

Spokane Valley Fire Department

Application for Project Approval for Progressive Design Build

New Station #11

May 26, 2022

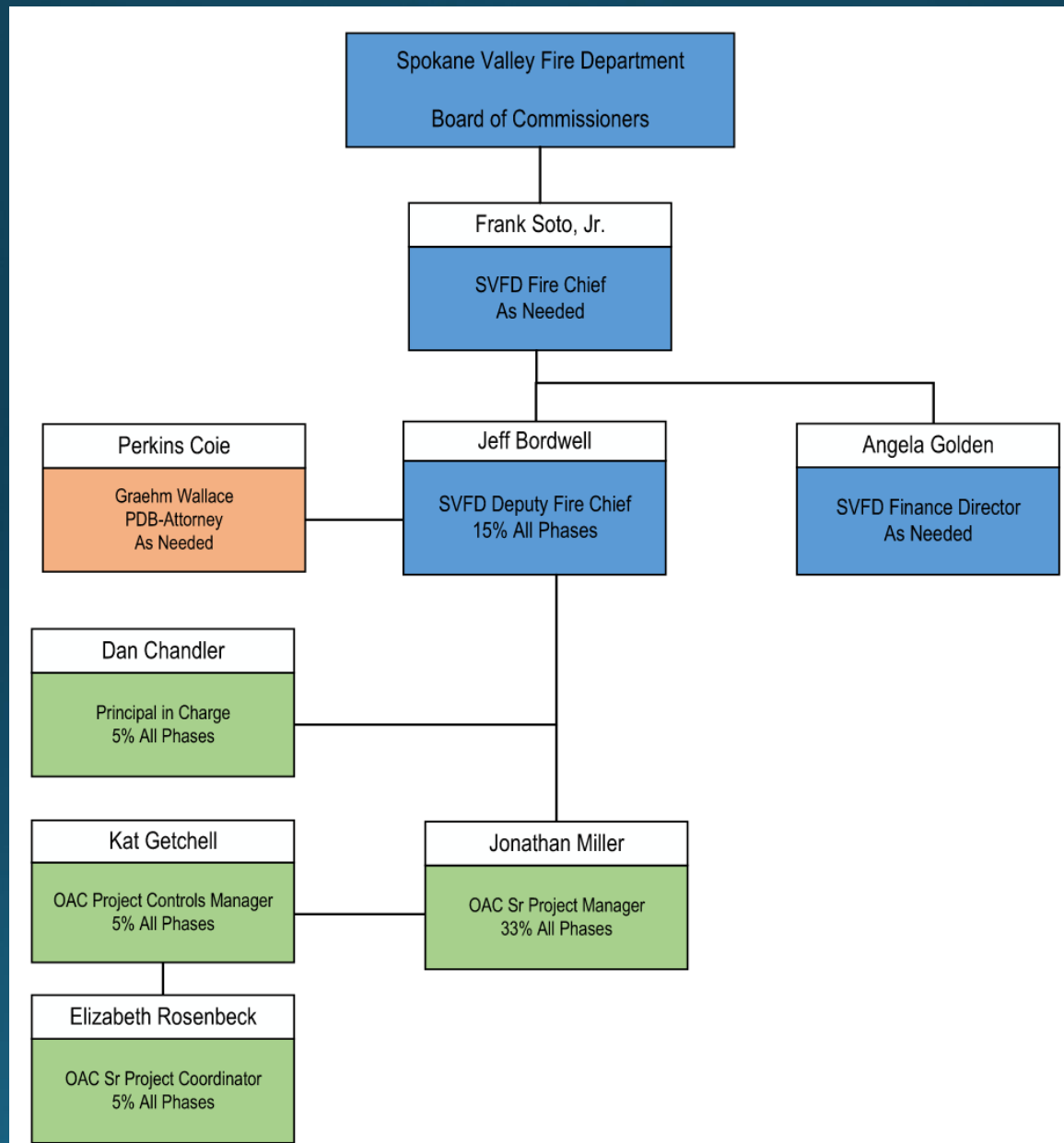


Agenda

1. Team
2. About SVFD
3. Scope
4. Why PDB
5. RCW 39.10
6. Schedule
7. Budget and Funding
8. MWBE
9. Lessons Learned
10. Questions



Project Team



Design Build Experience of Team

- **Frank Soto Jr – SVFD Fire Chief**
 - Main point of contact for the PDB Maintenance Facility currently under construction
- **Jeff Bordwell – SVFD Deputy Fire Chief**
 - Transitioned into main point of contact for PDB Maintenance Facility
- **Jonathan Miller – OAC Sr. Project Manager, Assoc. DBIA, CCM**
 - Currently managing two PDB projects valued at \$16M
- **Dan Chandler – OAC Principal, PE, AIA**
 - Former PRC Chair, managed 5 PDB projects
- **Graehm Wallace – Perkins Coie, Partner**



About SVFD

- **Accredited by the Commission on Fire Accreditation International (CFAI)**
- **Serve 75 square miles**
- **203 personnel**
- **Protection Class 2 fire insurance rating by the Washington Surveying and Rating Bureau (WSRB)**

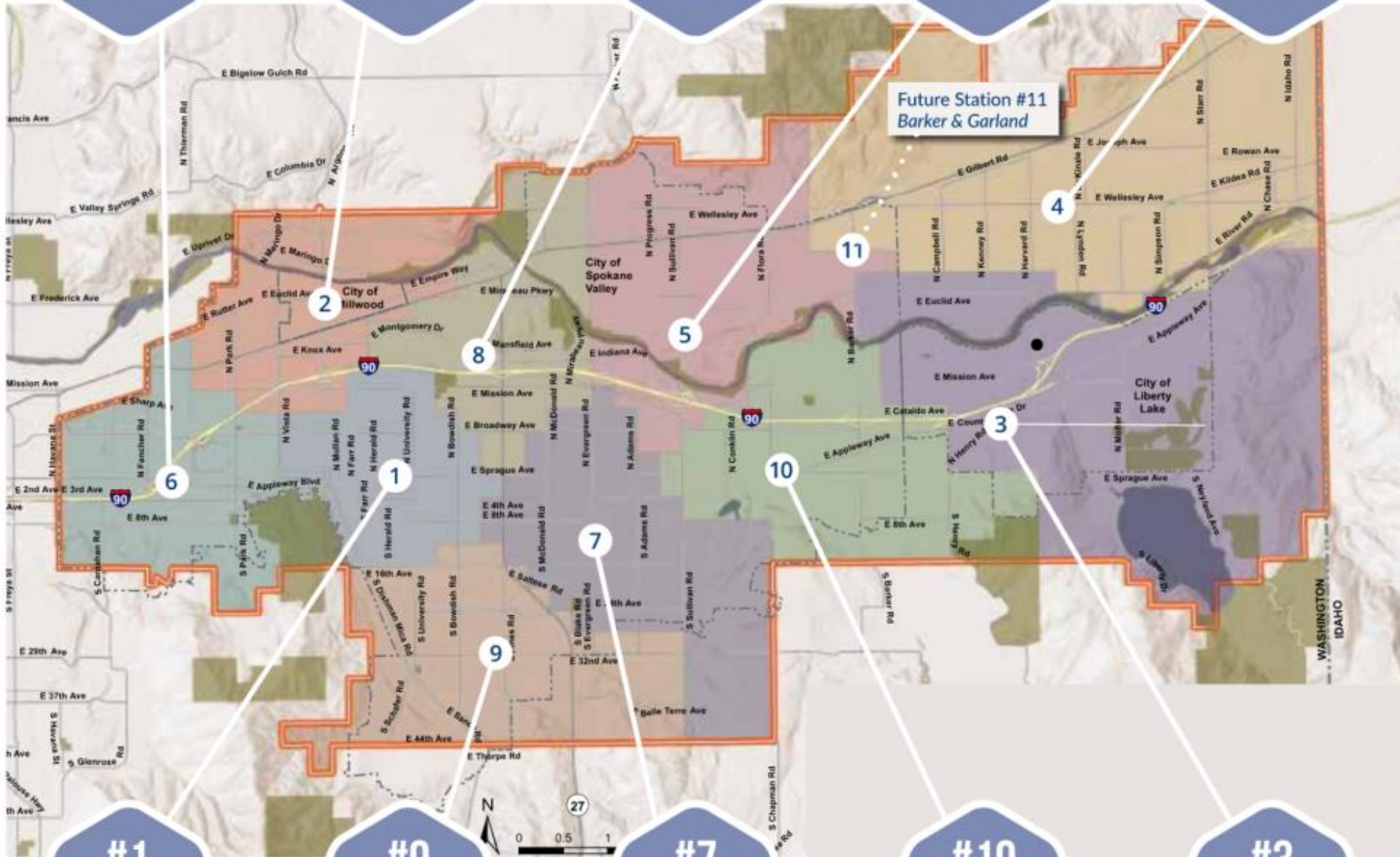
#6
1,587

#2
1,637

#8
5,118

#5
1,265

#4
857



Future Station #11
Barker & Garland

#1
3,218

#9
1,227

#7
2,734

#10
3,717

#3
1,509



ROSC** (Return of Spontaneous Circulation) after just chest compressions is as follows for non-traumatic arrests:

Asystole - lack of heart rhythm
VF - abnormal heart rhythm
VT - fast heart rhythm
Other - any other abnormal rhythm outside of VF/VT

Patient Survival Rate	53.8%	76.5%	72.7%	24.1%	52.9%	61.5%
# of Patients survived/Total # of Patients	7/13	13/17	8/11	7/29	9/17	8/13
Event Type	Witnessed bystander Asystole	Witnessed bystander VF/VT	Witnessed bystander other rhythm	Unwitnessed bystander Asystole	Unwitnessed bystander VF/VT	Unwitnessed bystander other rhythm

CARDIAC ARREST SURVIVAL RATES *

Patient Survival Rate	17.5%	29.3%	13.6%	52.9%	69.2%
# of Patients	114	41	59	17	13
Event Type	Overall for non-traumatic cardiac arrest	Witnessed by bystander	Unwitnessed	Utstein** (witnessed and found in shockable rhythm)	Utstein Bystander** (Utstein + bystander CPR/AED)

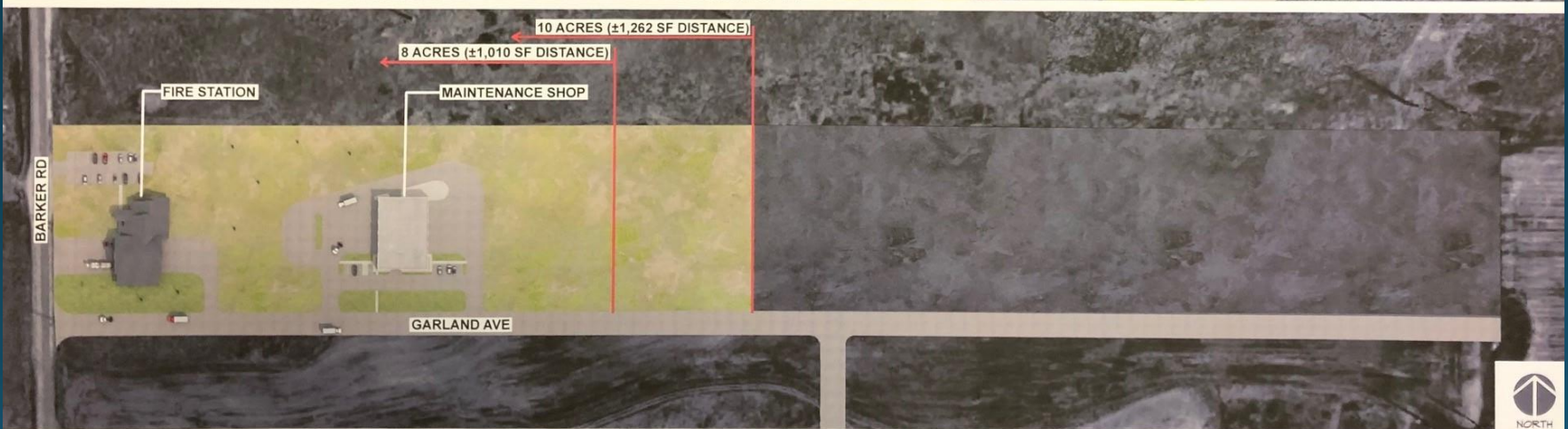
ABOVE DATA IS FROM 2020

Scope of Station 11

- **New 11,000 sq. ft. three (3) bay Fire Station**
- **Drive through bays, long enough to accommodate tiller trucks**
- **Decontamination zone for off-gassing equipment**
- **Secure public entry vestibule**
- **Sleeping quarters, living room area, workout room, kitchen**



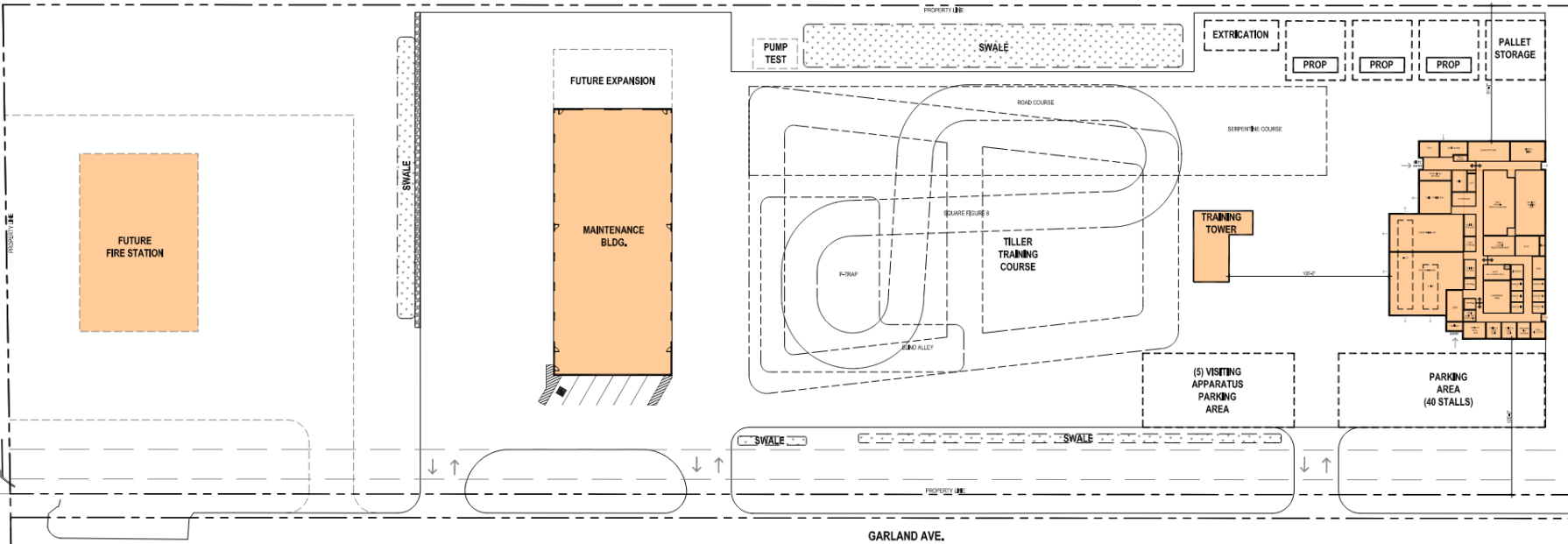
Site Plan Renderings



FIRE STATION AND MAINTENANCE SHOP
SPOKANE VALLEY, WA



N. BARKER ROAD



GARLAND AVE.



Why Progressive Design Build?

- Market Conditions and Volatility
- Predictability: Align Budget and Scope
- Efficiency and Innovation: Design Development
- Time to Market and Expedited Schedule
- Early Cost Certainty
- Single Point of Responsibility for Owner



RCW 39.10.300

The project meets 2 of 3 criteria of the RCW:

- a. This project will be provided opportunity for greater innovation and efficiencies...
- b. This project will realize significant savings in project delivery time...



Station 11 Schedule

Description	Duration	Start	Finish
PRC Meeting and Approval	1 day	5/26/22	5/26/22
Advertise RFQ and Collect SOQ's	4 weeks	5/29/22	6/29/22
Score SOQ's and Shortlist	1 week	6/30/22	7/7/22
Interviews	1 day	7/14/22	7/14/22
RFP and Fee Opening	2 weeks	7/15/22	7/29/22
Board of Commissioners Approval	1 day	8/2/22	8/2/22
Programming and Validation	4 months	8/3/22	12/2/22
Negotiate GMP	1 week	12/5/22	12/12/22
Design Completion/Permitting	6 weeks	12/13/22	1/31/23
Construction	1 year	3/1/23	11/15/23
Project Completion	4 weeks	11/16/23	12/16/23

Maintenance Facility Budget

In February 2019 SVFD voters passed a \$113M M&O levy for maintenance, equipment, and capital project improvements.

Costs for Professional Services (A/E, Legal etc.)	\$475,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$4,870,000
Equipment and furnishing costs	\$250,000
Off-site costs	\$50,000
Contract administration costs (owner, cm etc.)	\$250,000
Contingencies (design & owner)	\$500,000
Other related project costs (briefly describe)	\$150,000
Sales Tax	\$555,000
Total	\$7,100,000



MWBE Strategy

- **MWBE approach and past performance will be a scoring criteria for PDB Firms**
- **Will utilize and reach out directly to Certified Firms identified on the Washington State Office of Minority & Women's Business Enterprise website**
- **Will work with the local AGC to get this project out to the contractor community**
- **SVFD Diversity Objectives: develop a workforce that reflects community, improve diversity and create a culture that values and embraces diversity**

Lessons Learned

- Invaluable to have Design Builder leading pre-construction
- Real world, on-demand pricing and lead time evaluation
- Continuous Value Engineering, Value Analysis, and Constructability
- Ability to order long-lead procurement items
- Enhanced collaboration and trust amongst whole team
- Timely decision-making paramount
- Engage AHJ's earlier/better communication
- Maintain staff throughout process



Questions?

