



S P O K A N E  
P U B L I C F A C I L I T I E S  
D I S T R I C T

## **Spokane Arena Refresh**

# **Application for Approval to Utilize Progressive Design-Build Project Delivery**

December 20, 2023



State of Washington  
PROJECT REVIEW COMMITTEE (PRC)  
**APPLICATION FOR PROJECT APPROVAL**  
*To Use the Design-Build (DB)  
Alternative Contracting Procedure*

The 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 Public Facilities District**
- b) Mailing Address: **720 W Mallon Ave Spokane WA 99201**
- c) Contact Person Name: **Melissa Coulter** Title: **Purchasing Manager**
- d) Phone Number: **509-869-5509** E-mail: **mcoulter@spokanepfd.org**

**1. Brief Description of Proposed Project**

- a) Name of Project: **Arena Refresh**
- 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 Arena Refresh project will consist of 3 areas of work, (1) remodeling the VIP Club, (2) updating 17 suites, and (3) remodeling the restrooms at the event level in the Team Rooms, Star Rooms, and Officials Room. In area (1) VIP Club, we will be moving the bar to a currently unused lobby area, updating the fixtures and finishes to bring the space up to date and creating a stairway down to additional seating. In area (2) the 17 suites, we will be updating carpet, lighting, fixtures, and restrooms to bring them up to date. On the event level (3) restrooms, we will be replacing tile, fixtures and remodeling the showers to have individual stalls rather than be a group shower space. We will also be accommodating ADA showers in each space.

**2. Projected Total Cost for the Project:**

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	<b>\$281,500</b>
Estimated project construction costs ( <i>including construction contingencies</i> ):	<b>\$2,815,000</b>
Equipment and furnishing costs	<b>\$50,000</b>
Off-site costs	<b>\$</b>
Contract administration costs (owner, cm etc.)	<b>\$81,700</b>
Contingencies (design & owner)	<b>\$281,500</b>
Other related project costs (briefly describe)	<b>\$</b>
Sales Tax	<b>\$303,206</b>
<b>Total</b>	<b>\$3,812,906</b>

**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  
Spokane Public Facilities District has the necessary funds to complete the project, as it is presented in this application, and pre-approved by the SPFD Board of Directors.

**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.
  - **Dec 4<sup>th</sup> – Hire Hill International**

- Feb 2<sup>nd</sup> – Release RFQ
- Feb 12<sup>th</sup> – SOQ due
- Feb 14<sup>th</sup> – Evaluate SOQ
- Feb 19<sup>th</sup> – Notify Finalists
- Feb 21<sup>st</sup> – Release RFP to Finalists
- Feb 28<sup>th</sup> – Proprietary site walk and meeting with finalists
- Mar 6<sup>th</sup> – Proposals Due
- Mar 11<sup>th</sup> – Evaluate Proposals
- Mar 25<sup>th</sup> – DB under contract
- Apr 15<sup>th</sup> – Submit for Permits
- May 27-Aug 24 Build

#### 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?

The Arena Refresh project will require a high level of coordination between the designer and contractor to complete the work within the tight schedule constraints for this project. It will be critical to use the design-build delivery method so that the contractor and designer can work together to seek the most efficient and constructable design solutions. The building is 30 years old; renovations inherently reveal unknown conditions, and this delivery method is ideal for the conditions.

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

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

DB allows for the simultaneous procurement of the AE and Construction team, fast tracking construction and purchase of long lead items that will shorten the overall project duration. Early and extensive contractor involvement during the design phase will provide opportunities to enhance constructability for the project which will provide opportunities for greater construction efficiencies during construction. DB allows for expedited design and permitting.

#### 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
- 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.

Early GMP Determination: The PFD will benefit financially by using the DB contracting procedure because the PFD will be able to reconcile the project scope with the total project budget much earlier than using the traditional DBB delivery method, thereby limiting the PFD’s financial risk of cost overruns. Further, the PFD intends to take advantage of the innovations possible through early integration of the designer and contractor and the requirement to utilize Target Value Design to keep the project within the project budget.

#### 6. Public Body Qualifications

Please provide:

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

Spokane PFD has hired Hill International, Inc. (Hill), a professional organization that provides a team with the proven alternative contract delivery experience to assist with the management and administration of the DB procurement and project delivery.

- 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).*

Please refer to Attachment A.

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).
- **Stephanie Curran – CFE, MA - Chief Executive Officer**

Stephanie has been the CEO of Spokane Public Facilities District for over 5 years and has been employed with the District for a total of 20 years. She has her B.A. in Public Relations from Gonzaga University and an M.A. in Organizational Communication and Leadership, from GU as well. She is a graduate of the International Association of Venue Managers (IAVM) Venue Management School and Graduate Institute and the Senior Executive Symposium at the Cornell School of Hotel Administration.
- Stephanie has previously and currently serves on multiple boards in Spokane, currently including the Spokane Sports Commission Board, the Visit Spokane Board, The Greater Spokane Incorporated Board (Executive Committee), The Downtown Spokane Partnership Board (Current Chair & Executive Committee), HUB Sports Center (CSC Committee), and the Spokane Arts Board.
- Stephanie entered the position of CEO during the awarding phase of The Podium (\$50M) design-build method and was involved in the expansion of the Spokane Convention Center (\$50M), and remodel of the First Interstate Center for the Arts (\$32M) as General Manager of the venues.
- **Matt Meyer – Director of Entertainment, Project Lead**

Matt is the Director of Entertainment for the District. He has been in this role for 4 years and has been with SPFD for over 13 years. He books the entertainment and sporting events at the Spokane Veterans Memorial Arena, First Interstate Center for the Arts, The Podium and ONE Spokane Stadium. It is his responsibility to ensure our venues are in the best condition to present to the public and that entertainers, so events see the value in coming to Spokane. Matt holds his B.A. in Communications with an emphasis in Advertising from Washington State University. He is also a graduate of the International Association of Venue Managers (IAVM) Venue Management School. Matt was just awarded the Journal of Business 2023 Rising Star Award for the continual effort and strides made in the Spokane Entertainment Scene. Matt was an integral part of turning The Podium into a concert venue and was involved in the \$50M Design-Build project to build the venue.
- **Melissa Coulter – Purchasing Manager,**

Melissa has been with the District since June of 2022. She has been working with Hill International to update the purchasing policy to meet today's standards. Melissa's previous experience in Office Management and Operations Management have assisted her in stepping into this role and updating our current processes and procedures. This is Melissa's first Progressive Design-Build project to manage from start to finish, but she has done extensive research and training with the Hill International team to feel confident in the team's ability to successfully complete the project. She has completed traditional Public Works projects with low bid procurement methods.
- **Jason Lund – Facilities Maintenance Manager**

Jason has been with the District for 11 years, beginning in Operations and moving into the Facilities Maintenance Manager role due to extensive building and construction experience. Jason spent one year in roofing, two years in general labor and 4 years as a foreman for Contractors Northwest Inc. His extensive knowledge of how the Arena runs both as a building and for events is vital to the success of this project. He will be a main communicator with the DB team throughout the build to ensure the completion is timely and accurate for our needs.
- **Becky Blankenship, Progressive Design Build Advisor, Hill International, Inc.**

Becky has extensive experience leading and overseeing DB teams from both a design and construction standpoint. She served as the Construction Manager on the City of Richland's \$18M PDB City Hall; the \$3.5M PDB Fire Station 74; and WSU's \$4M Tri-Cities Student Union Building. She also served as the Architectural Project Manager for: Gonzaga's \$52M Hemmingson Center, the DB Award winning \$15.6M Spokane Central Service Center, the \$6M DB Boeing Associated Paint Hangar, the \$15.6M DB Operational Readiness training Complex Barracks at Joint Base Lewis McChord, the \$8M DB Fairchild Resistance Training Facility, the \$12.5M DB S.E.R.E. Force Support Headquarters, and three DB Armed Forces Reserve Centers located in Spokane, Vancouver, and Yakima – ranging in value from \$19.7M to \$29.8M each. She was the owner-advisor and project manager for the \$9.5M PDB Richland Fire Station/Public Safety 73 & 75, the \$12M PDB West Richland Police Facility, the \$5.3M PDB Morrow County Administration Building, and the \$9M Richland Public Safety 76. She served as the owner-advisor for the procurement phase of the \$12M PDB City of Pasco Zone 3 Reservoir Storage Tank project. Becky has been a DBIA Certified Professional for 9 years.

- **Colin Anderson, DBIA, Principal in Charge.**

Hill International, Inc. Colin will serve as the DB Program Manager. Colin has been DBIA certified since 2014 and is the past president of the Inland Northwest DBIA chapter and current Secretary for the DBIA NW region. Colin has 28 years of experience in the A/E/C industry. Currently he is PIC for 8 Progressive DB projects totaling \$180 million. Prior to joining Hill in 2022, he spent 10 years as a lead designer and Senior Project Manager at Integrus Architecture, where he led over \$250 million in Progressive Design/Build contracts. Some of the key projects were the \$105M Northern Quest Hotel and Conference Center, \$47M Podium Sportsplex project, \$17M First Interstate Performing Arts Center, and the \$68M SGL Carbon Fiber Manufacturing Facility. Prior to his architectural role, he spent 18 years in the trades, 7 of which were working for an integrated Design/Build company. He received his Masters of Architecture from WSU and his undergraduate degrees from Moorhead State University and WSU.

- **Lorraine Mead, PE, DBIA Project Engineer Scheduler.**

Hill International, Inc. Lorraine has more than 30 years of experience in project controls and scheduling, estimating, subcontract administration, claims and change order management. She has performed all aspects of project controls including planning, scheduling, forecasting, estimating, wage, and rate analysis. In addition, she has established and maintained construction schedules utilizing Primavera Project Manager and P6. Lorraine recently provided monthly schedule reviews for Spokane's Riverfront Park Pavilion project and is currently doing the same for the Spokane Public Library Bond projects.

- **Rich Wagoner, Project Manager, Hill International, Inc.**

Rich has extensive experience leading and overseeing DB teams from both a design and construction standpoint. Rich has served as Project Manager on several DB projects to include the Armed Forces Reserve Centers for the Army Corps of Engineers at Fairchild Air Force Base, Yakima Training Center, and in Vancouver, WA - ranging in value from \$19.7M to \$29.8M each, the \$12.5M DB S.E.R.E. Force Support Headquarters, the DB Award winning \$15.6M Spokane Central Service Center, the \$9M DB North Central Region office building for WSDOT in Wenatchee, WA, Project Manager on the Joint Base Lewis/McChord Gray Army Airfield Fire Station project. Rich has been in the construction industry for over 40 years.

- 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.)

Please refer to 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.*

Please refer to the Hill International staff bios above

- 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.

The PFD has hired Hill International as the project manager for this project. The funds for Hill's contract are available and designated for this purpose. We anticipate that Hill will continue their efforts on behalf of the PFD until project closeout is complete.

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

Hill International is currently working under a MSA on numerous projects around the PFD facilities. Hill understands how the PFD operates. Hill is also under contract on three Progressive Design Build renovation projects, which shows relevancy for renovation work using PDB.

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

Project Management and Decision-Making – Authority and decision-making responsibility is provided by the Project Committee with implementation by Hill International.

Hill International staff will meet regularly with the PFD to discuss project/program needs, milestones and develop strategy recommendations and courses of action for implementing the project. Hill is committed to the day-to-day operations and functioning of the Arena Refresh team and will be responsible to the Project Committee for the project.

The DB Selection Committee will review the Design-Build Teams' SOQs, Proposals, and interactions during proprietary meetings and interviews to make recommendations of DB Team shortlisting and DB selection to the Project Committee.

Communications – Hill International, in partnership with the PFD, will use a variety of well-established formal and informal tools to provide effective communications with all of those involved in the project. At the appropriate time the PFD will publicly advertise the RFQ and post the RFQ. During the RFP phase the Selection Committee will meet with the shortlisted firms in proprietary meetings to discuss project objectives, project approach, concept designs and provide feedback. Once a DB Team is selected, the PFD and Hill International staff will meet with the DB Team during the design and construction phases and partake in interim reviews of the design to ensure that the PFD's expectations and vision of the finished project are achieved.

Project progress will be regularly reported to the PFD and other stakeholders.

Budget Monitoring – Hill International will be managing and tracking the program finances. Financial reporting will be provided on a regular basis to the Project Committee and other appropriate stakeholders.

The PFD will maintain its own contingency in the project budget to address any owner betterment changes and appropriate change orders.

Schedule - The overall project schedule will be provided in the DB RFQ/P documents. Monthly DB construction progress updates with a narrative will be a project requirement.

- A brief description of your planned DB procurement process.

The DB procurement process will be based on a best value approach of qualitative factors and a price factor.

The first phase will be to issue a Request for Qualifications with a project description, published scoring and weighted criteria, proposed project budget and schedule as well as the proposed contract. Submittals will be reviewed and scored by the Selection Committee with technical analysis and input from Hill and legal counsel as needed. The PFD intends to shortlist up to a maximum of three firms.

The second phase will be to provide the Request for Proposal documents to the shortlisted firms. The RFP will include the owner's program and project goals. The RFP submittal will include: a validation plan, management approach, DB team experience with renovations as well as their approach to expediting design and permitting. An interactive proprietary meeting and site walk will be held with each firm during the RFP development phase to allow the teams to receive input from the Selection Committee. The Selection Committee will receive, evaluate, and score proposal submissions from the short-listed teams. Hill and legal counsel will provide technical consultation during this phase. The honorarium for non-selected proposers will be in the range of \$1,000-\$2,000, which is consistent with other projects with similar deliverables during the procurement.

Qualitative factors such as design efficiency, project management plan, schedule, technical factors, exceeding the Project Goals, past utilization of OMWBE firms, and other published criteria will be the primary criteria for selection. The PFD is considering various options in determining the required selection criteria based on cost or other price related factors.

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

Prior to embarking on the RFQ/RFP process, the PFD will procure legal services from an attorney firm experienced in alternative project delivery to assist in developing the DB contract terms and conditions. Hill will work together with the selected legal counsel to prepare and tailor the RFQ and RFP documents to meet the needs of this project.

#### **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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

Please refer to Attachment B

#### **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)*

Please refer to Attachment C

- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

There will be no occupied areas during construction.

*Note: applicant may utilize photos to further depict project issues during their presentation to the PRC*

### 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 have been no previous findings on Public Works Projects.

### 10. Subcontractor Outreach

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

We will include a requirement in the RFQ for proposers to describe their past utilization of OMWBE certified business, to be evaluated as part of the scoring criteria. The PFD will send our Advertisement for RFQ to OMWBE to be posted and viewed on their website for contracting opportunities to aid in the encouragement of small, woman and minority-owned businesses to participate in the project. The DB contract will also require the Design Builder to track and report utilization of minority and women's business enterprises certified business and veteran certified businesses.

### 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 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.

The 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 agree to provide additional information if requested.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

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

Signature: Melissa Coulter

Name: (please print) Melissa Coulter (public body personnel)

Title: Purchasing Manager

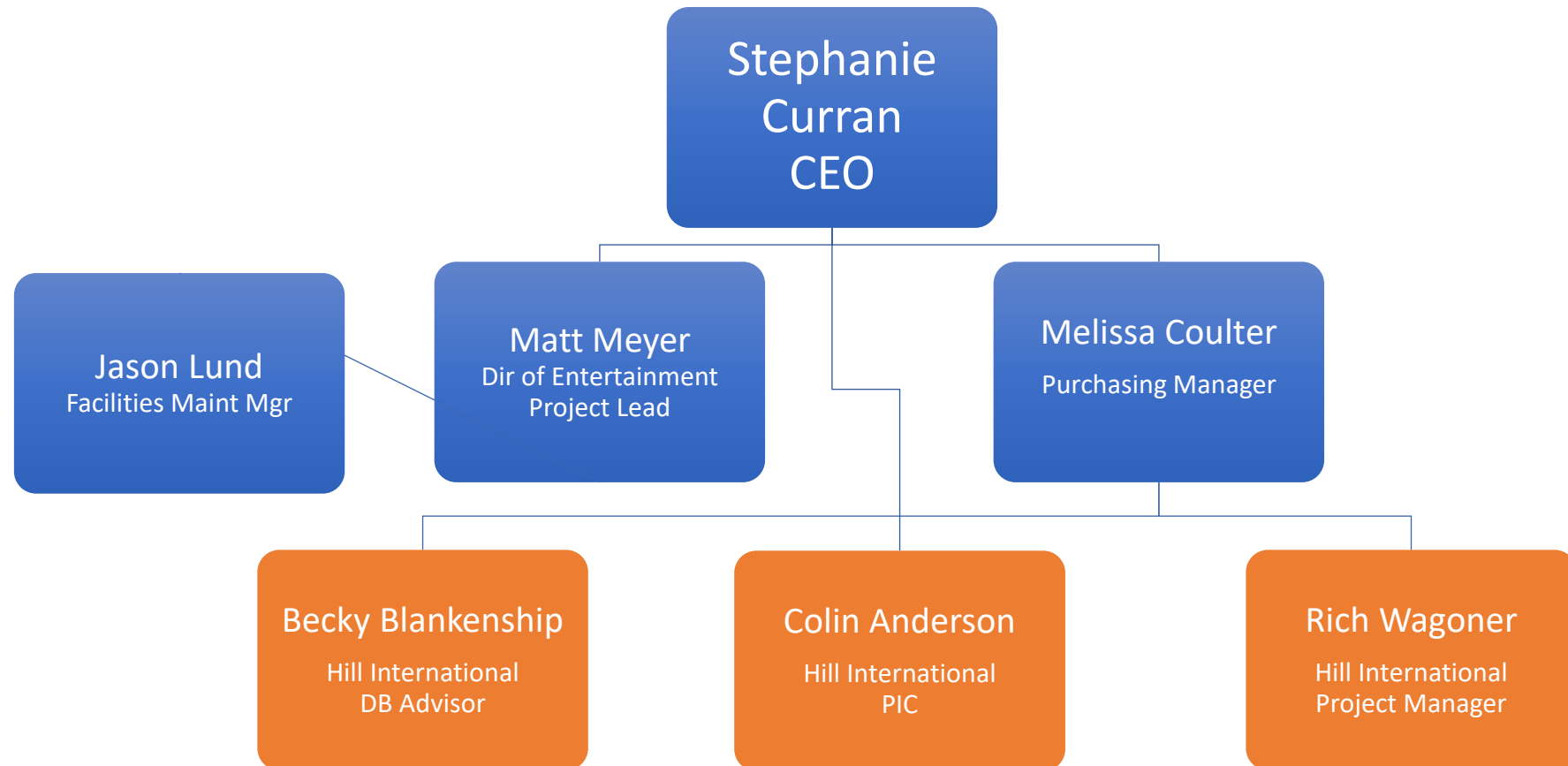
Date: December 15, 2023





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# Organizational Chart



**ATTACHMENT B  
Spokane PFD Arena Refresh Project**

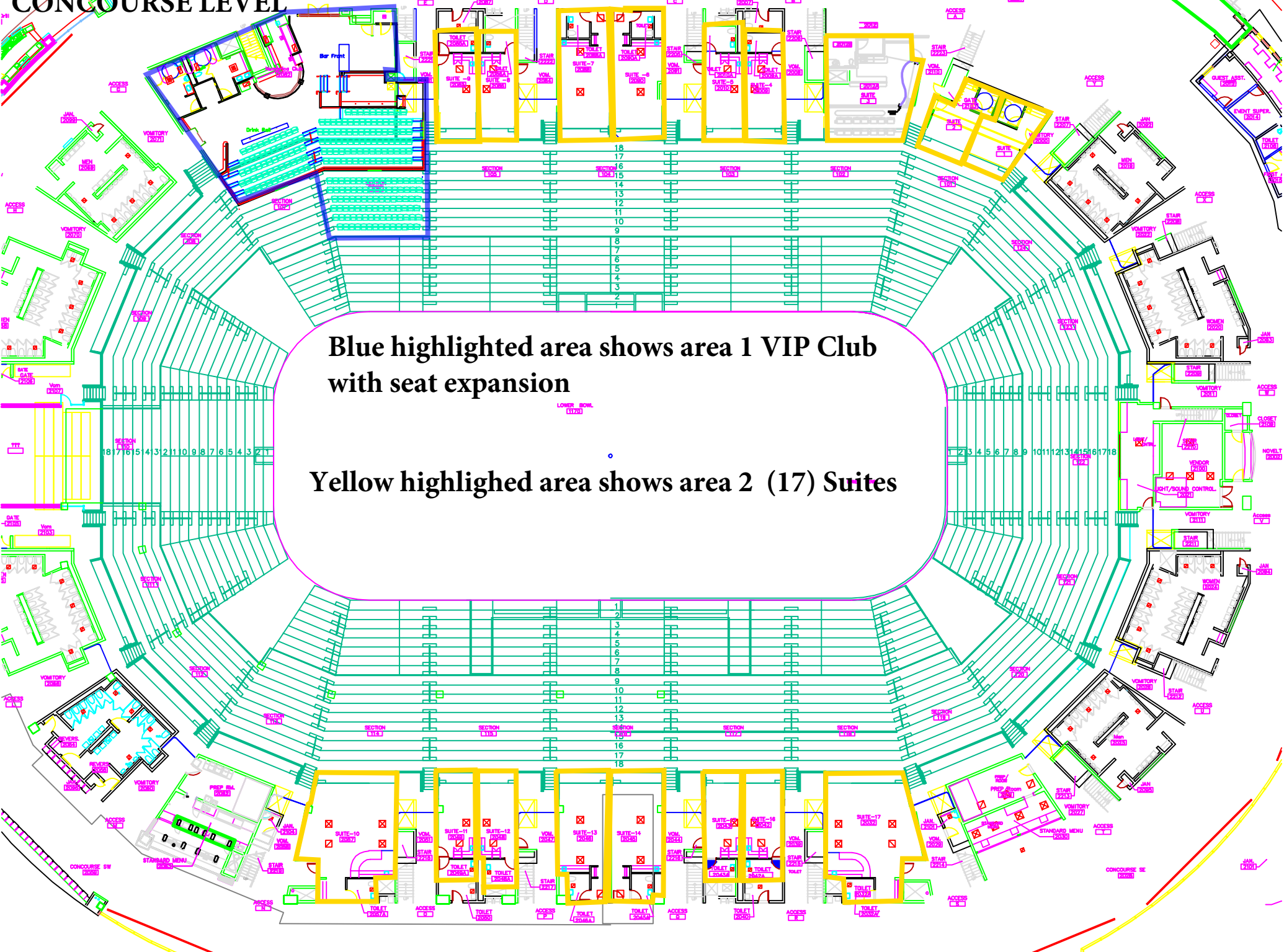
**SPOKANE PFD ARENA REFRESH PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE**

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
<b>Stephanie Curran</b> Chief Executive Officer	20 years experience with the PFD while being the active CEO for the last five years	The Podium	\$50M	PDB	GM	CEO	CEO	Oct-18	Feb-20
		Spokane Convention Center Expansion	\$50M	DB	GM	GM	GM	Apr-13	Dec-15
		First Interstate for the Arts	\$32M	PDB	GM	GM	GM	Jan-17	Oct-17
<b>Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience</b>									
<b>Becky Blankenship</b> Assoc. AIA, DBIA	30 years experience in civil engineering, architecture and construction, PM/CM, and providing public works program support for traditional and alternate delivery methods. 20 Progressive Design Build projects.	Spokane County Public Works Operations Facility	\$22M	PDB	PIC	PDB Advisor		Aug-23	Present
		Poulsbo Fire Station 76	\$4M	PDB	PDB Advisor	PDB Advisor		Mar-23	Present
		Columbia Valley Center for Recovery	\$25.6M	PDB	PIC	PDB Advisor		Feb-23	Present
		Snohomish County Food & Farming Distribution Center	\$30M	PDB	PDB Advisor			Jul-22	Present
		Benton County Juvenile Justice Center Renovation	\$35M	PDB	PIC	PDB Advisor		Oct-22	Present
		Arlington Operations Center	\$25M	PDB	PDB Advisor	PDB Advisor		Feb-23	Present
		Sound Transit East Link E360 to Microsoft Campus Phase	\$227M	DB			PIC	Jun-21	Present
		South Sound 911 Public Safety Communications Center	\$60M	DB			PIC	Jun-21	Feb-23
		Richland Public Safety 76	\$7M	PDB	PDB Advisor			Jun-21	Present
		Pasco Zone 3 Water Reservoir	\$12M	PDB	PDB Advisor			Apr-21	Dec-22
		WSDOT Dayton Avenue Facility Improvements Project	\$38M	DB			PIC	Jun-21	Mar-22
		Spokane Public Library Bond Projects	\$77M	GC/CM		PM		Sep-19	May-21
		North Mason Regional Fire Authority Headquarters Station	\$10M	PDB	PM	PM	PM	Feb-20	Apr-22
		Boardman Fire Station #81	\$6.5M	PDB	PM	PM/PIC	PIC	Jul-20	Present
		West Richland Police Station	\$12M	PDB	PM	PM	PIC	Jul-20	Jan-22
		Morrow County Administrative Building	\$6.8M, 24K SF	PDB	PM	PM	PDB Advisor	Aug-19	Present
		Richland Public Safety Facilities 73 & 75	\$9.5M, 22K SF	PDB	PM	PM	PM	Feb-20	Sep-21
		Richland City Hall	\$18M, 44K SF	PDB	PM	PM	PM	Jul-16	Oct-18
WSU Tri-Cities Student Union	\$4M, 9.6K SF	PDB	PM	PM	PM	Sep-15	Jun-17		
Fire Station #74	\$3.4M, 12K SF	PDB	PM	PM	PM	Jun-14	Jun-16		
Gonzaga University John G. Hemmingson Center	\$52M, 169K SF	D-B	NA	PM	PM	Jun-12	Apr-14		

**ATTACHMENT B  
Spokane PFD Arena Refresh Project**

**SPOKANE PFD ARENA REFRESH PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE**

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
<b>Colin Anderson DBIA</b>	30 years experience in AEC industry. 2 as Owner Rep, 10 as architect, 18 as GC and Trade Partner. 12 Progressive Design Build Projects valued over \$450M.	Avista PF North Channel Rehab	\$35M	CM/GC	PIC	PIC		Jan-23	Present
		Spokane County Public Works Operations Facility	\$22M	PDB	PDB Advisor	PIC		Aug-23	Present
		12 Tribes Lake Chelan Casino/Hotel	\$89M	PDB	PDB Advisor	PIC		Jul-23	Present
		Benton REA Administrative Bldg	\$20M	PDB	PDB Advisor	PM		Mar-23	Present
		Columbia Valley Center for Recovery	\$25.6M	PDB	PDB Advisor	PIC		Feb-23	Present
		Benton County Juvenile Justice Center Renovation	\$35M	PDB	PDB Advisor	PIC		Oct-22	Present
		Blue Mountain CC Farm II Arena	\$13M	PDB	NA	PIC		Aug-22	Present
		Richland Public Safety Facility 76	\$7M	PDB	PM	PM	PIC	Mar-22	Present
		Spokane Conservation District Phase 2	\$4M	PDB	PM	PM	PM	Aug-20	Sep-21
		Northern Quest Hotel and Conference Center	\$104M	PDB	Design	Design	NA	May-20	Apr-23
		Ellensburg School District Schools	\$42M	GC/CM	Design	Design	NA	Mar-18	Jun-20
		Podium	\$47.2M	PDB	PM/Design	PM/Design	PM	Oct-18	Feb-20
		Cowles Stage Renovation	\$2.1M	GC/CM	PM/Design	PM/Design	PM	Jul-17	Mar-18
		First Interstate Performing Arts	\$17.2M	PDB	PM/Design	PM/Design	PM	Jan-17	Oct-17
SGL Carbon Fiber Phase 3	\$68M	PDB	PM	PM	PM	Jul-13	Dec-15		
<b>Rich Wagoner Project Manager</b>	40 years experience in the construction industry with over 28 years experience serving as Project Manager. Design Build Projects valued over \$100M	Fairchild AFB Armed Forces Reserve Center	\$30M	DB			PM	May-09	Apr-10
		Yakima Armed Forces Reserve Center	\$19M	DB	PM	PM	PM	May-09	Nov-10
		Vancouver Armed Forces Reserve Center	\$21M	DB	PM	PM	PM	Nov-10	Nov-12
		Fairchild AFB SERE (survival, evasion, resistance, and escape) facility	\$12.5M	DB	PM	PM	PM	Jan-13	Nov-15
		Spokane North Central Service Center	\$15.6M	DB	PM	PM	PM	Dec-15	Nov-16
		WSDOT North Central Region Administration Building	\$9M	DB	PM	PM	PM	Dec-16	Mar-18

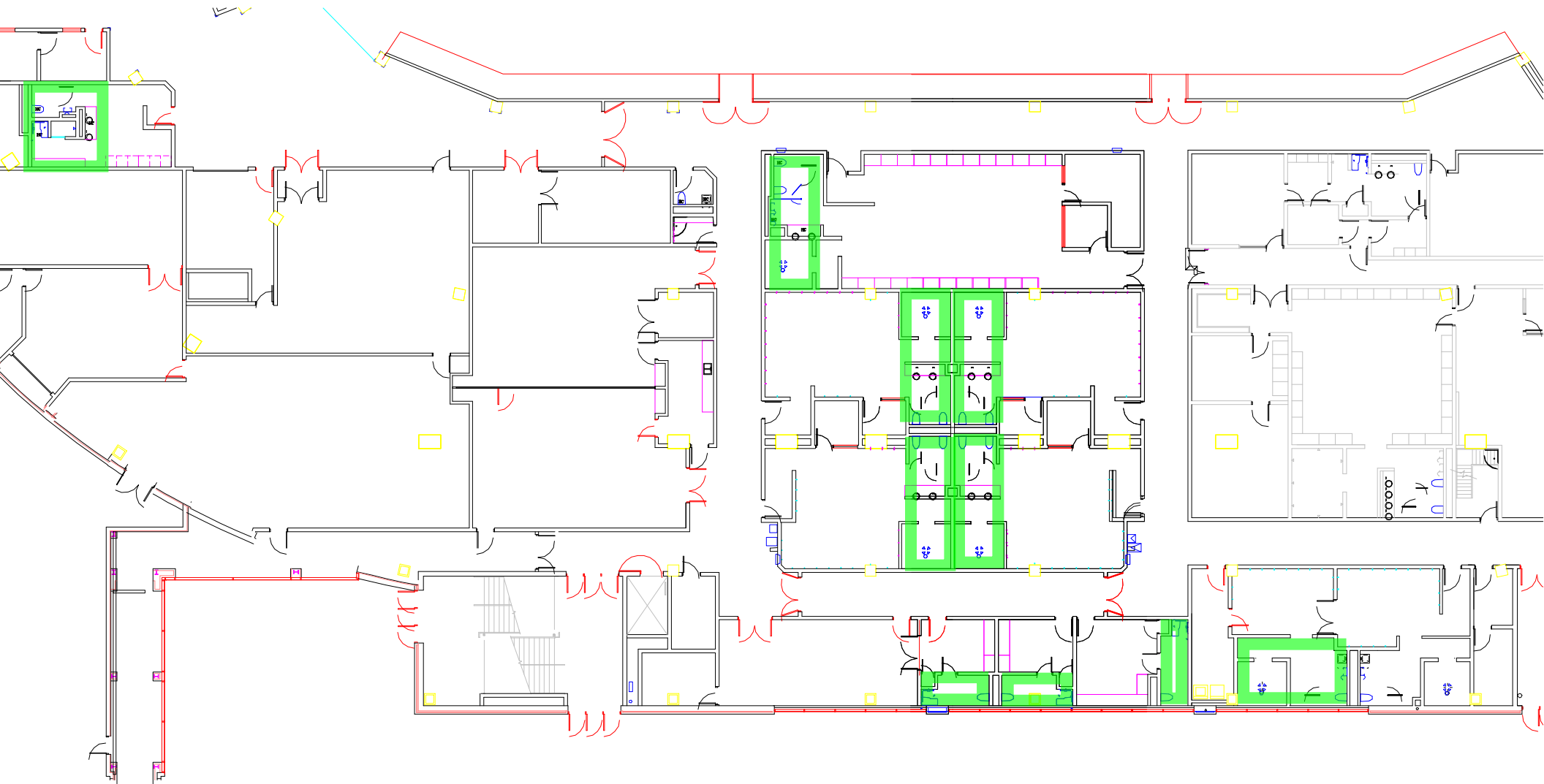


Blue highlighted area shows area 1 VIP Club with seat expansion

Yellow highlighted area shows area 2 (17) Suites

# EVENT LEVEL

## Area 3



Highlighted areas show restrooms to be renovated: Team Rooms, Star Rooms and Officials Room

# Current Suite Conditions

- Suite Interiors –replace carpet, fixtures, paint
- Suite Restrooms –replace tile, fixtures, full update



# Club Area

- Current Bar – remove, add coat closet inside door, make more social area with view of events



- Future Bar Space – add all bar necessities, makes for more efficient service and less wasted space



# Club Area cont.

- Gathering Space – update finishes



- Club Restrooms – replace all tile and fixtures, new updated finishes and paint





# Team and Star Room Restrooms

- Group Showers – create individual stalls for privacy
- Restroom Finishes – replace all tile and fixtures, new updated finishes and paint

