



# AVISTA STADIUM IMPROVEMENTS

**Project Review Committee Presentation – May 25, 2023**

Application for Project Approval for GC/CM



# Agenda

01

Project Team

02

Project  
Overview

03

Project Budget

04

Project Schedule

05

Subcontractor  
Outreach

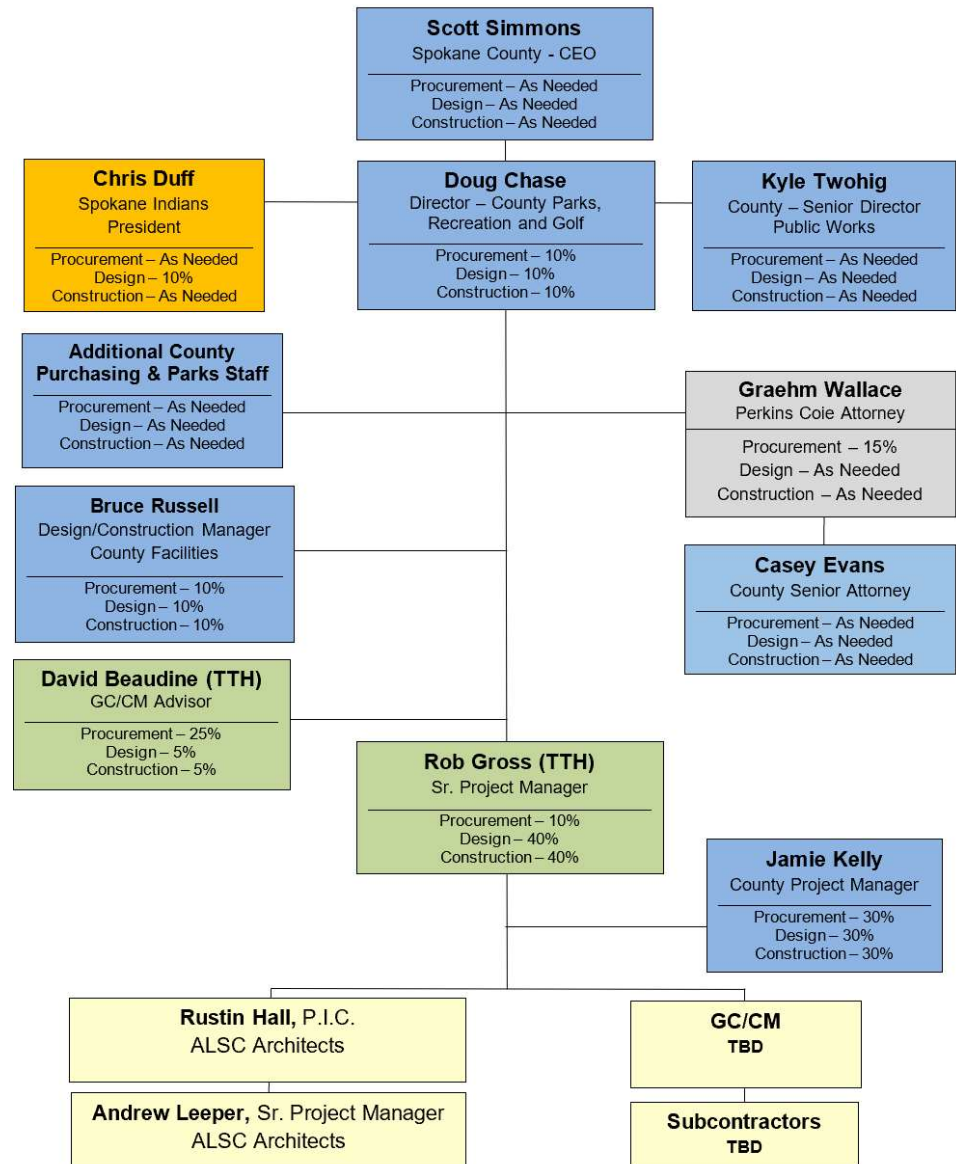
06

Why this Project  
is Suited for  
GC/CM

07

Summary

# TEAM ORGANIZATION CHART



# TEAM MEMBER QUALIFICATIONS

## [Doug Chase – Director of Parks, Recreation & Golf](#)

22 years as County Director

Overseen all projects for department ranging from few thousand to \$7M

Lead point of contact reporting directly to the CEO with decision making authority for this project

## [Kyle Twohig – Senior Director of Public Works](#)

Delivered over \$1B in public capital projects

Overseen projects using GC/CM, PDB, DB, Heavy Civil GC/CM and DBB

Advisory to Doug Chase & team throughout entire project



# TEAM MEMBER QUALIFICATIONS

## [Jamie Kelly – Project Manager - Parks, Recreation & Golf](#)

11 years of experience in public sector capital projects

Oversees capital projects for the department

Will provide additional support to team throughout project duration

## [Chris Duff – President – Spokane Indians](#)

Responsible for day-to-day operations of the ballpark

Has advised on MLB standards and has overseen \$10M+ in renovations to the ballpark over the past 22 years

Work in partnership with the County to deliver all MLB mandated and general upgrades



# TEAM MEMBER QUALIFICATIONS

## [David Beaudine - GC/CM Advisor – Turner & Townsend Heery](#)

20 years Construction Project Management

Directly managed, advised or oversaw over 22 GC/CM projects throughout Washington State

Responsible for all TTH public sector work in Washington

Advising Spokane County through Procurement, GMP, Buyout and construction

Providing Training on GC/CM to County staff

## [Rob Gross – Sr. Project Manager – Turner & Townsend Heery](#)

20+ years Construction Project Management

10+ years in Public Sector Project Management

Day-to-day project manager for the project with direct line to Doug Chase

# TEAM MEMBER QUALIFICATIONS

## [Rustin Hall – Principal Architect, ALSC Architects](#)

- Principal-in-Charge for the project
- Over 39 years of experience utilizing traditional and alternative delivery
- Served six (6) years on the PRC representing design industry
- Primary point of contact for ALSC

## [Graehm Wallace – Partner, Perkins Coie](#)

- 27 years experience representing public sector clients on Construction Law issues
- Provides appropriate contracts to Spokane County – GC/CM Contract & General Conditions
- Contracts updated to the new RCW's
- Contracts reflect GC/CM Experiences and Improvements



# PROJECT OVERVIEW

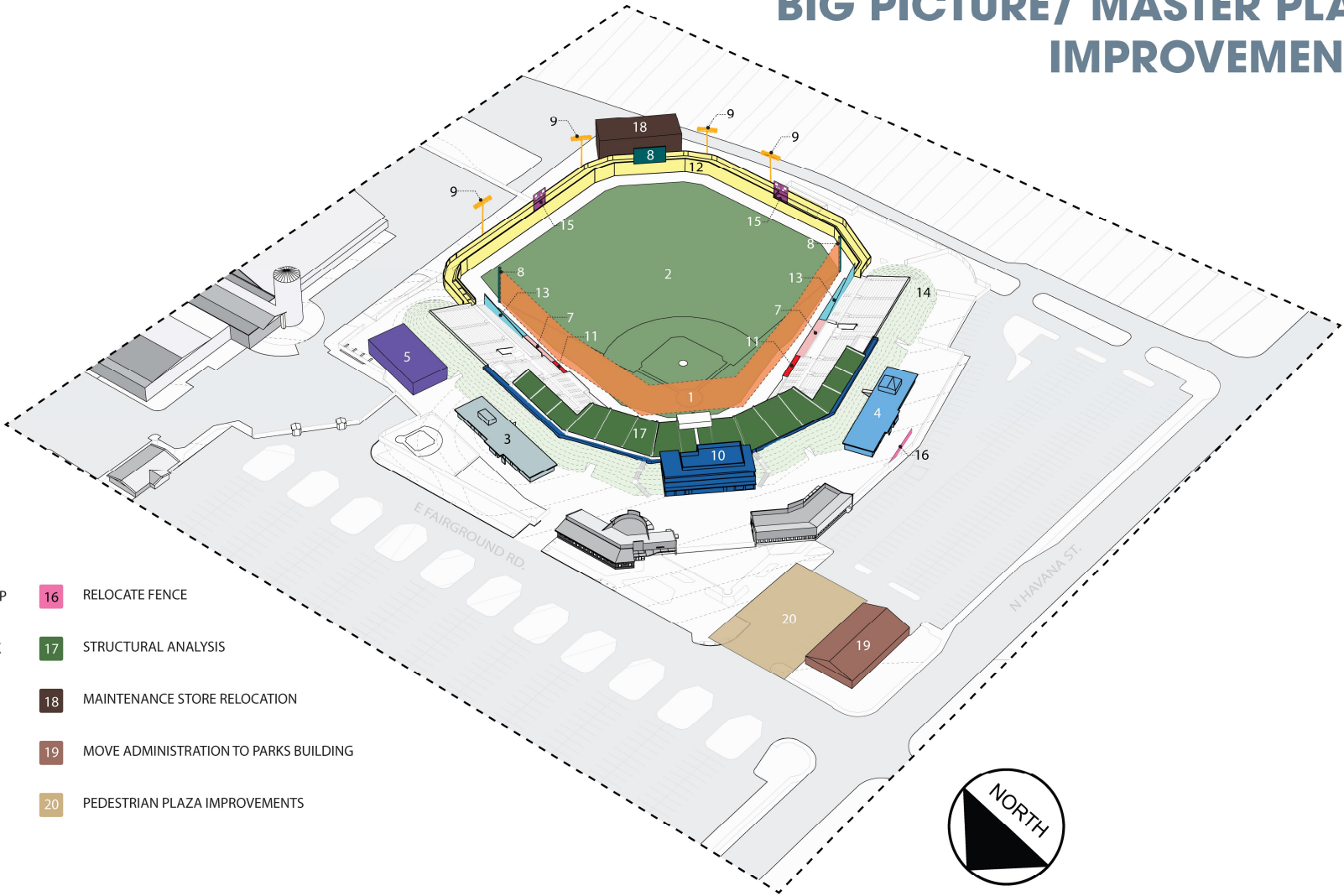
- Project Budget - \$22,000,000
- Funded via multiple funding sources between Spokane County and Spokane Indians
- MLB imposed standards on all minor league stadiums
  - Improved home & visitor clubhouses, new batting cages & workout facilities, safety netting, video scoreboard, new dugouts, full field replacement and stadium lighting replacement.
- Various Spectator Amenities
  - Legends Lookout concessions expansion, expanded dugout VIP seating, pedestrian plaza, 360 degree outfield concourse, and landscape improvements.
- Phased project
  - Various scopes that can and can not occur while in-season.
  - Occupied campus with Fair & Expo, and when in-season.



# BIG PICTURE/ MASTER PLAN IMPROVEMENTS

- 1 NEW SAFETY NETTING
- 2 FIELD RENOVATION
- 3 HOME CLUB HOUSE REMODEL/ ADDITION
- 4 VISITOR CLUBHOUSE/ REMODEL/ ADDITION
- 5 NEW STRENGTH/ CONDITIONING BUILDING
- 6 INFRASTRUCTURE IMPROVEMENTS
- 7 DUGOUT REPLACEMENT
- 8 OUTFIELD WALL IMPROVEMENTS
- 9 NEW FIELD LIGHTING
- 10 LEGENDS LOOKOUT IMPROVEMENTS
- 11 EXPANDED DUGOUT ON BOTH SIDES FOR VIP SEATING
- 12 OUTFIELD WALL TIMELINE/WALKWAY, DRINK RAILS
- 13 BULLPEN RENOVATION/ FENCE
- 14 LANDSCAPE IMPROVEMENTS
- 15 NEW DIGITAL SCORE BOARD/ ADD OLD SCOREBOARD TO OUTFIELD

- 16 RELOCATE FENCE
- 17 STRUCTURAL ANALYSIS
- 18 MAINTENANCE STORE RELOCATION
- 19 MOVE ADMINISTRATION TO PARKS BUILDING
- 20 PEDESTRIAN PLAZA IMPROVEMENTS



# PROJECT BUDGET

Category	Total
Professional Services Costs	\$1,000,000
Construction Costs (including construction contingencies)	\$19,500,000
Equipment & Furnishings	\$0
Off Site	\$0
Construction Administration	\$500,000
Contingencies	\$900,000
Other Related (Permitting, Testing, Legal...)	\$100,000
Sales Tax	Included Above
<b>TOTAL</b>	<b>\$22,000,000</b>



# PROJECT SCHEDULE

## Project and GC/CM Procurement Schedule - TENTATIVE

Date	Activity
April 20, 2023	Submit PRC Application
May 25, 2023	PRC Presentation
May 30, 2023	Advertisement for Request for Proposals Published (1st Notice)
June 6, 2023	Advertisement for Request for Proposals Published (2nd Notice)
June 8, 2023	Pre-Proposal Conference
June 20, 2023	Statement of Qualifications Due
June 23, 2023	Notification of Highly Qualified Firms with draft contracts
June 29, 2023	Interviews with Short Listed Firms
June 30, 2023	Notification to most highly qualified firms to submit RFFP
July 10, 2023	RFFP submissions and Public Opening
July 18, 2023	Commissioner's Approve GC/CM selection & award Preconstruction Services
Ongoing - April 2023	Schematic Design
April – July 2023	Design Development
July 2023 – January 2024	Construction Documents & permitting
October 2023	Early Work
March 2024 – March 2025	Remaining Construction



# SUBCONTRACTOR OUTREACH & DBE DATA

- Parks and Recreation Department does not have DBE data related to previous projects
- Spokane County has delivered over \$1.7M in participation by certified small, women or minority-owned businesses
- Upcoming outreach event alongside Greater Spokane Inc, Procurement Technical Assistance Center (PTAC) advisor to outreach to local disadvantage trade partners to get certified
- Evaluation of proposers related to their previous results as well as outreach plan

# WHY THIS PROJECT IS SUITED FOR GC/CM

❑ The project involves complex scheduling, coordination and phasing:

- 15 components of work to meet MLB compliance, some of which are tied to others and some that are unable to be completed during the baseball season (April – September)
- Phasing of work to complete prior to March 2025 and also keep GC/CM and work crews continuing throughout the entire year.
- Coordination of bid packages and early scopes of work to release long lead items and start work ahead of potential cost increases
- All scopes must be approved by MLB before beginning construction

# WHY THIS PROJECT IS SUITED FOR GC/CM

- ❑ Project involves construction at existing facility that must continue operations in construction
  - High-A baseball club whose season runs from April through Mid-September
  - Various scopes of work that can occur during the baseball season, but will require provisions to be put in place to ensure safety and not impact fan experience.
  - High level of safety and security that must always be maintained in general and from construction operations

# WHY THIS PROJECT IS SUITED FOR GC/CM

❑ The involvement of the GC/CM is critical during the design phase:

- Maximizing outreach for qualified local vendors/subcontractors and diverse businesses
- Early GC/CM guidance during design will help ensure cost control with real time costs and avoid conflicts as well as maximize spectator amenities
- Timeline (March 2025) is critical for compliance, or could lose team
- Procurement of bid packages to align with work as design completes

# WHY THIS PROJECT IS SUITED FOR GC/CM

- ❑ The project encompasses a complex or technical work environment:
  - Scope of work that will occur during the season, and therefore a need to maintain safety of players, staff and fans
  - Ongoing occupancy/spectators at fair and expo center which is adjacent to the stadium
  - Variety of scopes ranging from building to fields that will have to be phased properly in conjunction with the baseball season



# SUMMARY

- The Project is a good candidate for the GC/CM Alternative delivery model as it meets four of the qualifications.
- Traditional DBB would create higher costs, less predictability and scheduling constraints
- Spokane County has assembled a high performing and qualified team with the necessary experience and expertise to execute the project and is looking to add to that a qualified GC/CM.
- Design, GC/CM advisor and legal team have demonstrated success in similar project types.
- Resources and controls in place to be successful.

# QUESTIONS & ANSWERS

