December 20, 2019

Project Review Committee
Department of Enterprise Services
Engineering & Architectural Services
Post Office Box 41476
Olympia, WA 98504-1476

Reference: SVFD Maintenance Facility

Dear Project Review Committee:

The Spokane Valley Fire Department (SVFD) is pleased to submit its project application for your review and approval to use the Progressive Design Build (PDB) method for our planned New Maintenance Facility project.

This is SVFD's first request to use this alternate public works contracting method. Over the last few years, we have completed two construction projects using the Design Bid Build method. While the last two projects have been successful, they were not without their challenges. SVFD is constantly striving to improve the way we do business and deliver predictable outcomes that improve our planning and strategic vision.

After reviewing the various delivery methods with the assistance of OAC Services, Inc., SVFD believes that the Progressive Design Build delivery method gives us the best opportunity to deliver the predictable outcome we strive for, while incorporating the most innovative ideas for our new Maintenance Facility.

OAC Services is our project manager and will be directly reporting to myself and the Chief for the duration of the project. OAC will lead and facilitate the PDB procurement, preconstruction service, and GMP Amendment negotiations. OAC possesses significant PDB experience and currently has a representative on the PRC.

We are excited to present our project application and qualifications to the PRC and look forward to its review and comments. If you have any questions, feel free to contact me.

Sincerely,

Tim O'Brien
SVFD Deputy Chief

SPOKANE VALLEY FIRE DEPARTMENT
MAINTENANCE FACILITY

Application for Project Approval
Progressive Design Build

Tim O'Brien, Deputy Chief
ObrienT@SpokaneValleyFire.com

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR PROJECT APPROVAL

To Use the Design-Build (DB)
Alternative Contracting Procedure

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to sections 1-7 and 9 should not exceed 20 pages *(font size 11 or larger)*. Provide no more than six sketches, diagrams or drawings under Section 8.

Identification of Applicant

a) Legal name of Public Body (your organization): **Spokane Valley Fire Department (SVFD)**
b) Address: **2120 N. Wilbur, Spokane Valley, WA 99206**
c) Contact Person Name: **Tim O'Brien** Title: **Deputy Chief**
d) Phone Number: **509-892-4102** E-mail: **OBrienT@SpokaneValleyFire.com**

1. Brief Description of Proposed Project

a) Name of Project: **Spokane Valley Fire Maintenance Facility**
b) County of Project Location: **Spokane**
c) Please describe the project in no more than two short paragraphs. *(See Attachment A for an example.)*

The new 10,000 sq. ft. Fire Maintenance Facility will be designed to have five extended bays to accommodate the planned addition of new and longer tiller trucks. (A tiller truck is able to steer from both the front and rear of the vehicle allowing it to negotiate tight turns). To further aid with the necessary requirements of today's maintenance needs, each bay will be a "drive through" bay in order provide easy access for the trucks. Accidents tend to occur when vehicles are backed into the bays, so the drive through bays will reduce damage and repair work in the future, while enhancing safety.

The existing SVFD Maintenance Facility is outdated and inadequate for today's maintenance needs. In addition, the 2.5 service bays currently available is inadequate to keep up with the vehicle service volume. In order to adequately serve the fleet currently in service, five bays are necessary. In addition, the existing bays are not long enough to accommodate the new tiller apparatus'. The new Maintenance Facility will allow SVFD to expand "in house" services such as mounting tires and will have the ability to fully lift the existing apparatus,' as well as the new tiller trucks.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	$**500,000**
Estimated project construction costs *(including construction contingencies)*:	$**3,100,000**
Equipment and furnishing costs	$**250,000**
Off-site costs	$**200,000**
Contract administration costs (owner, cm etc.)	$**300,000**
Contingencies (design & owner)	$**400,000**
Other related project costs (briefly describe) see 2.1	$**100,000**
Sales Tax	$**400,000**
Total	$**5,250,000**

2.1 other project related costs – special inspections and testing, moving expenses, NREC inspections, site survey, SEPA, Geotechnical Report, building pressure test, commissioning

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

In February 2019 SVFD voters passed a $113M M&O levy for maintenance, equipment, and capital project improvements. The capital projects identified during the levy are a new future fire station, a remodel of an existing station, and a new maintenance facility to meet the needs of today's fleet.

3. Anticipated Project Design and Construction Schedule

Please provide *(See Attachment B for an example schedule.)*:

The anticipated project design and construction schedule, including:

a) Procurement;
b) Hiring consultants if not already hired; and
c) Employing staff or hiring consultants to manage the project if not already employed or hired.

Description*	Duration	Start	Finish
PRC Meeting/Approval Letter	1 day	1/24/2020	1/24/2020
Draft RFQ/Ad/Outreach/Q&A	4 weeks	1/27/2020	2/21/2020
PDB RFP Process	4 weeks	2/24/2020	3/20/2020
PDB Interviews	3 weeks	3/23/2020	4/10/2020
Design Builder Selection	1 day	4/10/2020	4/10/2020
PDB Contracting	3 weeks	4/13/2020	5/01/2020
Early Site Package Design	3 months	5/04/202	8/01/2020
Early Site Package Construct	2 Months	8/01/2020	10/01/2020
Ongoing PDB Design/Permitting	4 Months	8/01/2020	12/01/2020
Final Design	1 day	12/01/2020	12/01/2020
Negotiate GMP	2 weeks	12/01/2020	12/15/2020
PDB Construct	6 Months	10/01/2020	4/01/2021
Project Completion/Punch/Move -in	2 months	4/01/2021	6/01/2021
Closeout	2 months	6/01/2021	7/31/2021

*The project schedule is partially driven by cash flow from the Levy.

4. Explain why the DB Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If the construction activities are highly specialized and a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?

  PDB delivery will help drive unique and cost-effective design solutions for maintaining the highly sophisticated, expensive and mission critical apparatus fleet for SVFD. PDB will provide the fastest possible delivery.

  The progressive design build delivery will allow the contractor to collaborate with the designer to increase the design efficiency and constructability of the project, enhancing the value for SVFD.

  The PDB team will aid SVFD in designing a facility that is reliable, has the appropriate equipment within our budget, and maintaining the appropriate controlled environment with the facility itself.

- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

  PDB delivery will provide greater opportunity for innovation and efficiency of overall delivery through direct interaction between the design-builder, key subcontractors and the SVFD staff throughout the project. Specialty equipment needed for fire maintenance may be procured early and integrated directly into the final design including: apparatus bay doors, exhaust removal systems, and vehicle lifts.

Fire maintenance facilities need to serve a unique function and help ensure very high reliability in all situations. The SVFD envisions a highly collaborative effort to complete a design that serves the maintenance needs now and 30 years in the future. A well-executed PDB program will promote the creativity and flexibility needed to maximize available funding and provide for growth and change in the future.

The PDB team will help bring new and innovative ideas, and thoughts to the facility that SVFD is not aware of, while staying within the budget parameters. The creativity of the PDB team will be instrumental in the development of the new maintenance facility to provide the most efficient and technologically appropriate building.

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.
  Utilizing PDB will allow SVFD to accelerate the design timeline and allow us to begin the site package before the building design is 100% complete. By accelerating the schedule, it will allow us to move into the new Maintenance Facility in the spring of 2021 and show progress to the taxpayers who approved the Levy. In addition to speeding up the project delivery, utilizing the outlined schedule will allow us to strategically time the bid packages so we get the best value for the various scopes of work.

  The PDB team will also provide valuable constructability reviews, bring VE options to the table, and be able to identify long lead procurement items to stay on pace with an aggressive schedule.

5. Public Benefit

In addition to the above information, please provide information on how use of the DB contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or See 5.1 & 5.2
- How the use of the traditional method of awarding contracts in a lump sum *(the "design-bid-build method")* is not practical for meeting desired quality standards or delivery schedules. See 5.3

5.1
The Progressive Design Build delivery will provide a fiscal benefit to SVFD by accelerating the overall delivery process, reducing the associated cost escalation, confirming the overall budget for the maintenance facility early in the design process, and increasing the predictability of the outcome. The Owner-Design Builder team will explore budget and schedule options during the PDB procurement and will confirm construction costs with the awarded team as early in the design process as realistic. By utilizing PDB, the owner can work with the PDB team efficiently to plan and time bid packages, scheduling the sequence of work, and timing to lock in the GMP.

5.2
Design Build delivery reduces owner risks associated with drawing coordination and associated costs for drawing errors or omissions. The design-builder is motivated to complete high quality design documents and procure key subcontractor input during design that reduces errors and omission risks common to design bid build delivery.

5.3
Procuring a design-builder early in the project cycle will help the SVFD secure an outstanding design and construction team in this very busy marketplace. The Spokane construction market is extremely busy. There have been challenges getting not only General Contractors to staff jobs, but also getting adequate subcontractor coverage has proven to be difficult. The PDB method will allow us to get a team in place and ready for construction and could also help in subcontractor procurement for key scopes. In addition, the Maintenance Facility has a tight budget which will be utilized to its fullest with the collaboration between the designers and the contractors. By utilizing the PDB method, we will have real time cost estimating abilities, maximizing our value through the design process. Too often, DBB projects either bid too high, forcing us to VE critical elements out of the project after it has been bid, or sometimes too low, due to poor estimating which leaves out elements of the project that could enhance

functionality. PDB is the best way for us to stay within our budget and maximize our value. By utilizing PDB SVFD will be reducing the "risk" due to errors and omissions in the bidding and construction documents, often associated with the DBB method.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the DB contracting procedure.

  The SVFD is an experienced construction owner, augmenting its expertise with the help of OAC Services; one of the region's most experienced design-build experts. SVFD has built a new Fire Station and expanded an existing Fire Station to accommodate the new tiller bay trucks in the past three years. (Design Bid Build was used for these two projects, and too often errors and omission changes occurred, costing SVFD both time and money. SVFD needs cost certainty throughout the design in order to stick to their budget and allocate necessary funds to other resources).

  OAC has successfully managed PDB projects ranging from $2M to over $200M for various clients including Washington State University, King County, City of Spokane, General Services Administration, and the Washington Public Utility District. OAC has active members in the Design Build Institute of America regionally and nationally, and several DBIA certified professionals.

  Tim O'Brien will be the main point of contact for the SVFD for the duration of the project. Tim was involved in the last two construction projects within SVFD and is eager to be a part of the PDB process.

- A project organizational chart, showing all existing or planned staff and consultant roles.

  Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)

  See Attachment A.

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

  Tim O'Brien, SVFD, Deputy Chief – Owner primary point of contact

  Tim has 31 years of professional experience in the Fire Service with the majority in management and supervisory roles. During his time with the City of Reno Fire Department he worked with a team to design a regional training facility and manage 20 fire stations. As Deputy Chief at Spokane Valley Fire Department Tim is responsible for the acquisition, planning, development, and maintenance of department property including the operation of 12 facilities. Tim has managed the purchase of land, construction of a new fire station, and a remodel of an existing fire station since joining Spokane Valley Fire Department in 2015.

  Dan Chandler, OAC Principal, PE, AIA – Design Build Advisor

  Dan is OAC's most experienced alternative delivery specialist with 40 years of industry experience, 46 GC/CM and 20 Design-Build projects completed or under way. Appointed by Governor Locke in 2005 to Public Hospital Project Review Board and then as a charter member of the Project Review Committee in 2007, Dan has been active in GC/CM and Design-Build delivery for over 15 years. Dan's GC/CM clients include: Lake Washington School District, Snohomish County, City of Spokane, City of Oak Harbor, Central Valley School District and Nine Mile Falls School District. Dan's Design-Build clients include: City of Olympia, General Services Administration, King County, Kennewick Public Facilities District, Washington State University and Issaquah School District. In addition to 24 years at OAC, Dan has 16 years' experience in contracting including work for Howard S. Wright and Lease Crutcher Lewis construction companies. Dan is a frequent speaker on GC/CM and Design-Build delivery throughout the Pacific Northwest.

Jeff Jurgensen, Sr. Vice President, CCM, DBIA – Principal in Charge
Jeff has over 27 years of construction experience. He has worked on over 15 major capital GC/CM projects in the state of Washington, assisted in getting the Spokane Public School District agency approval. He also has worked on six major capital design-build projects, one design-build project at Spokane International Airport as well as one K12 design-build project with the Paschal Sherman Indian School in Omak Washington and led the City of Spokane through their first design build project with the Nelson Service Center. He holds the DBIA certification from the Design Build Institute of America. He is very experienced and knowledgeable in the state of Washington and Spokane local construction market. He is also a current sitting member on the Project Review Committee.

Damon Gardella, Senior Project Manager, PMP, DBIA
Damon has more than 23 years of experience in the construction industry, including 16 years of experience on alternate delivery contracts including 10 Design Build projects for the Federal Government including Fairchild AFB, and the Army Corp of Engineers. Other alternative delivery experience includes GC/CM, Job Order Contracting, and Indefinite Delivery Indefinite Quantity. Damon also has 11 years as Program Manager for contracts in the Eastern Washington and the northwest region, with success in developing long-term relationships with his customers and internal teams while working to continually adapt his approach of project management to the specific needs and preferences of each client. Damon has successfully managed projects of varying scope, size, and complexity for multiple clients at any given time.

- Provide the ***experience and role on previous DB projects*** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (*See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)*

  See Attachment B.

- The qualifications of the existing or planned project manager and consultants.

  Note: For design-build projects, you must have personnel who are independent of the design-build team, knowledgeable in the design-build process, and able to oversee and administer the contract.

  Dan Chandler, OAC Principal, PE, AIA – Design Build Advisor
  See biography above.

  Jeff Jurgensen, Sr. Vice President, CCM, DBIA – Principal in Charge
  See biography above.

  Damon Gardella, Senior Project Manager, PMP, DBIA
  See biography above.

  Jonathan Miller, Senior Project Manager, PMP
  Jonathan has over eleven (11) years of construction industry experience, all with OAC. Jonathan has worked on a wide variety of projects including new builds on both greenfield and brownfield sites, complete renovations, additions and TI projects. Jonathan's work experience includes schools, airports, libraries, tech industries, and a fire station addition. Jonathan has been the project manager on four (4) separate GC/CM projects. As project manager, Jonathan has managed projects as small as $250K, and as large as $102M. Jonathan successfully integrates with each client and adapts his project management style to fit their needs, and the needs of the project.

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

  OAC will be used as our Project Management firm for the planning, design, construction, and closeout of the project. The funds for OAC is allocated within our Total Project Budget for planning through closeout. OAC Services will be under contract with SVFD from January 2020 through the fall of 2021.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

  OAC has completed or is currently managing 18 design build projects ranging from $3M-$200M including progressive design build. OAC's project portfolio also includes fire stations in Shoreline, Issaquah, Puyallup and Spokane Valley. An active participant in Alternative Project Delivery, three OAC staff members, including two on this project, have served on the Project Review Committee and have provided training in GC/CM and Design-Build delivery in Washington, Montana and Alaska.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

  Our high-level summaries below clearly articulate our organizational controls:

  Project Management and Decision Making:

  - Authority and decision-making responsibility will be provided by SVFD Deputy Chief, Tim O'Brien with implementation by OAC Services.
  - OAC is currently and will continue to meet with SVFD weekly to discuss and plan project needs, milestones, develop strategy and courses of action for implementation of the project.
  - Jonathan Miller will be the primary point of contact for OAC with assistance from Jeff Jurgensen and Damon Gardella.

  Selection Committee

  - The D/B Selection Committee will consist of SVFD staff, administration and leadership personnel.
  - OAC will be a non-voting member of the selection committee but involved to organize, facilitate and monitor the selection process.

  Communication

  - SVFD will use a variety of well-established formal and informal tools to provide effective and impactful communications with all of those involved in the project consistently.
  - SVFD will advertise the RFQ and post on the website
  - During the RFP phase, the selection committee will meet with the shortlisted teams in a design builder led proprietary meeting to discuss project objectives, project approach, project procedures and project specific ideas to allow the design build team to complete their proposal.
  - Once a "most qualified" design build team is selected, the SVFD and OAC will meet the design build team during the design and construction phases and partake in interim reviews of the program, design, costs, and schedule to verify the owners expectations and vision of the completed project are being achieved.

  Project Progress

  - Progress will be reported weekly by the design build team to the SVFD deputy chief and OAC.
  - Formal reports will be sent to the Chief and to the Fire Department board of commissioners and other stakeholders as desired by the deputy chief.
  - Project status updates posted to the SVFD website as desired by the deputy chief.

Budget Monitoring

- OAC will be managing and tracking the program finances and weighing the cost estimates against budget on a regular basis.
- Financial reporting will be provided by OAC to the deputy chief after Kat Getchell meets with the SVFD finance department to reconcile costs every two weeks. These reports will be then used by the deputy chief in his presentations to the chief and commissioners.
- The SVFD will maintain its own project contingency and reserves to address any owner driven scope changes or unforeseen conditions. SVFD is currently completing geo technical studies and investigations to help to reduce the unforeseen.

Schedule

- The proposed project milestone schedule will be provided in the design build RFQ/RFP documents.
- Successful design build team will work with the owner to produce a very detailed project schedule accounting for permitting, design, bidding and construction, closeout and warranty.
- Weekly look ahead schedules will be delivered along with monthly updates at each pay application.
- OAC (Kat Getchell) will review and comment on the submitted baseline schedule.

- A brief description of your planned DB procurement process.

  The PDB procurement process will be awarded through a qualifications and fee based competitive process in strict accordance with RCW 39.10. The basic process will be as follows:

  1. The PDB selection process will be completed on Qualifications + Fees basis. Qualifications will be scored by an SVFD Selection Committee based on written SOQ's and Extended Interviews.
  2. Prepare and advertise a well-crafted Request for Qualifications. This will clearly define SVFD's overall project goals, proposed budget and schedule. Four weeks will be allowed for this process to allow times for PDB firms to form and respond. The overall goals for cooperation, creativity and budget management will be clearly outlined. All details regarding SOQ requirements, scoring, and fee proposal requirements will be clearly detailed. All qualified SOQ's will be scored against defined criteria for Proposed Team, Relevant Experience and Project Approach. The highest scoring teams will be short-listed for interviews where the Selection Committee may learn more about the proposed team members and their proposed approach to the project.
  3. Extended interviews will be held with short-listed teams. Interviewed teams will be asked to present preliminary concepts, proposed design and construction schedule and detail how they propose to interact with OAC and SVFD staff. Interviews will be used to further refine the Qualifications scoring. SVFD will reserve the right to further short-list teams for Fee competition.
  4. Final selected teams will be invited to submit a Fee Proposal defining specifically requested staff costs and overall profit margin. Fee Proposals will be opened in public and the highest scoring proposer will be announced.
  5. After contract execution, all submitters will be encouraged to meet with SVFD and OAC officials to debrief on the selection process.

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

  Upon approval from the PRC to move forward with PDB, Spokane Valley Fire Department will partner with Perkins Coie to create the contract documents and terms for the project. Perkins Coie will work with the SVFD and OAC in coordination of the RFQ, RFP and the contract documents for clarity. OAC and Perkins Coie have a long-standing working relationship and a good mutual understanding of a well-crafted PDB contract that allocates risk appropriately and encourages cooperation and owner service.

7. **Public Body (your organization) Construction History:**
Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Attachment E. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

See Attachment C.

8. **Preliminary Concepts, sketches or plans depicting the project**
To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan *(indicating existing structure and new structures)*
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.
Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

See Attachment D.

9. **Resolution of Audit Findings On Previous Public Works Projects**
If your organization had audit findings on any project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.
There are no known audit findings on previous public works projects.

10. **Subcontractor Outreach**
Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

SVFD and OAC will work closely with the local AGC to generate interest in the job and put it on the bidding calendar. Flyers will be produced for the job and distributed to the AGC. Public meetings will also be held to further enhance interest, and emphasize the encouragement for small contractors, women owned businesses, and minority owned business participation.

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

PRC strongly encourages all project team members to read the Design-Build Best Practices Guidelines as developed by CPARB, and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the DB process. You also agree that your organization will complete these surveys within the time required by CPARB.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

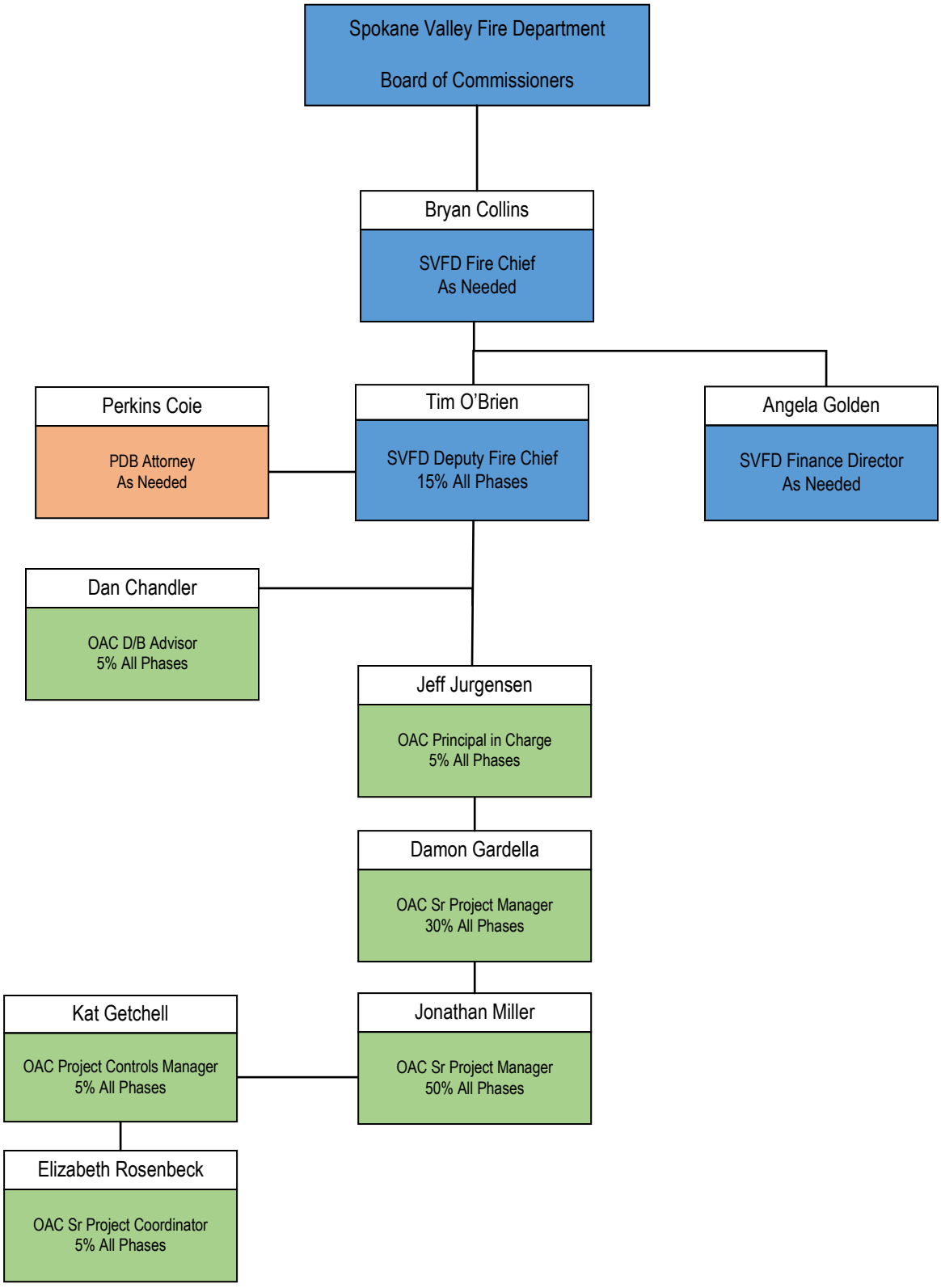
Signature: _____

Name: *(please print)* Timothy O'Brien *(public body personnel)*

Title: Deputy Chief - Spokane Valley Fire Department

Date: 12-18-19

ATTACHMENT A
PROJECT ORGANIZATION CHART



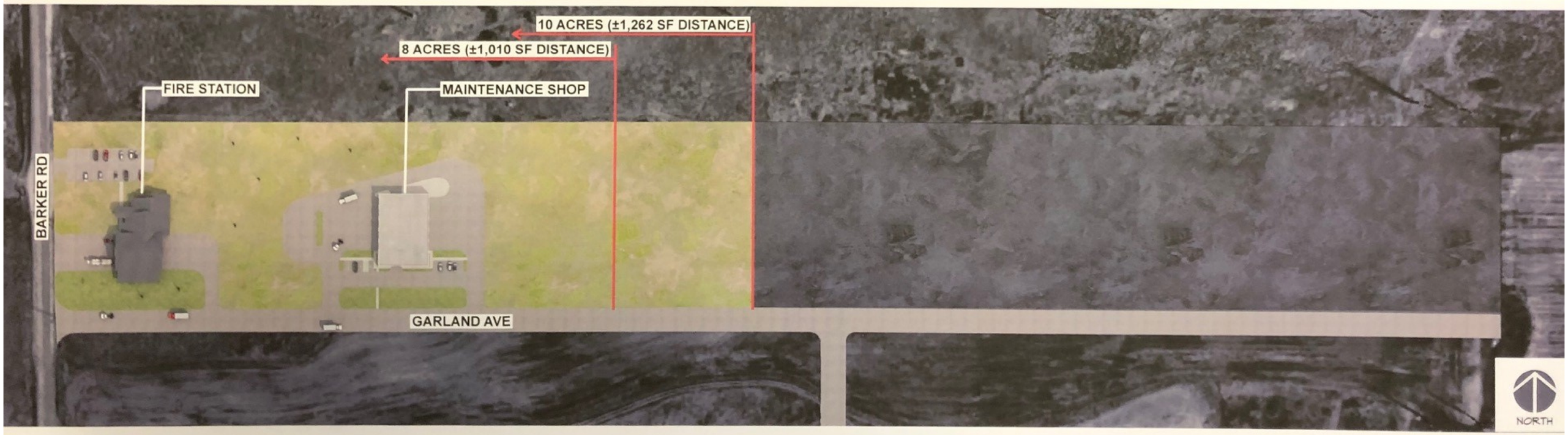
ATTACHMENT B
CONSULTANT EXPERIENCE

Name	Experience Summary	Projects	Construction Budget	Procurement Type	Pre-Design Role	Design Role	Construction Role
Dan Chandler	OAC Services, DB Advisor	Tri Cities Convention Center	$15M	GC/CM	PIC	PIC	PIC
		Olympia City Hall	$20M	GC/CM	PIC	PIC	PIC
		Winthrop Pedestrian Bridge	$2M	Lump Sum	PIC	PIC	PIC
		Billings Federal Courthouse	$60M	Lump Sum	NA	PM	PM
		Northside Residence Hall	$30	GC/CM	Adv	Adv	Adv
		WSU Visitor Center	$3	GC/CM	Adv	Adv	Adv
		Chief Joseph Apartments	$15	GC/CM	Adv	Adv	Adv
		Empire Parking Garage	$25	Lump Sum	PIC	PIC	PIC
		Nelson Service Center	$22	GC/CM	PIC	PIC	PIC
		Children and Family Justice Center	$180	GC/CM	PIC	PIC	PIC
		1063 Office Building	$60	GC/CM	Adv	Adv	Adv
		Northside Residence Hall II	$35	GC/CM	PIC	PIC	PIC
		Small Grain Plant Growth	$4	Progressive DB	PIC	PIC	PIC
		WSU Everett	$30	Progressive DB	PIC	PIC	PIC
		Digital Classroom	$30	Progressive DB	PIC	PIC	PIC
		Liberty Lake Town Square	No funding	Progressive DB	Adv	Adv	Adv
		Issaquah High School	$ 65	Progressive DB	Adv	Adv	Adv
		Issaquah Middle School	$110	Progressive DB	Adv	Adv	Adv
Jeff Jurgensen	OAC Services, Principal	Spokane International Airport DB Parking Garage	$15 million	Design Build	PM	PM	PM
		Nelson Service Center	$15 million	Design Build	PM	PM	PM
		City of Liberty Lake Town Square	$12 million	Design Build	PM	N/A Bond Didn’t Pass	N/A Bond Didn’t Pass
		Pascal Sherman Indian School	$16.5 million	Design Build	PM	PM	PM
		Washington State University Northside Residence Hall	$33 million	Design Build	PM Advisor	PM Advisor	PM Advisor
		Washington State University Visitors Center	$2 million	Design Build	PM Advisor	PM Advisor	PM Advisor
		Central Valley School District (6 GC/CM projects)	$180 million	GC/CM	PM	PM	PM
Damon Gardella	OAC Services, Sr. PM	FAFB Vehicle Maintenance Facility	$5M	DB	PM	PM	PM
		FAFB Water Main	$4M	DB	PM	PM	PM
		Gowen Field USARC Canopy	$1M	DB	SPM	SPM	SPM
		Billings USARC Parking Lot	$1.3M	DB	SPM	SPM	SPM
		Helena USARC Parking Lot	$1.2M	DB	SPM	SPM	SPM
		YTC Main Entry Canopy	$800k	DB	SPM	SPM	SPM
		YTC Tank Pads	$750k	DB	SPM	SPM	SPM
		Ferris Stage Lift	$300k	DB	SPM	SPM	SPM
		YTC Greenhouse	$1M	DB	SPM	SPM	SPM
		Gowen Field USARC Parking lot	$1.5M	DB	SPM	SPM	SPM
		Northwood Middle School	$32M	GC/CM	PM	PM	PM
		Midway Elementary	$16M	GC/CM	PM	PM	PM
		Mt Stuart Elementary	$19M	GC/CM	SPM	SPM	SPM
		Ellensburg New Elementary	$19M	GC/CM	SPM	SPM	SPM
Jonathan Miller	OAC Services, Sr. PM	Chester Elementary School	$16M	GC/CM	PM	PM	PM
		Greenacres Elementary School	$17M	GC/CM	PM	PM	PM
		Riverbend Elementary Addition	$2.2M	GC/CM	PM	PM	PM
		CVSD HVAC Upgrades	$2.5M	GC/CM	PM	PM	PM
		Ridgeline High School	$102M	DBB	PM	PM	PM

ATTACHMENT C
SVFD CONSTRUCTION EXPERIENCE

Project Name	*Project Number*	*Project Description*	*Total Project Cost*	*Method of Delivery*	*Lead Design Firm*	*General Contractor /GCCM*	*Planned Constr. Start*	*Planned Finish*	*Actual Start*	*Actual Finish*	*Original Construction Budget*	*Final Construction Cost*	*Reason for cost overrun*
Station 8 Tiller Bay Addition	2019-08	Tiller Bay Addition	$624,000	D-B-B	ZBA Architecture, Bill Froemke 509.456.8236 froemke@zbaarchitecture.com	Western States Construction 509.892.0600 wsc@air-pipe.com	4/22/2019	8/30/2019	4/22/2019	8/30/2019	$550,000	$508,914	None
Liberty Lake Fire Station #3	2017-03	New Fire Station 10,191 sq. ft.	$3,900,000	D-B-B	ZBA Architecture, Bill Froemke 509.456.8236 froemke@zbaarchitecture.com	Baker Construction & Development, Inc. Zach Bull, zbull@bakerconstruct.com	3/14/2017	11/03/2017	3/14/2017	11/07/2017	$3,002,768	$2,794,463	None, Cost reduction.

ATTACHMENT D
PROJECT SITE PLAN



ZBA
ARCHITECTURE

FIRE STATION AND MAINTENANCE SHOP
SPOKANE VALLEY, WA

SPOKANE VALLEY FIRE DEPT