate time the City will advertise the RFQ and post the RFQ on the City's website. During the RFP phase the Selection Committee will meet with the shortlisted firms in proprietary meetings to discuss project objectives, project approach, concept designs and provide feedback. Once a D-B Team is selected, the Project Committee and Hill International staff will meet with the D-B Team during

the design and construction phases and participate in interim reviews of the design to ensure that the City's expectations and vision of the finished project are achieved.

Project progress will be reported to the Project Committee and other stakeholders. Project status updates will be posted on the City's webpage to keep the public informed on the project status.

Budget Monitoring – Hill International will be managing and tracking the program finances using the City's account codes. Financial reporting will be provided on a regular basis to the Project Committee and other appropriate stakeholders.

The City will maintain its own contingency and Owner's Management Reserve line item in the Zone 3 Reservoir Storage Tank project budget to address any owner betterment changes and appropriate change orders.

Schedule - The overall project schedule will be provided in the D-B RFQ/P documents. Monthly D-B construction progress updates with a narrative will be a project requirement.

- A brief description of your planned DB procurement process.

The PDB procurement process will be based on a best value approach of qualitative factors and a price factor.

The first phase will be to issue a Request for Qualifications with a project description, published scoring and weighted criteria, proposed project budget and schedule as well as the proposed contract. Submittals will be reviewed and scored by the Selection Committee with technical analysis and input from Hill and Robynne Thaxton as needed. The City intends to shortlist up to a maximum of three firms.

The second phase will be to provide the Request for Proposal documents to the shortlisted firms. The RFP will include the City's program and technical requirements, and performance specifications. The RFP submittal requirement will include: a project schedule, management approach, DB team experience, bonding capacity and proposal form. A proprietary meeting will be held with each firm during the RFP development phase to allow the teams to receive input from the Selection Committee. The proposal submissions will be evaluated by the Selection Committee who will receive, evaluate and score proposals from the short-listed teams. Hill and Robynne Thaxton will provide technical consultation during this phase. The honorarium for non-selected proposers will be in the range of \$6,000-\$8,000, which is consistent with other projects with similar deliverables during the procurement.

Qualitative factors such as design efficiency, project management plan, schedule, technical factors, exceeding the Project Goals, past utilization of OMWBE firms, and other published criteria will be the primary criteria for selection. The City is considering various options in determining the required selection criteria based on cost or other price related factors.

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

Robynne Thaxton will develop the contract and terms and conditions using a modified standard DB 530 agreement and 535 general conditions. Hill will work together with Robynne to prepare and tailor the RFQ and RFP documents to meet the needs of this project. Robynne has utilized and refined these documents for prior projects and will customize the terms to meet the needs of the Pasco Zone 3 Reservoir Storage Tank project.

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

Please refer to Attachment C.

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

Please refer to Attachment D.

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.

The City had one audit finding on the Road 68 Improvement project. The finding identified internal controls related to weekly review of certified payrolls for federal prevailing wage requirements. In response, the City created a new Contract/Project Support Specialist position to ensure these controls are followed on applicable projects. The City has not received any audit findings since.

10. Subcontractor Outreach

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

Outreach will occur through AGC and ASCE local chapters with language related to small, women and minority-owned business participation. The City envisions a brochure for the project with relevant information that would describe project objectives and timelines and highlight the City's commitment to inclusivity and economically disadvantaged communities.

Additionally, there will be a requirement in the RFQ for proposers to describe their past utilization of OMWBE certified business, to be evaluated on a pass/fail basis. The City will send the Advertisement for RFQ to OMWBE to 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 DB contract will also require the Design Builder to track and report utilization of minority and women's business enterprises certified business and veteran certified businesses.

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.

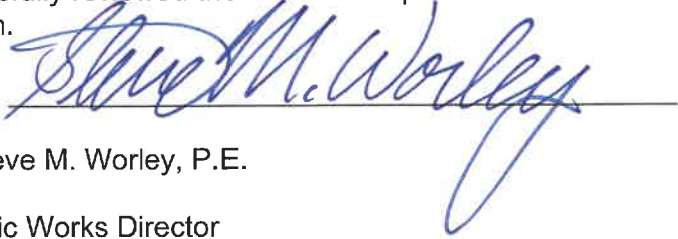
SIGNATURE OF AUTHORIZED REPRESENTATIVE

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 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.

PRC strongly encourages all project team members to read the Design-Build Best Practices Guidelines as developed by CPARB, and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the DB process. You also agree that your organization will complete these surveys within the time required by CPARB.

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

Signature: 

Name: Steve M. Worley, P.E.

Title: Public Works Director

Date: May 20th, 2021

ATTACHMENT A
Project Organizational Chart



CITY OF PASCO ZONE 3 RESERVOIR STORAGE TANK PROJECT ORGANIZATIONAL CHART

Dave Zabell
Pasco City Manager

Robynne Thaxton (Parkinson)
JD, FDBIA DB Legal Counsel
Thaxton Parkinson, PLLC

D-B RFQ/RFP - 10%
Design - On-call
Construction - On-call

Steve Worley, PE
Project Director
Director of Public Works

D-B RFQ/RFP - 10%
Design - 10%
Construction - 10%

Project Committee
Maria Serra, PE CIP Manager - Design Advisor
Kent McCue, Construction Manager - Construction Advisor

On-call for all Services

Matt Walker, AIA, DBIA
Principal-in-Charge/Advisor
Hill International, Inc.

D-B RFQ/RFP - 10%
Design - 5%
Construction - 5%

Becky Blankenship, DBIA
Project Manager
Hill International, Inc.

D-B RFQ/RFP - 90%
Design - 90%
Construction - 50%

Brittany Whitfield, PE
Senior Engineer
City of Pasco

D-B RFQ/RFP - 50%
Design - 50%
Construction - 75%

Lorraine Mead, DBIA
Scheduler
Hill International, Inc.

D-B RFQ/RFP - 10%
Design - 10%
Construction - 15%

Patrick McChord, DBIA
Senior Estimator
Hill International, Inc.

D-B RFQ/RFP - 10%
Design - 10%
Construction - 15%

Debbie Selzer
Document Controls Specialist
Hill International, Inc.

D-B RFQ/RFP - 10%
Design - 10%
Construction - 15%

ATTACHMENT B
Project Team Alternative Delivery Experience

ATTACHMENT B
CITY OF PASCO
D-B PROJECT APPLICATION

| CITY OF PASCO PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE | | | | | | | | | |
|---|--|--|-----------------|--------------|----------------------------|-----------------------|-----------------------|------------|-------------|
| Name | Summary of Experience | Project Names | Project Size | Project Type | Role during Project Phases | | | Role Start | Role Finish |
| | | | | | Planning | Design | Construct | | |
| Brittany Whitfield, PE Senior Engineer | Serves as the City Project Manager for the Zone 3 Reservoir Storage Tank project; 16+ years experience in water/wastewater mechanical process system design, construction and project management, facility commissioning and startup, 1.5 years experience supporting alternate construction contract methods. | Pierce County Chambers Creek Regional Wastewater Treatment Plant Expansion | \$342M, 45 MGD | GC/CM | NA | NA | PM/Resident Engineer | Feb-14 | Oct-15 |
| Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience | | | | | | | | | |
| Matthew J. Walker AIA, CCM, DBIA | Serves as Principal-in-Charge/Design-Build Advisor for the Zone 3 Reservoir Storage Tank project; 30 years experience in architecture, PM/CM and 14 years of experience with WA State public works alternate construction contract methods | Spokane U.S. Pavilion | \$20.5M, 70K SF | PDB | PM | PM | PM | Jul-19 | Oct-19 |
| | | Spokane Public Library Bond Projects | | GC/CM | PM | PM | PM | | |
| | | SPFD Sportsplex | \$27M, 100K SF | D-B | PM | | | Aug-16 | Present |
| | | City of Richland, City Hall | \$16M, 44K SF | PDB | PM | PM | PM | May-16 | Jul-19 |
| | | City of Richland Fire Station #74 | \$3.5M, 12K SF | D-B | PM | PM | PM | Mar-14 | Jun-15 |
| | | Spokane Public Facilities District Convention Center Completion | \$55M, 90K SF | D-B | PM | PM | PM | Oct-12 | Feb-15 |
| | | GSA Region 10 - Thomas S. Foley US Courthouse Modernization | \$45M, 301K SF | D-B | Architect Coordinator | Architect Coordinator | Architect Coordinator | Jul-09 | Aug-12 |
| | | Wellpinit High/Middle School Modernization | \$17.8M, 54K SF | GC/CM | CM | CM | CM | Apr-10 | Oct-12 |
| Spokane Public Facilities District Convention Center Expansion | \$90M, 160K SF | GC/CM | PM | PM | PM | Oct-02 | Dec-06 | | |
| Becky Blankenship Assoc. AIA, DBIA | Serves as the Project Manager for the Zone 3 Reservoir Storage Tank project, 30 years experience in civil engineering, architecture and construction, PM/CM, and providing public works program support for traditional and alternate delivery methods | Richland City Hall | \$18M, 44K SF | PDB | PM | PM | PM | Jul-16 | Oct-17 |
| | | WSU Tri-Cities Student Union | \$4M, 9.6K SF | D-B | PM | PM | PM | Sep-15 | Jun-17 |
| | | Fire Station #74 | \$3.4M, 12K SF | PDB | PM | PM | PM | Jun-14 | Jun-16 |
| | | Gonzaga University John G. Hemmingson Center | \$52M, 169K SF | D-B | NA | PM | PM | Jun-12 | Apr-14 |
| | | Spokane Central Service Center | \$15.6M, 57K SF | D-B | PM | PM | NA | Aug-13 | Apr-14 |
| Lorraine Mead PE, LEED AP, DBIA | Serves as the Scheduler for the Zone 3 Reservoir Storage Tank project; 30+ years experience in PM/CM, project controls and scheduling | Spokane U.S. Pavilion | \$20.5M, 70K SF | PDB | | CM | CM | Jan-18 | Oct-19 |
| | | WSU, Wine Science Center | \$23.2M, 40K SF | DB | CM | CM | CM | May-12 | Jan-14 |
| | | Wenatchee School District No. 246, Washington Elementary School | \$29.5M, 72K SF | GC/CM | Scheduler | Scheduler | Scheduler | Jul-14 | Nov-16 |
| | | Wenatchee School District No. 246, Early Childhood Learning Center | \$6.1M, 19K SF | GC/CM | Scheduler | Scheduler | Scheduler | Jul-14 | Oct-16 |
| | | Paschal Sherman Indian School | \$16.5M | DB | Scheduler | Scheduler | Scheduler | Jan-02 | Jan-05 |
| Patrick McCord Assoc. DBIA | Serves as Senior Estimator for the Zone 3 Reservoir Storage Tank project; 29 years experience with public works and negotiated private construction experience; served as PM for general contractor | Tallgrass Prairie Admin and Visitor Center | \$45M, 8.5K SF | DB | CM | CM | CM | Aug-11 | May-12 |
| | | Morrow County Administrative Building | \$6.8M, 24K SF | PDB | PM/CM | | | Aug-19 | Present |
| | | City of Richland, City Hall | \$16M, 44K SF | PDB | | CM | CM | May-16 | Jul-19 |
| | | City of Airway Heights, Recreation Center | \$14.6M, 40K SF | PDB | PM/CM | PM/CM | PM/CM | Nov-16 | Aug-19 |
| | | Spokane Public Facilities District Convention Center Completion | \$55M, 90K SF | D-B | | CM | CM | Oct-12 | Feb-15 |
| | | Wenatchee School District No. 246, Washington Elementary School | \$29.5M, 72K SF | GC/CM | | CM | CM | Jul-14 | Nov-16 |
| Wenatchee School District No. 246, Early Childhood Learning Center | \$6.1M, 19K SF | GC/CM | | CM | CM | Jul-14 | Oct-16 | | |

ATTACHMENT C
Construction History Matrix



ATTACHMENT C
City of Pasco - Construction History

| CITY OF PASCO CONSTRUCTION HISTORY | | | | | | | | | | | | | |
|------------------------------------|-----------------------------------|--|--------------------|-----------------|----------------------------|--------------------------|---------------|--------------|----------------|-----------------------------------|-----------------------------------|----------------------------------|--|
| No. | Project Name | Project Description | Total Project Cost | Delivery Method | Lead Design Firm | General Contractor or DB | Planned Start | Actual Start | Planned Finish | Actual Finish | Construction or DB Planned Budget | Construction or DB Actual Budget | Reason for Budget or schedule overrun |
| 1 | PWRF Irrigation Pump Station | The Irrigation Pump Station (IPS) is a critical component to the operation of the Process Water Reuse Facility (PWRF). The purpose of the IPS is to pump partially treated wastewater from the PWRF storage/detention ponds to the City-owned farm fields for reuse and finishing (final treatment). | \$ 9,000,915.78 | DBB | PACE Engineers | Apollo, Inc. | Fall 2019 | Nov-19 | Summer 2020 | Nov-2020 (substantial completion) | \$ 8,048,615.76 | \$ 8,647,015.18 | Change order to accommodate longevity concerns of equipment and infrastructure missed during design, and operational needs. Substantial completion is issued, punchlist items are underway. |
| 2 | Pearl Street Lift Station | Construction of new lift station for replacement of the Pearl Street Lift Station and related appurtenances | \$ 1,433,526.32 | DBB | HDR Engineering, Inc. | C&E Trenching, LLC. | Spring 2020 | Jul-20 | Fall 2020 | Dec-20 | \$ 982,721.40 | \$ 982,922.31 | Change order for modifications to specified manhole. Delay due to long-lead items. |
| 4 | Foster Wells Force Main | Construction of approximately 18,360 LF of HDPE, DR 11, 20-inch diam. (IPS) Forcemain including prefabricated bends, air vacuum valve assemblies, connection to existing Foster Wells Pump Station and existing PWRF facility. This project also includes approximately 300 feet of horizontal directional drilling under State Highway 395. | \$ 4,785,106.94 | DBB | PACE Engineers | C&E Trenching, LLC. | Summer 2019 | Aug-19 | Spring 2020 | Aug-20 | \$ 4,768,614.05 | \$ 4,421,388.90 | Delay caused by WSDOT permit issuance and easement access coordination. |
| 5 | Chapel Hill Blvd. Extension (LID) | Construction of approximately 6,300 LF of new collector arterial roadway with associated sidewalk, trail, landscaping, potable water, irrigation, sewer, street lighting, and signal modifications. The project also involves the construction of two roundabouts. The project is located on the extension of Chapel Hill Boulevard between Road 84 and Road 68. | \$ 5,541,372.82 | DBB | JF Engineering, PLLC (DKS) | Premier Excavation, Inc. | Spring 2019 | May-19 | Fall 2019 | Aug-20 | \$ 3,979,107.07 | \$ 4,014,951.96 | Change order to accommodate change in striping material for longevity concerns. Delay was due to winter weather. |
| 6 | Columbia East Lift Station | New pump station including cast-in-place reinforced concrete structure, immersible pumping system and appurtenances, heating and ventilation, electrical service, power distribution, in electric building with CMU block construction and metal roof. | \$ 4,881,058.27 | DBB | PACE Engineers | Clearwater Construction | Fall 2018 | Oct-18 | Summer 2019 | Apr-20 | \$ 2,792,819.21 | \$ 2,792,819.21 | No budget overrun occurred. Substantial completion for the Project was achieved in summer of 2019, contract was extended to provide longer period of warranty on pumps, since Force main was not in place at time of completion. |
| 7 | Harris Rd Sewer Transmission Main | Installation of approx 4,000 lf of 30" PVC gravity sewer pipe with manholes, 2 trenchless borings and pavement restoration. | \$ 3,104,000.00 | DBB | RH2 | Culbert Construction | Spring 2019 | Mar-19 | summer 2019 | Aug-19 | \$ 2,412,115.89 | \$ 2,608,360.45 | Contract change order approved to facilitate FCID boring for crossing of existing irrigation line before irrigation season began. No delays occurred. |
| 8 | Oregon Ave Improvements, Ph 1 | Roadway widening, addition of new traffic signal, updates to existing traffic signals, addition of sidewalks, curb and gutter, ADA ramps, access management median curbing, illumination, stormwater. | \$ 8,736,702.94 | DBB | CH2MHill | Culbert Construction | Summer 2017 | Apr-18 | Summer 2018 | Jul-19 | \$ 6,898,384.05 | \$ 6,898,384.05 | No budget overrun occurred. Delays were attributed to right-of-way acquisition difficulties |



ATTACHMENT C
City of Pasco - Construction History

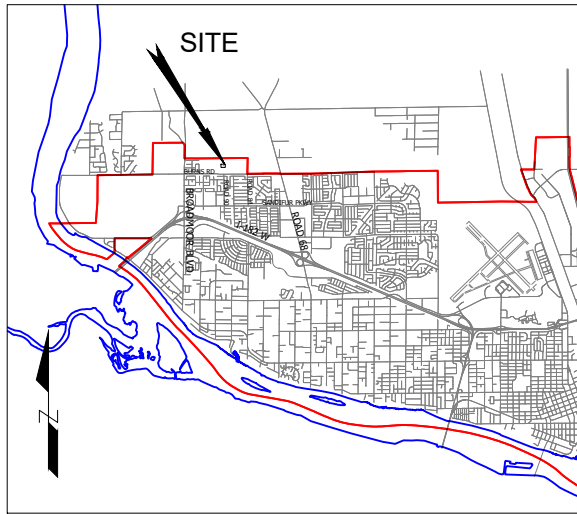
| CITY OF PASCO CONSTRUCTION HISTORY | | | | | | | | | | | | | |
|------------------------------------|--|---|--------------------|-----------------|------------------|------------------------------------|---------------|--------------|----------------|---------------|-----------------------------------|----------------------------------|---|
| No. | Project Name | Project Description | Total Project Cost | Delivery Method | Lead Design Firm | General Contractor or DB | Planned Start | Actual Start | Planned Finish | Actual Finish | Construction or DB Planned Budget | Construction or DB Actual Budget | Reason for Budget or schedule overrun |
| 9 | Columbia Water Supply Project | New raw water intake pump station including installation of two stainless steel intake screens, single story building with a 30-foot diameter concrete wetwell approximately 85-feet deep, two 250-hp line shaft vertical turbine pumps, and approximately 700 LF of 30-inch pipe to supply the West Pasco Water Treatment Plant. | \$ 9,786,897.57 | DBB | Murraysmith | Apollo, Inc. | Winter 2013 | Mar-17 | Winter 2018 | Jan-19 | \$ 7,696,482.00 | \$ 7,784,119.00 | Project design started in 2013 and construction was anticipated to begin in 2014. As design progressed it was clear that JARPA permitting and easement acquisition from state agencies would delay advertising of the project for bid until late 2016. This project was later affected by Government shut down, jeopardizing the awarded State funding. |
| 10 | 20th Avenue Safety Improvements | This project involves traffic signal upgrades, installation of countdown pedestrian signal heads, installation of access management median curbing, installation of two pedestrian hybrid beacons, widening of a section of a roadway, and other work | \$ 2,407,369.28 | DBB | In-House Staff | Moreno & Nelson Construction Corp. | Spring 2017 | Apr-17 | Summer 2017 | Jan-18 | \$ 2,002,384.50 | \$ 1,970,894.59 | Extended contract time to allow for field changes on various intersections. |
| 11 | East Side Booster Station | Expansion of existing facility to include replacement of existing diesel engine fire pump with 2 new electric motor driven pumps equipped with VFDs, install of a suction pipe gallery, a dedicated discharge pipe. | \$ 1,183,371.10 | DBB | RH2 | Big D's Construction | Summer 2016 | Jun-16 | Summer 2017 | Jan-18 | \$ 807,799.07 | \$ 843,523.97 | Change orders accommodated minor scada and controls changes to the design identified during construction. |
| 12 | Oregon Ave Waterline | Installation of 7,300 lf of 16" DI water main in Oregon Ave, deactivate existing water main, replace existing services, hydrants and crossings. | \$ 1,515,769.44 | DBB | In-House Staff | Big D's Construction | Spring 2016 | Mar-16 | Spring 2017 | Sep-17 | \$ 1,091,826.93 | \$ 1,203,014.35 | Change order to include fire hydrant replacement to meet new City standards. Delay due to unforeseen conditions found on site. |
| 13 | Primary Clarifier Upgrade | Installation of new primary clarifiers, new primary sludge pumping room, new scum pump station, modifications to existing headworks channel, and associated mechanical, electrical, instrumentation, yard piping, and other site work. | \$ 5,741,277.00 | DBB | HDR | Clearwater Construction | Fall 2015 | Sep-15 | Winter 2016 | Dec-16 | \$ 4,789,689.96 | \$ 4,789,689.96 | N/A - No budget overrun occurred. |
| 14 | Rd 68 Improvements Ph 2 / Interconnect Rd 68 Signals | Construction of access management concrete medians and concrete curbs, to include HMA removal and replacement, new signal controllers, cabinets, ADA ramps, sidewalk and driveway reconstruction; Construction of a radio signal interconnect system. | \$ 1,544,391.26 | DBB | HDJ/Kittelton | Sierra Electric | Spring 2014 | Jun-14 | Spring 2016 | Oct-16 | \$ 1,111,273.08 | \$ 1,231,709.53 | Increase in construction cost was due to equipment specified in bid documents was discontinued by manufacturer. Only compatible equipment available at time of construction was more expensive. Delay due to long lead items. |
| 15 | Powerline Rd Improvements | Installation of 28' wide core road, with curb/gutter, from Broadmoor Blvd to Road 68. | \$ 1,417,340.00 | DBB | HDJ | Big D's Construction | Fall 2014 | Jan-15 | Summer 2015 | Sep-15 | \$ 1,155,924.00 | \$ 1,155,924.00 | N/A - No budget overrun occurred. Delay due to weather. |

NOTES:

1. This list represents most projects over \$500K built in the last 6 years by City of Pasco Public Works, the total number of projects delivered is 78 between 2015-2021.
2. City of Pasco Public Works has undergone a reorganization in December 2019. This provided the opportunity for a new CIP Manager position in the department. In the last 15 months, under this new leadership, the department has advanced 18 capital projects into construction including: WWTP Improvements (\$17.9M), the Lewis Street Overpass (\$22.4M), a 5-mile Industrial Wastewater Dual Force Main (\$6M), and a Sewer trunk line extension LID (\$3.5M) among other projects. Pasco's ability to deliver project has increased significantly, including projects with alternative delivery methods.

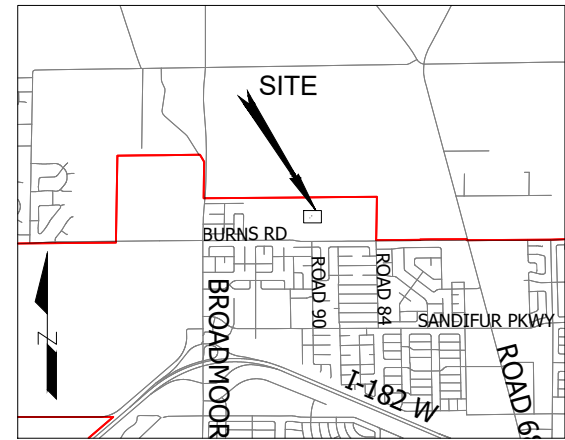
ATTACHMENT D
Project Concept Plan and Sketches

ZONE 3 RESERVOIR STORAGE TANK

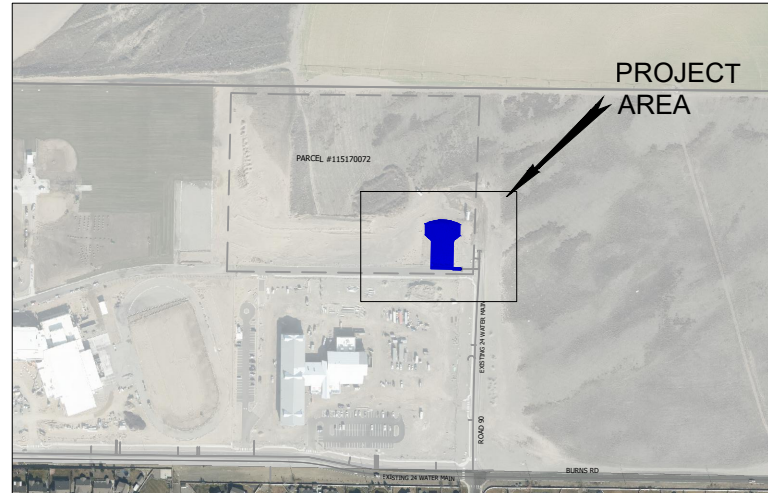


LOCATION MAP-CITY OF PASCO
NTS

LOCATED IN THE CITY OF PASCO, FRANKLIN COUNTY,
WASHINGTON, WITHIN SECTION 5, TOWNSHIP 9
NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN



VICINITY MAP
NTS



PROJECT LIMITS

ZONE 3 RESERVOIR
STORAGE TANK

CITY OF PASCO



SHEET 1 OF 3

DATE: 05/18/2021



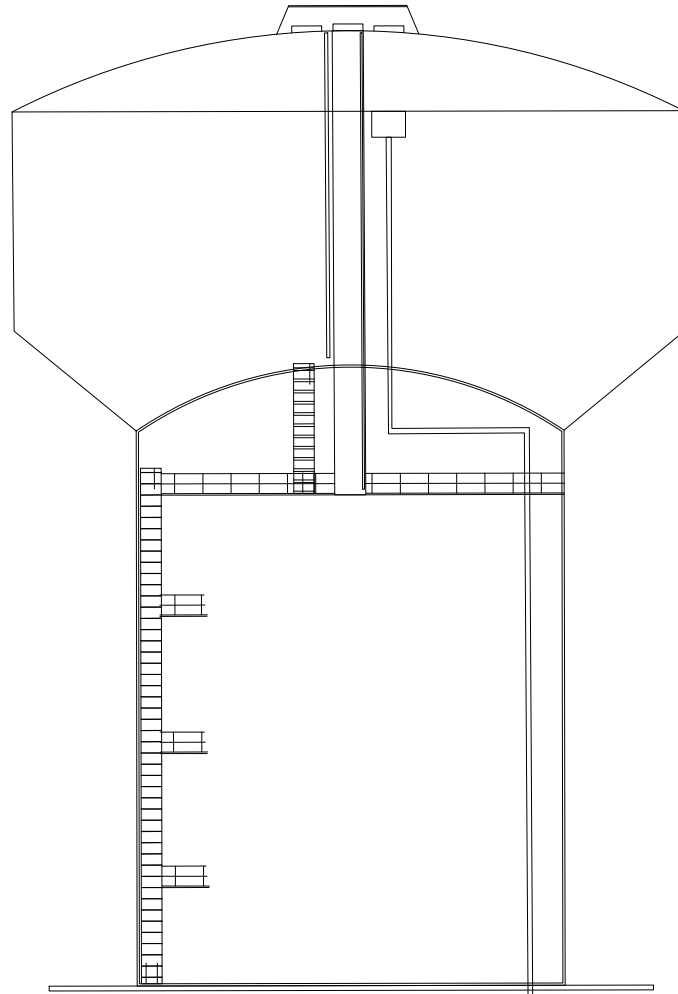
ZONE 3 RESERVOIR
STORAGE TANK

CITY OF PASCO



SHEET 2 OF 3

DATE: 05/18/2021



ZONE 3 RESERVOIR
STORAGE TANK

CITY OF PASCO
CONCEPTUAL DESIGN



SHEET 3 OF 3

DATE: 05/18/2021