

CITY OF SPOKANE VALLEY

- CROSS COUNTRY COMPLEX PROGRESSIVE DESIGN-BUILD PROJECT

1. Regarding question 4, please clarify the specific complexities of how the Division 1 NCAA (D1) requirements, and irrigation system needs are so highly specialized that it would preclude a traditional or other alternative delivery method for design and procurement.

Given that in order to attract National Caliber events to the course, the course must remain in pristine condition during the operating season. A huge part of keeping the course in the right condition will come down to the irrigation system design and performance.

In this case, the irrigation system design must be completed to account for potentially variable soil types, slopes on the course, prevailing winds and shade/sun exposure, all of which factor into highly variable evapotranspiration rates within the turf.

Due to these conditions, specific hydrozones for many anticipated areas of the course must be created as separate irrigation zones with a high degree of control and individual programming that will respond to seasonal change as well as agile, dynamic change due to local weather conditions. A 'standard' irrigation system design will not take into account these varying rates of evapotranspiration to the detail required to maintain turf health and optimum conditions for sports performance, let alone agile programming and real-time adjustments for weather conditions.

Turf areas within shaded areas adjacent to sunny slopes will require a different—and varying based on season—application rate of water, considering terrain and climate factors. Irrigation equipment within the course area must also be designed for the use, ideally with sprinkler heads being located outside of the running path while still maintaining adequate coverage through the proper spacing of the sprinkler heads. The system may include soil moisture sensors in several locations which will be integrated into the weather sensing station, providing ultimate flexibility in the application of irrigation water.

This project is not like a standard vertical construction project where the owner can fully anticipate the soils conditions underneath a building in a limited location which would allow for a design-bid-build contractor to provide a reliable price. The project requires robust site investigation over many acres not just by the designer but also by the constructor to make sure that the design provided can be efficiently constructed for the very limited budget. Based on that investigation and initial pricing, the scope can then be optimized within the limited budget. The best way to ensure that the scope of the project is optimized for the budget is through progressive design-build.

2. The application suggests that the design-builder will be selected on qualifications, but that trade partners subcontracted to the design builder will be award through bid package. Has the City considered other trade partners to join the DB team early in the process to assist with innovative solutions, rather than bidding the complete design? If not, why is the City not considering GCCM as a delivery method?

We apologize if we gave the impression that subcontractors will only be “low bid”. That is not the intent. The term “bid package” is simply meant to identify those scopes that will not be performed

by the Design-Builder. The intent is to work with the PDB team to identify what key trade partners we should bring into this project and when. The Design-Builder will be tasked with determining the appropriate procurement method for the remainder of the team, with the City's input. The Design-Build Contract requires a default subcontractor selection method that is, unless the parties agree otherwise, selection based on both qualifications and price. We will also want to identify what, if any, scopes of work should be competitively bid out in a low bid environment. A large part of our strategy will also be to identify the best opportunities to bring in MWBE, DBE, Small businesses, and veteran owned business as key trade partners on this project.

3. The CPARB Business Equity/Diverse Business Inclusion Committee issued a [report to the Washington State Legislature in June 2022](#). The report focused on three important elements to improving business equity enterprise participation in public projects: 1) Access to opportunities: Engage involvement by small and diverse businesses. 2) Access to Capital: Offer support to small and diverse businesses to ensure that they can be successful financially during the project. 3) Access to Training: Training, mentoring, and support by established firms to ensure success of small and diverse businesses on the project and in future. I share this information to raise awareness of these recommendations.

The answer to question 10, Subcontractor Outreach, adequately addresses access to opportunities and acknowledges a commitment to training. What other strategies will Cheney Public Schools use under a progressive design-build delivery to maximize business equity enterprise participation?

In addition to what is noted in the PRC Application, the City of Spokane Valley will also work hand in hand with the local APEX Accelerator Counselor for outreach and education opportunities. This will be done in conjunction with the chosen PDB team in an effort to maximize opportunity for these firms. The RFP will request an inclusion plan from the Finalists that will be scored based on factors such as the Finalist's plan to encourage and support small and diverse businesses to participate in the project. The City of Spokane Valley will be working closely with the selected Design-Builder to do what it can to facilitate participation.

Additional Clarification:

Since the submission of our PRC Application, the budget of our project has been reduced by \$2M, although we are hopeful to be able to supplement with additional funds in the near future.

The revised budget is as follows:

Cost for Professional Services (A/E, Legal etc)	\$250,000
Estimated project construction costs (including construction cont.)	\$2,750,000
Equipment and furnishing costs	\$0
Off-site costs	\$500,000
Contract administration costs (owner, cm etc)	\$295,000
Contingencies (design & owner)	\$655,000
Other related project costs	\$181,095
Sales Tax	\$368,905
Total	\$5,000,000