



Cowlitz County Public Facilities District Phase 1 & 2

“Create a coordinated destination based economic development strategy that is a vibrant place with lifestyle amenities that foster community pride!”

APPLICATION FOR APPROVAL TO USE THE DESIGN-BUILD (DB) ALTERNATIVE CONTRACTING PROCEDURE

May 22, 2025, PRESENTATION

Agenda

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Introductions



The Project Team Presenting Today

Cowlitz County Public Facilities District

- Bob Gregory, Master Plan Project Manager

Parametrix

- Jim Dugan, APD Principal in Charge and PDB Advisor
- Sharilynn Sage, Senior Project Manager

External Legal Counsel

- Perkins Coie, Mica Klein



The Project Team: Not Presenting Today

Cowlitz County Public Facilities District Board Members

- Joan Landau, Chair
- Kirc Roland, Vice Chair
- Brian Magnuson
- Dick Stumph
- Mik Hendrickson
- Betty Erickson
- Claire Hauge

Parametrix

- Dan Cody, D/B Procurement Manager
- Eric Neilssen, Construction Manager
- Maggie Anderson, Project Controls



Cowlitz County Public Facilities District



- The Cowlitz County Public Facilities District (PFD) is a government entity within Cowlitz County, Washington established to facilitate the potential development of public facilities that benefit the county's citizens.
- Purpose: To promote the best interests of Cowlitz County residents by facilitating the potential development of public facilities.
- The PFD is governed by a board of directors

CCPFD Strategic Plan Objectives



- ✓ Plan a vibrant place with lifestyle amenities that foster community pride.
- ✓ Leverage public funding and assets.
- ✓ Seek the partnerships to realize and sustain the Vision.
- ✓ Create and implement a coordinated destination based economic development strategy.

The Project



Our Mission



"To be a self-sustained leading provider of event facilities and services in Southwest Washington through the delivery of competitively priced, customer-focused products and services."

Phase 1 – Regional Conference Center Addition & Improvements

Focused on renovation/upgrade and expansion of the existing Regional Conference Center facility.

Phase 2 – New Multi-Purpose Facility

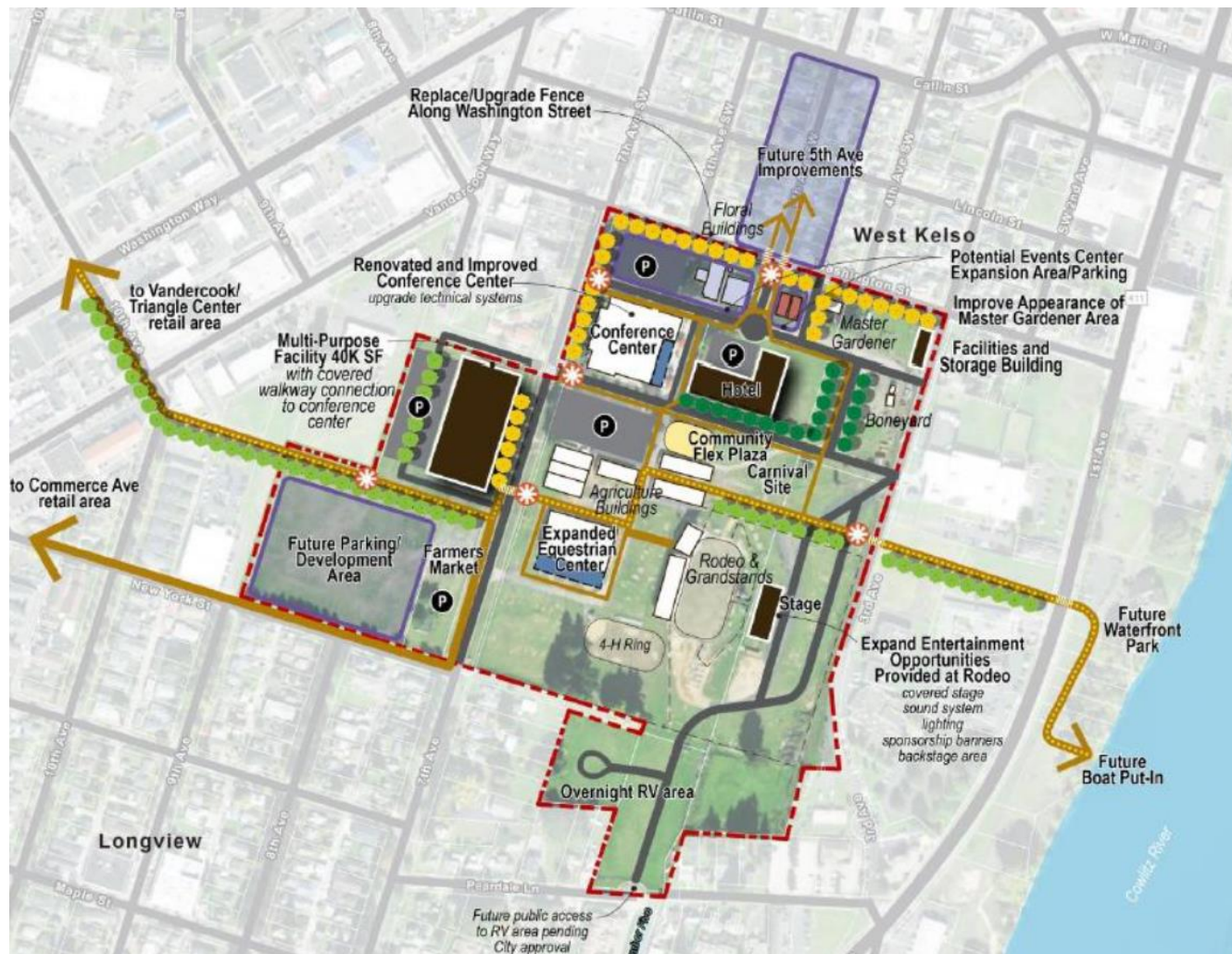
New construction of a new Multi-purpose Facility of approximately 40,000sf. The facility would be designed to accommodate flexibility for use by small to large groups, climate-controlled rooms for year-round use, and space for a variety of events year-around including trade shows, consumer shows, sporting events (such as basketball and volleyball), training, and social, community and other civic events.





Site Aerial Map

Cowlitz County Public Facilities District Map Plan



Project Funding

- CCPFD will use a **combination of bonds, capital, and operating reserves** for Phase I. Full funding for phase 1 is in place since HB 1109 passed. Phase II is anticipated to be funded by bonds, state and federal grants, community support/donations, and private contributions.
- The initial A/E Design, DB advisory services, project management services and the Design Builder's preconstruction services for this project **will be funded with capital reserves**.
- The remaining, post-GMP costs of DB advisory services, project manager/construction manager services, A/E design services and construction of the project will be **funded by a combination of anticipated revenue bonds, other funding sources, and cash reserves**.



Phase 1 Project Budget

“Leading the way in event facilities and services in Southwest Washington. Competitive pricing, customer-focused, and self-sustained. We can't wait to hear what you've been dreaming up.”

Phase 1 - Regional Conference Center Addition and Improvements

Costs for Professional Services (A/E, Legal etc.) (@ 12% of Const Cost)	\$ 938,378
Estimated project construction costs (@70% of Total Budget) (incl. const. cont.):	\$ 7,819,819
Equipment and furnishing costs (@ 5% of Total Budget)	\$ 558,560
Off-site costs	\$ 0.00
Contract administration costs (owner, cm etc.) (@ 3.5% of Const Cost)	\$ 273,693
Contingencies (design & owner) (@ 5% of Design + Construction Cost)	\$ 437,909
Other related project costs (permits, other owner consultants, etc.)	\$ 388,154
Sales Tax (@ 8.1% of Design + Construction + Equip/Furnishings)	\$ 754,657
Subtotal	\$11,171,170



Phase 2 Project Budget

“Leading the way in event facilities and services in Southwest Washington. Competitive pricing, customer-focused, and self-sustained. We can't wait to hear what you've been dreaming up.”

Phase 2 - New Multi-purpose Facility

Costs for Professional Services (A/E, Legal etc.) (@ 12% of Const Cost)	\$ 2,262,330
Estimated project construction costs (@70% of Total Budget) (incl. const. cont.):	\$18,852,750
Equipment and furnishing costs (@ 5% of Total Budget)	\$ 1,346,625
Off-site costs	\$Incl. Above
Contract administration costs (owner, cm etc.) (@3.5% of Total Budget)	\$ 942,638
Contingencies (design & owner) (@ 5% of Design + Construction Cost)	\$ 1,055,754
Other related project costs (permits, other owner consultants, etc.)	\$ 653,005
Sales Tax (@ 8.1% of Design + Construction + Equip/Furnishings)	\$ 1,819,398
Subtotal	<u>\$26,932,500</u>

Total combined project costs for phase I & II = **\$38,103,670**



CC PFD Phase 1 & 2 Project Schedule

- | | |
|----------------------------------|-----------------------|
| ➤ PRC Process | Mar. 2025 - May 2025 |
| ➤ DB Procurement | June 2025 - Oct. 2025 |
| ➤ Design & Permitting | Oct. 2025 - Oct. 2026 |
| ➤ Construction | Nov. 2026 - June 2027 |
| ➤ Facility Opening | July 2028 |



DB Procurement Schedule

- Upon PRC approval we are ready to release an RFQ for DB services May 27th
- Goal RFQ Submittal Deadline June 26th.
- Interviews with Finalist September 4th
- Board approval for selection of Design Builder September 17th
- Negotiate Pre-con services/contract
- October 22nd - Notice to Proceed



Diversity, Equity and Inclusion

- Equity in Contracting (EIC) Policy makes provisions for historically underutilized business enterprises to have **equitable contracting opportunity** with the County
- CCPFD work with the selected DB contractor to **set project specific participation goals for this project**
- CCPFD will require DB contractor **past performance** in utilization of disadvantaged business enterprises **as part of the SOQ evaluation criteria**
- CCPFD will require the Proposal evaluation criteria include **proposers' inclusion plan** for small business entities and disadvantaged business enterprises
- The RFQ and RFP documents will require the DB contractor to include utilization performance on past projects and a project specific outreach and inclusion plan as part of their Proposal for this project
- For this design-build project, CCPFD will establish and report on a project specific basis **MWBE goals and performance**.
- CCPFD does not currently have a resolution or policy in place but supports all DEI requirements.



Why D/B Delivery Method for the Cowlitz County Public Facilities District Phase 1 & 2?



Advantages to PDB Delivery

- **Single contract** for the CCPFD to manage.
- Contractor hires the design team **reducing the owner's risk of claims from errors/omissions.**
- Allows the Contractor to inform the owner and the design team of forecasted market materials and labor conditions and **allow for the team to plan and design to avoid potential cost/schedule impacts.**
- Encourages **collaboration and innovation** between County and Design/Builder during programming, design, bidding and construction.
- Allows County PFD and Design/Builder to **explore and confirm existing conditions.**
- Potential for **shorter design period, quicker construction start and earlier completion**
- PDB offers the **opportunity for early procurement/bid/construction packages**
- Ability to **get to cost certainty (GMP) quicker** than other delivery methods



RCW 39.10.300 D/B Statutory Compliance

- Construction activities are highly specialized, and a D/B approach is critical in developing the construction methodology
- **Project provides opportunity for greater innovation and efficiencies between the designer and builder**
- **Significant savings in project delivery time would be realized**



Public Benefit

- PDB allows Cowlitz County PFD to set a construction budget and program requirements for the project and then require the **DB team to provide a design solution that aligns with the available budget.**
- PDB allows Cowlitz County and the DB to come to an **early certainty on cost of construction** much earlier than either GC/CM or traditional D/B/B delivery methods.
- PDB **reduces** CCPFD's **risk of added cost from change orders.**
- PDB allows CCPFD and the design team **to work collaboratively and transparently** with the Contractor to make educated/informed decisions on materials and systems based on cost effectiveness, durability and availability.
- **Streamlining of programming and design time** could result in a reduction of as much as three months in the design schedule.
- In utilizing PDB delivery, there may be opportunity for **greater efficiencies of project management and administrative costs** over the life of the project.

Public Body Qualifications



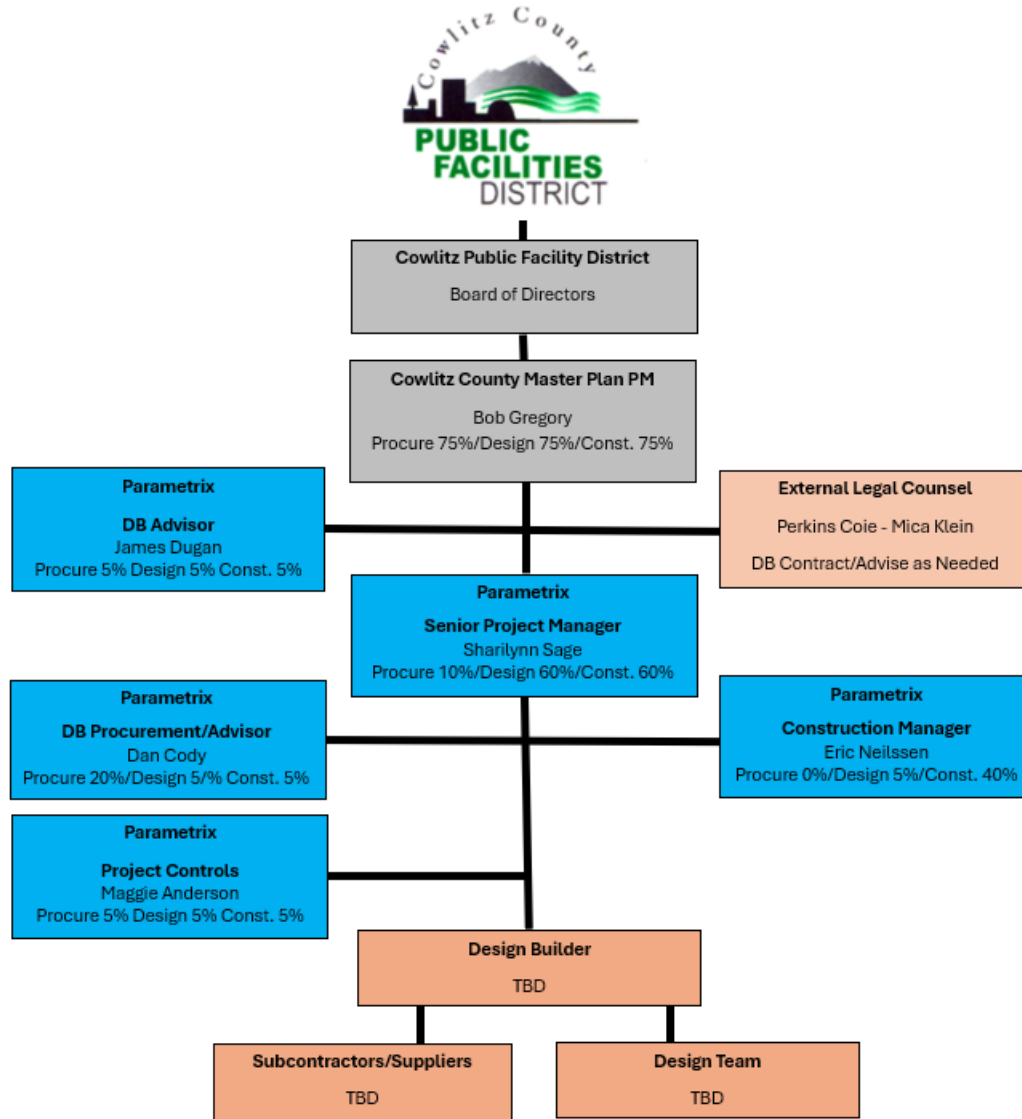
CCPFD Leadership Structure and Team Qualifications

- CCPFD has a long and successful history of small and essential capital projects.
- CCPFD is new to the Design Build method of project delivery but has augmented their staff with Parametrix as their APD and PM/CM Consultant.
- The Parametrix team will provide advisory services related to Design Build and RCW 39.10, Design Build Procurement, and Design Build PM/CM services for the duration of the project.
- Cowlitz County satisfies the public body qualifications by staff augmentation with consultants experienced in Design Build delivery and RCW 39.10



Cowlitz County Event Center Phase 1 & 2

Project Organization Chart



Bob Gregory



- 35 years in City and County local governments serving in positions as City Manager, Assistant City Manager, Director of Public Works, and Civil Engineer.
- Diverse background in all disciplines of municipal government including public works, finance, information technology, public safety, parks and recreation, library, fleet operations, transit, and airport services.
- Led significant policy and strategic initiatives throughout his career with a keen sensitivity to communication, robust community and stakeholder involvement, and a strong commitment to accountability for managing public resources to meet the expectations the organizations and communities.
- Has significant project management experience and provided leadership in several large capital initiatives including a \$20 million public/private partnership in development of infrastructure for City of Longview 400-acre Mint Farm Industrial Park; of \$24 million Allen Street Bridge including development of replacement scope, collaboration with regional stakeholders for environmental impact evaluation and mitigation, and development and securing of funding package, managed design, contract administration and construction of \$20M project Mt. St. Helens recovery project of 17 miles of raw and treated water transmission pipelines, 2 water reservoirs, 2 pump stations, and expansion and modernization of water treatment plant for City of Castle Rock and community of Toutle.
- Since January 2015, Mr. Gregory has delivered consulting services providing owner representative services for planning, project management, and government affairs. He has assisted developers and private property owners with managing master planning, entitlements, economic feasibility studies, and marketing strategies for residential, commercial, and industrial sites.
- Registered Professional Engineer in Washington
- Past President Washington State City Engineer's Association and Washington City/County Manager's Association



Sharilynn Sage, PMP, DBIA Assoc.

18 Years Construction Project Management

- 7 GC/CM/PDB projects since 2019 including Sovereign Nation projects
- Served numerous public, private, and native agencies in WA State
- Highly Knowledgeable of RCW 39.10
- GC/CM and PDB Experience as Owner's Representative
- Worked directly for General Contractors
- Excels in Project Execution
- DBIA Associate and Project Management Professional Certifications



Parametrix Project Team Qualifications (continued)

Name	Experience
Jim Dugan Progressive Design-Build Advisor	47 Years Program/Project Management <ul style="list-style-type: none"> • 40+ GC/CM projects since 2013 • 30+ DB projects since 2017 • Highly knowledgeable of RCW 39.10 • PRC member since 2016 – Term Expires in 2026 • PRC Vice Chair in 2019 and Chair in 2020 • 20 years Design-Build Experience with the Austin Company (1978-1998)
Dan Cody, DBIA Associate Progressive Design-Build Procurement Manager & PM/CM Support	39 Years Design, Construction & Project Management <ul style="list-style-type: none"> • 31 GC/CM projects since 2015 • 30+ DB projects since 2017 • Highly knowledgeable of RCW 39.10 • Registered Architect • DBIA Associate
Eric Neilssen, DBIA Associate PM Support/ Construction Manager	37 Years of Experience Managing Project Lifecycles <ul style="list-style-type: none"> • GC/CM projects – TBD • Extensive Architectural knowledge • DBIA Certified • Highly knowledgeable of RCW 39.10
Maggie Anderson Senior Project Controls	25 Years of Experience Administrative & Support Services <ul style="list-style-type: none"> • Supports all project delivery methods • Has supported a wide range of projects from \$35M to \$210M • Expert Meeting Coordination & Project Execution • Client contract administration, sub consultant administration and document controls • Invoicing and coordination of client commitments • Meeting Coordination & Project Execution



External Legal Services – Perkins Coie



Mica D. Klein, Partner, Associate DBIA, Perkins Coie

- Mica Klein counsels project owners across Washington, the United States, and international jurisdictions, regarding all aspects of construction, ranging from project development to project closeout.
- Her practice spans both public and private projects ranging from small tenant improvement projects to \$500M+ new construction.
- Mica has preeminent expertise advising on Washington's Public Works Law (RCW 39.04), including design-build, progressive design-build, and GC/CM projects procured under Washington's Alternative Public Works Statute (RCW 39.10) and other similar state laws.
- Mica has deep experience with progressive design-build projects, in particular, and is currently advising on multiple major progressive design-build projects being undertaken across Washington.

**Perkins
Coie**

Summary

- Requesting PRC approval to utilize D/B project delivery.
- D/B delivery would result in substantial fiscal benefit.
- Project meets qualifying RCW 39.10 criteria for D/B delivery.
- With augmentation of D/B consultants, the CCPFD team has:
 - D/B delivery knowledge and experience
 - Adequate PM/CM personnel with construction experience
 - Project Management Plan is developed and has clear and logical lines of authority
 - Appropriate funding and time to execute the project
 - PM/CM team with experience in project type/scope
 - Necessary and appropriate construction budget
- Project team is knowledgeable and experienced in administration and management of DB projects/contracts.
- Cowlitz County has no unresolved audit findings.
- Project team is prepared and ready to proceed.



Thank you

