



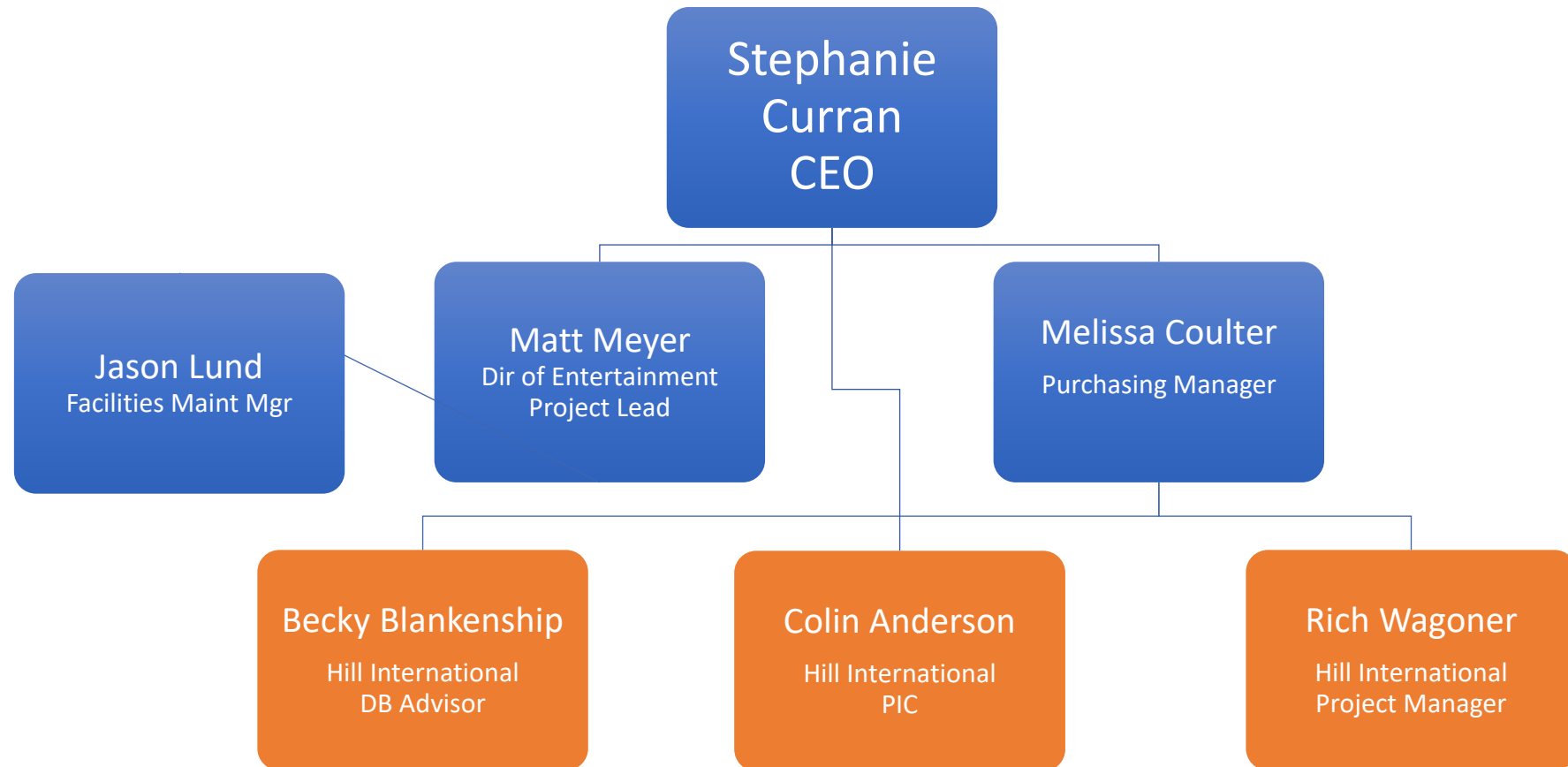
ARENA REFRESH PROJECT – PROGRESSIVE DESIGN BUILD





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

Organizational Chart





S P O K A N E
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D I S T R I C T

Project Schedule

DB RFQ Release Date	February 2, 2024
SOQ Due Date	February 12, 2024
Short List Announce Date	February 16, 2024
RFP Release Date	February 23, 2024
Proprietary Site Walk with Finalists	February 29, 2024
Proposal Due Date	March 11, 2024
Presentations of Proposals	March 14, 2024
Contract Approval and Notice to Proceed by	March 25, 2024
Permits	April 15, 2024
Build	May 27-Aug 23, 2024
First Concert after Reopening	August 30, 2024

Progressive Design-Build Advantages

Per RCW 39.10.300 the project must contain 1 of the following:

- (a) The construction activities are highly specialized, and a design-build approach is critical in developing the construction methodology; or
- (b) The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder; or
- (c) Significant savings in project delivery time would be realized.

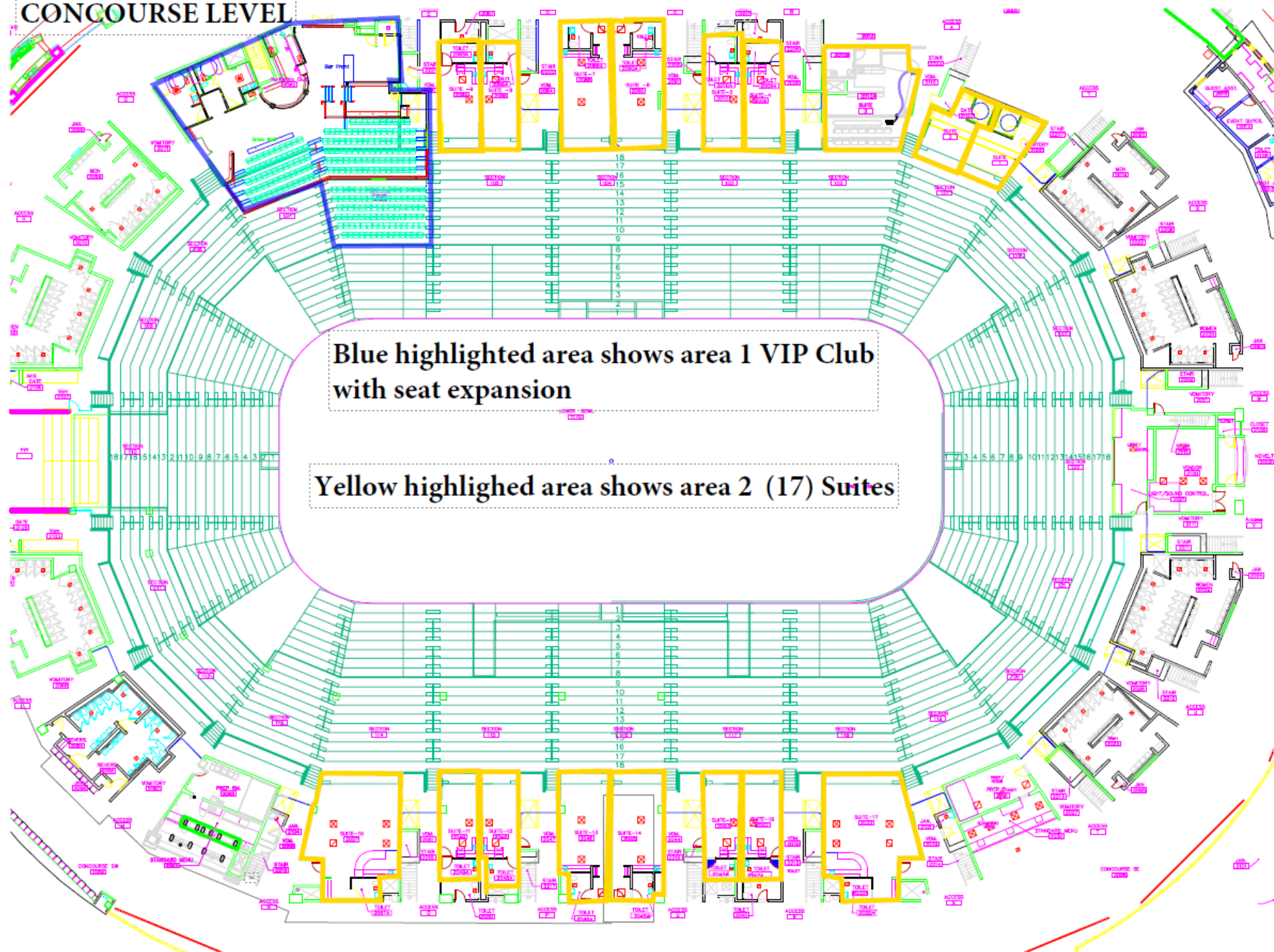


a) Highly specialized need as the Arena is a 30-year-old building and will be occupied during renovation



c) Delivery time has a super tight 3 month build window, the schedule must run concurrent with an adjacent construction project

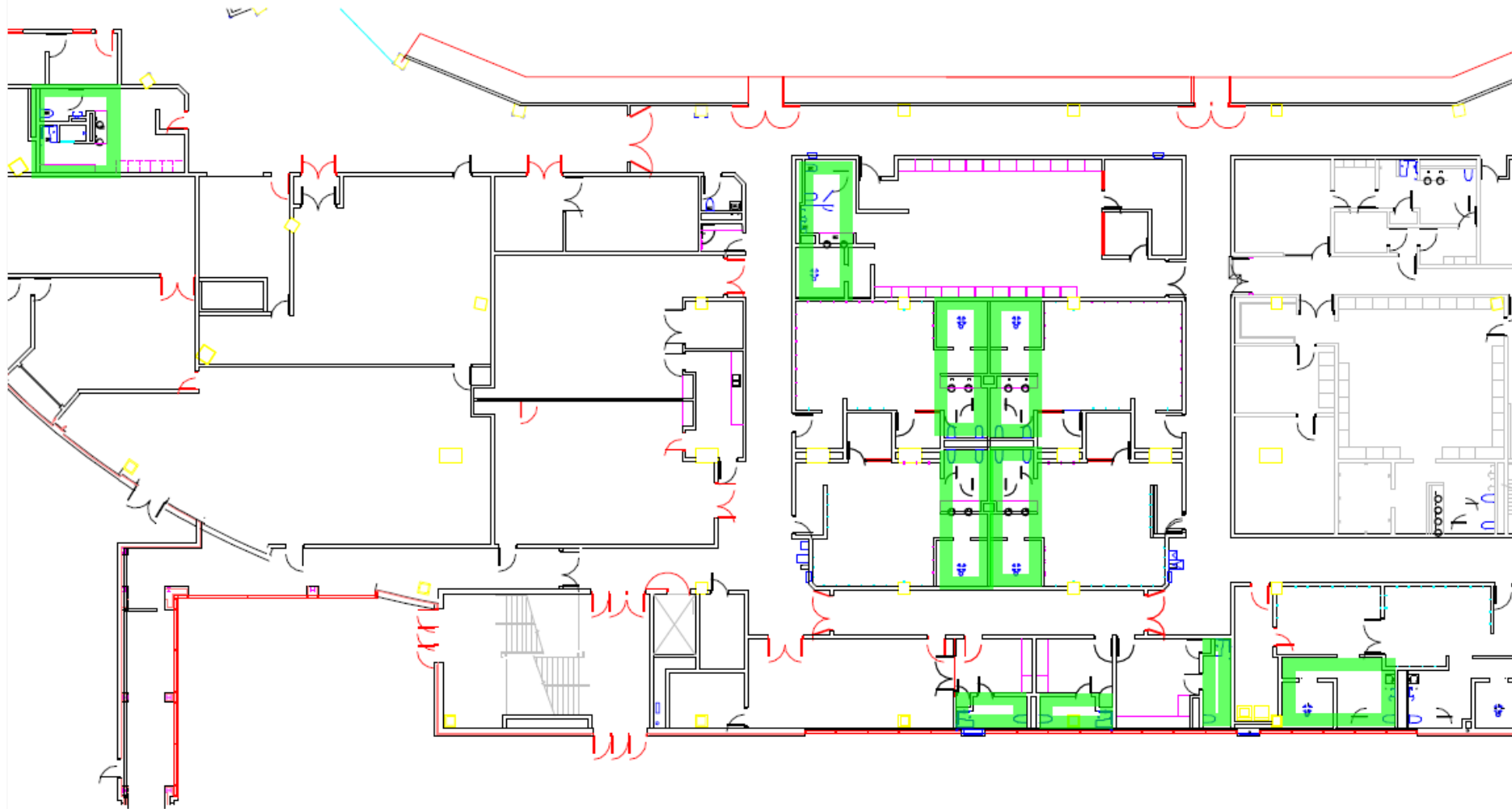
CONCOURSE LEVEL



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

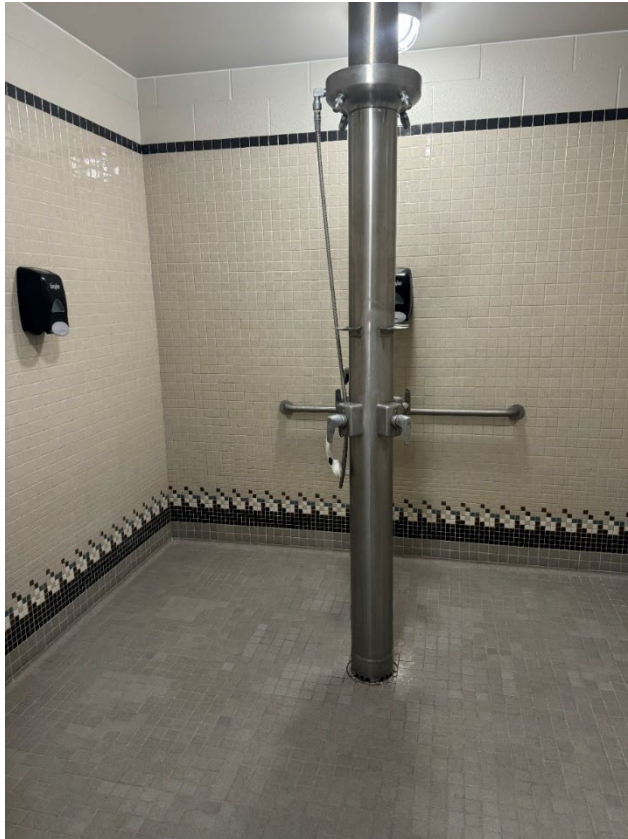


Club Restrooms – replace all tile and fixtures, new updated finishes and paint



Team and Star Room Restrooms

Group Showers – create individual stalls for privacy



Restroom Finishes – replace all tile and fixtures, new updated finishes and paint





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Budget

Costs for Professional Services	\$281,500
Estimated Project Construction Costs; Includes 5% Construction Contingency	\$2,815,000
Equipment and Furnishing Costs	\$50,000
Contract Administration Costs	\$81,700
Owner Contingencies	\$281,500
Sales Tax	\$315,873
Total	\$3,825,573

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

					Role during Project Phases					
Name	Summary of Experience	Project Names	Project Size	Project Type	Planning	Design	Construct	Role Start	Role Finish	
Stephanie Curran 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	
Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience										
Becky Blankenship 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		

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		
Colin Anderson DBIA	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		
Rich Wagoner Project Manager	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

MWBE Plan

- The District is currently working with Aleesha Roedel with APEX to develop a plan for inclusion, best practices, implementation and tracking
- We are including participation requirements in our RFQ and RFP documents for inclusion and tracking
- RFQ proposers are also asked to describe past utilization, to be evaluated as part of the scoring criteria
- RFQ Advertisement will be sent to OMWBE to aid in encouragement of participation of small, woman and minority-owned businesses
- Contract with the DB Team will require they track and report utilization
- Sample inclusion plan tracking form will be provided to DB Team to help guide them

Q and A Responses

Regarding question 10, can you please share your scoring criteria for past utilization of OMWBE certified businesses?

We will be asking proposers in the RFQ to:

- a) identify at least 3 projects that included past utilization of OMWBE certified businesses;
- b) state their project goal for utilization in those projects and describe the actual utilization;
- c) talk about the challenges and lessons learned in utilizing diverse businesses, those responses will be evaluated as part of the scoring criteria.

Regarding question 10, can you please share if there will be any other outreach other than just posting on the OMWBE? And if so, can you share where?

We are working with Aleesha Roedel with APEX to develop the best plan of action for inclusion, best practices, implementation and tracking. Our RFP will encourage minority and women-owned businesses and will be advertised in our local newspaper, online, and through our local AGC and ABADAN plan rooms.

As we haven't engaged in a capital project since 2018, we plan to use the proposer's past percentages in discussions with Aleesha Roedel with APEX to develop realistic goals for this project. Our plan is to stay engaged with APEX to update our annual goals based on forecasted registered companies and reported percentages from all construction in our region.



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Thank you!

