

Spokane County



Camas Meadow Park & Plante's Ferry Sports Complex Phase 1 Improvements

Project Review Committee Presentation – March 28, 2024

Application for Project Approval for Progressive Design-Build

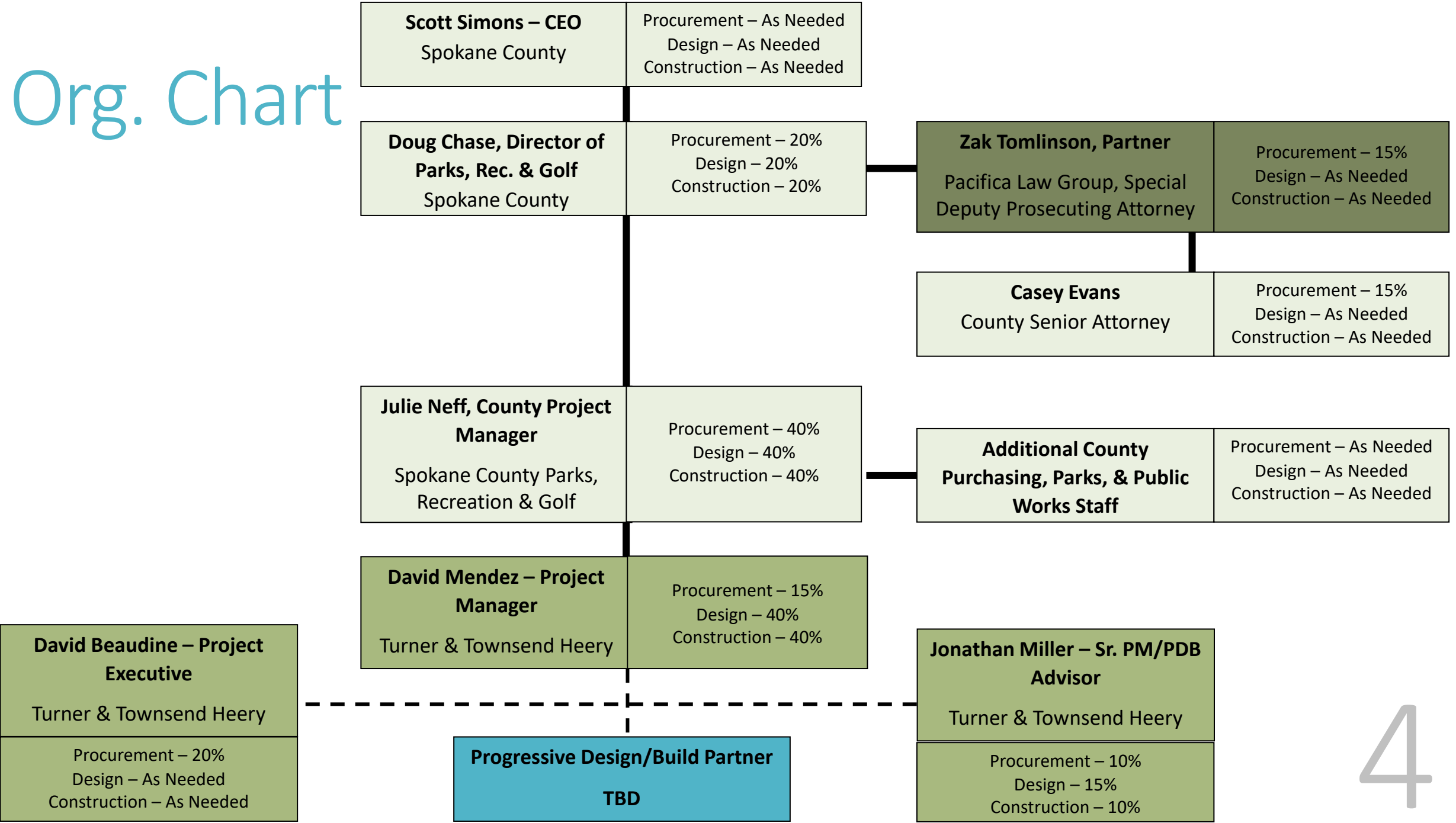
Agenda

1. Team and Organizational Chart
2. About Spokane County
3. Scope
4. Why Progressive Design-Build
5. RCW 39.10
6. Schedule
7. MWBE Outreach
8. DBE Past Performance
9. Budget and Funding
10. Questions

Team

- **Scott Simmons**, CEO Spokane County
- **Doug Chase**, Director of Parks, Rec. and Golf – Project Director
- **Julie Neff**, County Project Manager
- **David Beaudine**, Assoc. DBIA, CCM – Vice President, Turner & Townsend Heery
- **Dave Mendez**, Project Manager, Turner & Townsend Heery
- **Jonathan Miller**, Assoc. DBIA, CCM, PMP – PDB Advisor, Turner & Townsend Heery
- **Zak Tomlinson**, Partner - Pacific Law Group
- *Numerous PDB projects under RCW 39.10*

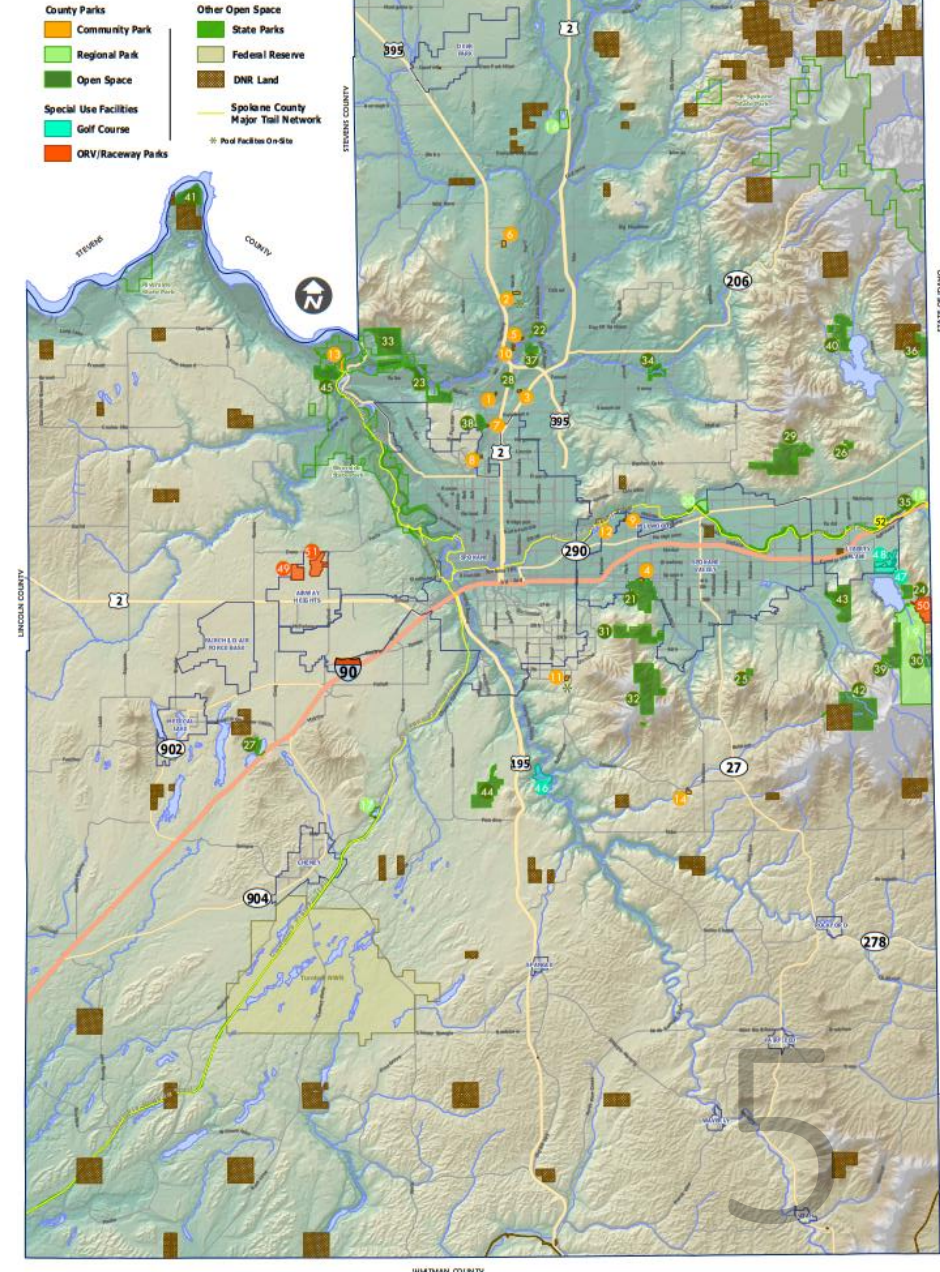
Org. Chart



About Spokane County and Parks & Recreation

- Spokane County government serves approximately 550,000 people in an area of 1,781 sq. miles, making it the fourth-largest county in the State of Washington.
- At over 15,000 acres, Spokane County's park system consists of 18 conservation areas, 8 natural areas, 5 regional parks, 3 18-hole golf courses, 1 campground, 2 Off-Road Vehicle Parks, 2 outdoor aquatic facilities, minor league baseball stadium and 12 (soon to be 13) community parks.
- The Parks Department staff includes 35 full-time employees and approximately 100+/- seasonal employees.
- Planning is done under the Growth Management Act. The Parks, Recreation & Open Space Plan is updated every six years and guides the department's 6-year Capital Improvement plan. The current plan was adopted in 2020.

SPOKANE COUNTY Parks, Open Space & Trails



Scope of Project

- **Camas Meadow Park:** New 10-acre park on the West Plains of Spokane
- **Plante's Ferry Sports Complex:** Implementation of Phase 1 improvements to existing park.

Projects will be bundled under one contract after input from contracting community to take advantage of savings from the standpoint of staffing, sequencing, resources and efficiency.



Camas Meadow Park

New 10 Acre Park to include:

- Parking,
- Utility extensions,
- Restrooms,
- Shelters,
- Children's playground,
- Ballfields,
- Dog park,
- Trails,
- Fencing, and
- Stormwater facilities.



Plante's Ferry Sports Complex

Phase 1 improvements to include:

- Three synthetic turf multi-purpose fields,
- New entry drive with intersection improvements,
- Field lighting,
- New parking lot,
- Fencing, and
- Stormwater facilities.

Why Progressive Design-Build

- Must align budget with scope & early cost certainty
- Need efficient and innovative design solutions
- Opportunities for sequencing work due to similarities in scope
- Time to market and expedited schedule
- Single point of responsibility for Owner
- Synthetic Turf is a highly specialized process – base rock must be perfect

RCW 39.10

- **Greater innovation or efficiencies between the designer and the builder** – opportunity for creative, cost-effective design solutions to meet the needs of Spokane County
- **Substantial Fiscal Benefit** – budget is tight; we need a PDB to help us maximize our scope to fit within available budget
- *Provides opportunity to “buy back” owner betterment scope as risk reduces*

Schedule

TASK	TARGET COMPLETION DATE
Procure Project/Construction Management Team	Completed
PRC Approval	March 28, 2024
Design-Builder Procurement (tentative)	
First publication of RFQ for PDB Team	March 31, 2024
Second publication of RFQ for PDB Team	April 7, 2024
A3 SOQ's Due	April 16, 2024
Shortlist Finalists	April 22, 2024
Distribute RFP to Shortlisted Firms	April 24, 2024
Interactive Meetings	May 9, 2024
Proposals Due	May 28, 2024
Highest Scored Finalist Announced	June 4, 2024
Commissioner Approval	June 11, 2024
Validation Complete	August 22, 2024
Design	August 2024 through January 2025
GMP Negotiation	November 2024
Construction (Multiple Packages)	March 2025 through October 2025



MWBE Outreach

- Scoring criteria through selection process
- Work with OMWBE & local AGC to get scopes of work out to as many as possible
- Work with Apex Accelerator to develop outreach strategies
- Statutory Reporting Requirements
- In the past two years, Spokane County has delivered approximately \$1.73M in participation by certified small, women and minority owned businesses
 - *Have met these goals on 12 out of 12 projects*

DBE Past Performance (Federal)

- Country Homes Boulevard Project – 10% DBE goal, 11% actual, valued at \$64K
- Elk Chattaroy Project – 10% DBE goal, 16% actual, valued at \$119K
- Geiger 1 Project – 6% DBE goal, 8% actual, valued at \$254K
- Bigelow 6 Project – 13% DBE goal, 14% actual, valued at \$882K
- Bigelow 5 Project – 6% DBE goal, 9% actual, valued at \$201K
- Little Spokane Path Project – 15% DBE goal, 16% actual, valued at \$55K
- Sunset Bridge Project – 13% DBE goal, 19% actual, valued at \$46K
- Guard Rail Safety Project – 12% DBE goal, 21% actual, valued at \$126K
- Brooks Road Project – 12% DBE goal, 18% actual, valued at \$517K

Budget and Funding

Spokane County has \$11M available for this project. Funds have been secured through the 2022 American Rescue Plan (ARP). Funding has been approved by the Spokane Board of County Commissioners.

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$822,644
Estimated project construction costs (<i>including construction contingencies</i>):	\$7,000,000
Equipment and furnishing costs	\$60,000
Off-site costs	\$400,000
Contract administration costs (owner, cm etc.)	\$200,000
Contingencies (design & owner)	\$947,880
Other related project costs (briefly describe)*	\$852,136
Sales Tax	\$717,340
Total	\$11,000,000

**Other project costs include land acquisition, geotechnical work, site survey, archeological work, special inspections, utility fees, permitting, traffic engineering etc.*



Panel Questions

Question 1: Did the County utilize an outside firm to prepare the conceptual design for the Sports Complex Improvements?

- Partnered with City of Spokane Valley and hired “The Sports Facilities Advisory” who utilized Kimley-Horn as a subconsultant to develop a conceptual master plan
- Hired a separate firm to complete the conceptual master plan for Camas Meadow Park

Question 2: Will you retain them for the PDB phase of the project?

- Spokane County views this as a “wide-open” competition
- Progressive Design-Build Teams may team with whoever they see has the best fit
- The Sports Facility Advisory and its subconsultant Kimley-Horn along with any other qualified firms are free to pursue the project as part of a PDB team

Summary

- Project meets the requirements of RCW 39.10
- County has funding, controls, and team members in place
- Progressive Design-Build will provide fiscal benefit over traditional Design Bid Build
- Local contracting Community is engaged and excited

Questions