

## PRC – City of Richland Questions/Responses March 22, 2016

1) Attachment B:

- Please provide the \$ Value associated with those projects listed, primarily for Darrin Sweeney

A replacement Attachment B is provided.

2) Attachment C:

- Please confirm the previous project experience for Darrin Sweeney as it relates to the projects listed in Attachment B

A replacement Attachment C is provided that adds to two projects shown in Attachment B.

3) Attachment A, B and C:

- Please explain the specific role of the City of Richland, including Joe Schiessl and Darrin Sweeney, as it relates to the use of the Wine Science Center as a reference to Design Build project experience.

Joe Schiessl and Darrin Sweeney did not have a role in the Wine Science Center project. The reference is intending to show overall organizational experience.

4) Question / Item 5:

- Please clarify who oversees the Project Control functions and clarify how the role of Darrin Sweeney as the Construction Manager fits into the Management Plan.

Darrin oversees the project control functions (budget, accounting) with assistance from the outside consultant and Administrative departments.

Darrin's role as CM is to implement the Management Plan from project inception to project closeout. This includes assistance with selection of outside consultants, design-build procurement, design/estimating coordination, and construction phase activities with oversight from the executive director.

5) Question / Item 7:

- Please clarify/expand on the last bullet under lessons learned.

The City, as an organization will administer DB projects in addition to acting as the authority granting permit approvals. On the Fire Station 74 project the design build team could have better prepared the permitting authority for addressing a phased design build permit submittal. Upcoming projects will initiate a process for early involvement from all areas within the organization including the permit authority.

- Please expand upon the Success in Managing the Wine Science Center as a Design Build Project similar in detail to the Fire Station project.

The City's role in the Wine Science Center was to create and sunset a public development authority (PDA) with the sole purpose to construct a wine science center. The city entered

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into an agreement with the PDA to loan staff to assist with the project. The PDA was the lead agency on the procurement and team selection phase and turned over the lead agency status to Washington State University for the design and construction phase. The PDA remained an advisor to WSU throughout the project.

The City's ability to form a PDA and bring together a diverse team of higher education, private industry and local government played a significant role in the success of the project. Because WSU was to be the owner of the facility it was determined in the best interest of the project to turn over project management in the design and construction phase to WSU project staff. As such, Richland staff was not involved in the construction administration phase.

### 6) Question / Item 8:

- The D.B. Agency Certification is for 3 years; please elaborate on which projects of the 200 projects noted to be part of the Capital Facilities Program encompassing \$386 Million between 2016 and 2030 might/will be considered for Design Build; please include relative value.

City Hall:	\$18 M
Fire Station 73:	\$4 M
Fire Station 71:	\$4 M
Wastewater TP upgrades:	\$3 M

The majority of the City's projects will continue to be administered traditionally as design, bid, build. The above projects represent good candidates for an alternative delivery method based on complexity, scope and schedule issues.

- How are the two key staff members (Joe and Darrin) who have participated in one (maybe two) D.B. project(s) for the City of Richland going to assist in proper management of any and all upcoming D.B. projects throughout the various departments; public works, electric utility, as well as parks and public facilities.

As part of our management plan the Richland DB committee will review projects for recommendation including an analysis of staff workload and capacity. Each successful project will increase staff capacity across the organization and lead to additional expertise for future project administration.

### 7) Question / Item 9:

- Please expand upon which staff members with the City of Richland are DBIA certified and/or is in the process of becoming certified. If in the process of becoming certified what is that status.

The City's success on Fire Station 74 is one that we desire to replicate. Obtaining the agency approval for design build is the next step for the City. If awarded, it provides the City Council with justification to provide staff budget and authorization for staff certification by DBIA. Staff has joined DBIA (Inland Empire Chapter), attended the annual 2015 conference in

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Denver, will attend the 2016 conference in LV, and presented the Fire Station 74 project to the Puget Sound Chapter at a monthly meeting. City staff has additionally made professional contacts with the design build project managers at the Pacific Northwest National Laboratory (federal authority), Kennewick School District (GCCM), and Kadlec Regional Medical Center (private).

The City's DB Management Plan also includes provision to bring subject matter experts as outside consultants onto the project team. The consultants for Fire Station 74, and for the consultants that we have retained for future work are Hill International (Matt Walker) and Thaxton Parkinson PLLC (Robynne Thaxton Parkinson). Both are foremost experts in the DB profession and carry the DBIA certification.

### 8) General:

- Recognizing this application is for D.B. Certification does the City of Richland consider GC/CM as part of the flow chart in determining the contracting method to use.

DBIA best practices suggest that the benefits of GC/CM can be amplified through the use of design build, and again with progressive delivery of design build. The City evaluated GC/CM and has determined that equal or better benefit can be achieved on our anticipated projects using the design build delivery.

NAME	EXPERIENCE	PROJECT	SIZE	TYPE	Value	Role during Project Phases			TIME ON PROJECT
						PLANNING	DESIGN	CONSTR	
Joe Schiessl	Joe has worked for the City of Richland for 16 years and held various roles including economic development, planning, affordable housing, capital projects and currently as Dept director of Parks and Public Facilities. He has a bachelor of science from WSU in environmental science and regional planning and a Masters of Urban and Regional Planning from EWU. Joe managed federal affordable housing DB projects for 10 years and was the project director for Fire Station #74.	Fire Station #74	12,000 SF	D-B	\$3.6M	PD	PD	PD	2014-2016
Darrin Sweeney	Darrin has over 16 years experience in the construction industry as a project manager and as a company owner. He has managed several private Design Build projects across the country including projects in New York, Ohio, Florida, Colorado, Wyoming, and Idaho. He holds a degree in Construction Management from Brigham Young University. He was the construction manager for the City of Richland's Fire Station 74 Design Build Project.	Fire Station #74	12,000 SF	D-B	\$3.6M	PM	PM	PM	2014-2016
		Upper Valley Family Medicine Center	10,000 SF	D-B	\$2.8M	PM	PM	PM	2009-2010
		Cedar Creek Dental Center	8,500	D-B	\$1.8M	PM	PM	PM	2010
		The Arthritis Center	9,000	D-B	\$1.8M	PM	PM	PM	2011
		Shakas Flying J	13,000	D-B	\$980K	PM	PM	PM	2008
		Historic Kirtland Village	15,000	D-B	\$3M	PM	PM	PM	2004
		Hill Cumorah Visitor's Center	16,000	D-B	\$6.5M	PM	PM	PM	2003

City of Richland - Construction History  
ATTACHMENT C

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

**PREVIOUS PRIVATE D-B PROJECTS COMPLETED BY DARRIN SWEENEY**

<b>1</b>	Upper Valley Family Medicine Center	Design and Construct a new Medical Faculty	\$2.8M	D-B		The HighPointe Companies	Oct-09	Oct-09	May-10	May-10	\$2.9M	\$2.8M	
<b>2</b>	Cedar Creek Dental Center	Design and Construct a new Dental Office and tenant space	\$1.8M	D-B		The HighPointe Companies	Mar-10	Mar-10	May-10	May-10	\$1.8M	\$1.8M	
<b>3</b>	The Arthritis Center	Design and construct a new arthritis treatment facility	\$1.8M	D-B		The HighPointe Companies	Aug-11	Aug-11	Oct-11	Oct-11	\$1.5M	\$1.8M	Owner requested additional tenant space and living quarters
<b>4</b>	Shakas Flying J	Design and Build a new convenience store and Flying J service station	\$980K	D-B		The HighPointe Companies	Apr-08	Apr-08	Sep-08	Sep-08	\$850K	\$980K	Owner added additional fuel bay and interior amenities
<b>5</b>	Historic Kirtland Village	Recreated a Historic Ohio Village complete with visitor center, sawmill and school house.	\$3.0M	D-B		Keller Carlisle	Aug-02	Aug-02	May-03	May-03	\$2M	\$3M	Owner added scope
<b>6</b>	Hill Cumorah Visitor's Center	Modern Visitor Center with Theater	\$6.5M	D-B		Big D Construction	Oct-01	Oct-01	Jul-02	Jul-02	\$6.5M	\$6.5M	