

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

- Legal name of Public Body (your organization): **Northeast Public Development Authority (NEPDA)**
- Mailing Address: **Northeast Public Development Authority, 4001 N. Cook St., Spokane, WA 99207**
- Contact Person Name: **Jesse Bank Title: Executive Director – Northeast Public Development Authority**
- Phone Number: **509-795-0290** E-mail: **jesse.bank@northeastpda.com**

1. Brief Description of Proposed Project

- a) Name of Project: **3011 Wellesley Mixed Use Development**
- b) County of Project Location: **Spokane County**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

In April 2024, the NEPDA acquired a half-acre parcel at 3011 E. Wellesley in the Hillyard area of Northeast Spokane. The organization plans to develop the site by constructing a mixed-use residential over commercial building approximately 25,000 square feet in size. The new building will accommodate 30-40 units of workforce housing, a childcare facility, an office for the NEPDA, and associated parking. The childcare facility will be geared toward service-sector and shift workers, and childcare will be available on nights and weekends for people in need of these services. Once completed the new facility will serve as an income stream for the NEPDA and a catalyst for area growth consistent with the NEPDA’s mission.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$700,000
Estimated project construction costs (including construction contingencies):	\$7,000,000
Equipment and furnishing costs	\$200,000
Off-site costs	Inc Above
Contract administration costs (owner, cm etc.)	\$207,000
Contingencies (design & owner)	\$800,000
Other related project costs (briefly describe)*	\$400,000
Sales Tax	\$693,000
Total	\$10,000,000

****Other project costs include legal, geotechnical work, site survey, archeological work, special inspections, utility fees, permitting, traffic engineering etc.***

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*

While consistent with the intent of its enabling documents and statutes, this is an atypical project for a public entity to pursue. Unlike a School or Library District, the NEPDA does not have a built-in capital project funding mechanism, so it has to raise capital for this project in a manner more akin to a private-sector development. This means that, in order to obtain financing commitments, the project must be designed in sufficient detail that the construction cost and

pro forma revenues/expenses can be reasonably forecast. This requires the engagement of a PDB team prior to receipt of said commitments.

The NEPDA has sufficient cash-on-hand to complete the design and permitting process for this project (\$1m+). In addition, pursuant to RCW 35.21.735, Public Development Authorities are authorized to issue tax-exempt bonds, which can be a powerful source of below-market financing for revenue-generating projects. The NEPDA Director has consulted with the City of Spokane’s Bond Counsel who is confident there will be substantial appetite for such a bond issuance once costs and project performance are better defined.

The NEPDA has also been in close contact with Spokane’s state and federal legislative delegations regarding member-directed funding in support of the project’s child care component – a major priority at the state and federal levels. The NEPDA reasonably expects to receive substantial capital in support of this project during the 2025 legislative session, which will directly impact the size of any associated bond issuance.

All of this is to say that the ultimate capital stack for the construction of this project will consist of some combination of NEPDA internal funds, bond proceeds, and member-directed legislative funding, but it is impossible to quantify individual percentages without further specificity on project cost and revenues. This requires the engagement of a PDB team prior to having all capital commitments in place.

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.

TASK	TARGET COMPLETION DATE
Procure Project/Construction Management Team	Completed
PRC Approval	July 25, 2024
Design-Builder Procurement (tentative)	
First publication of RFQ for PDB Team	July 28, 2024
Second publication of RFQ for PDB Team	August 4, 2024
A3 SOQ's Due	August 20, 2024
Shortlist Finalists	August 26, 2024
Distribute RFP to Shortlisted Firms	August 28, 2024
Interactive Meetings	September 12, 2024
Proposals Due	October 1, 2024
Highest Scored Finalist Announced	October 8, 2024
NEPDA Board of Directors Approval	October 11, 2024
Validation Complete	December 11, 2024
Design	November 2024 through May 2025
Construction (Multiple Packages)	April 2025 through April 2026

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?

Not applicable.

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

The primary benefit of design-build delivery approach is the ability of the contractor to collaborate with the Owner and design team to maximize efficiency and constructability of a challenging project site. The half-acre subject property is a relatively small project site, which presents spatial and site access challenges. Early design work and collaboration between the design team and an experienced design build contractor will allow for maximum efficiencies to establish a building footprint that will work with site constraints. The site is bordered by a gas station to the east, mixed residential and commercial use to the north, and busy roadways to the west and south so establishing early design concepts for parking, and ingress and egress to the site will be difficult. The NEPDA and their PDB team will work in coordination with adjacent property owners and the City of Spokane on solutions to complex problems that will work for the neighborhood.

In addition, allowing a design-build team to strategically design the building in a way that will maximize the residential floors for efficiency in the design to maximize the construction installation while also reviewing materials will stretch the dollar while also aligning with owner expectations as it relates to ability to rent/sell individual units.

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

The PDB delivery approach will allow the project to save significant time and ultimately money to ensure a successful project while faced with a fixed budget. The ability to get in the dirt early and begin construction ahead of fully completed design documents can allow for potential early construction completion of the ground commercial floor for early lease/move in as well as potential early roll out on a floor by floor basis of the residential which can allow the NEPDA to begin collecting income earlier than would have the opportunity to under the traditional design-bid-build methodology. Getting this project completed as soon as possible will allow the NEPDA to continue to build their foundation as an entity and explore future opportunities in the local community.

Additionally, early design and procurement for utilities, foundations, and long lead time items will be critical to the delivery of a facility that will meet the needs of the NEPDA and the Hillyard community. Lastly by being able to work toward an agreed upon GMP early while defining the program scope/design will keep the project from being designed, built and potentially bid at a price beyond what the NEPDA can afford resulting in a re-bid and lost time. The savings in delivery time by designing and pricing continuously will allow the owner to make informed decisions in alignment with market rates and keep the project proceeding on time.

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

We have a fixed total project budget of \$10M for this project and we need a highly qualified PDB team to design and build to our budget to ultimately maximize use of the limited space that we are working with on the subject property. Where time is money from both a perspective of escalation but also revenue stream, being able to get in the ground early will enable the team to get comfortable early with the project costs. The potential ability to open the floors as they become complete will allow for early lease agreements at both the commercial and residential levels and begin the income stream for the NEPDA.

The validation component of this project will be critical in the success of the project as we will use the PDB process to validate scope, schedule, budget, and site conditions so that we can accurately design to our GMP budget and then continue to evaluate the budget as the design progresses all the way through construction. Using the PDB delivery approach will reduce owner risk in lieu of the traditional delivery method where the costs, while estimated, are not locked in until the time of build with the construction risk not fully defined and on the plate of the owner.

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.

The PDB approach allows for a higher likelihood of success in terms of quality, time, and cost certainty of the project, as an integrated team can manage and resolve risks in a more efficient manner than with the traditional DBB delivery. We need to be able to adjust to changing schedules and procure long lead time items that are difficult to achieve in DBB procurement, while a PDB approach will result in improved coordination, predictability, and efficiencies. Design-bid-build often results in a rate of change, increased risk, and claims than that of a of an integrated team. In addition, the PDB delivery will allow for increase of schedule deliverables for potential revenue income for the NEPDA; utilization of the traditional DBB delivery methodology would make the early turnovers more difficult and create potential conflicts while work would continue to be executed on the floors above.

6. Public Body Qualifications

Please provide:

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

Because this is the first capital project that the NEPDA has undertaken, they have retained Turner Townsend Heery as their PDB advisor, and Owner's Representative. The Turner & Townsend Heery team is a professional construction management and owner advisory firm with proven alternative contract delivery experience to assist with the management and administration of the PDB procurement and project. Turner & Townsend Heery will provide PDB training to NEPDA staff to ensure a successful project. Graehm Wallace, Partner with Perkins Coie Law Group, has been selected to provide legal counsel and to draft the PDB contract. Graehm and Perkins Coie Law Group have considerable experience providing legal advice in areas of construction, including alternative delivery methods, procurement, contract drafting, and negotiating preconstruction, architectural, engineering, construction-management, Design-Build, and bidding projects under RCW 39.10.

In addition to contracting with a team of PDB professionals, the NEPDA Board of Directors is comprised of a group of local community leaders, elected officials, and department heads who are familiar with the PDB alternative delivery approach. The alternative delivery approach knowledge within the organization will help to provide the internal resources needed to help guide the NEPDA through the process from procurement through construction.

- 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).

Jesse Bank, Executive Director – Northeast Public Development Authority

Role on this project: Project Director

Jesse Bank is the Executive Director of the Northeast PDA and is the project owner. During his tenure at the PDA he has developed a large-scale planning effort designed to operationalize the community's vision for Hillyard and to prioritize the Northeast PDA's future investments. Along with his partners at the City of Spokane, he has initiated over \$10m in new infrastructure investments in the district, and successfully acquired the subject site via the City's asset transfer process. Jesse's background is in district-scale redevelopment with a focus on the revitalization of historic structures. Prior to joining the PDA, he managed design and predevelopment activities for a portfolio of development projects in Denver and Seattle that exceeded 500,000 square feet and \$200m in construction value. He holds an M.Arch from the University of Oregon and an MBA in real estate from the University of Colorado, Boulder.

David Beaudine, Assoc. DBIA, CCM – Vice President, Turner & Townsend Heery

Role on this project: Project Exec/PDB Advisor and Trainer

David Beaudine, Assoc. DBIA, is a Vice President with Turner & Townsend Heery. David's role is providing oversight and guidance throughout the project, as well as assistance through the PDB procurement and coordination with County process based upon current work on Avista stadium utilizing alternative delivery. David has over 21 years of industry experience with majority of that working within the public sector and in alternative delivery including work on four (4) PDB projects. In addition, David serves as Turner & Townsend Heery's Washington lead and served on the PRC for six years. David has/is providing similar oversight and guidance to multiple other alternative delivery projects including Federal Way Public Schools Memorial Stadium and City of Spokane Valley's City Hall renovation both of whom are first time users of Progressive Design Build.

Jonathan Miller, Assoc. DBIA, CCM, PMP – Associate Director, Turner & Townsend Heery

Role on this project: Senior Project Manager and PDB Advisor/Training

Jonathan has fifteen (15) years of construction industry experience, all as an Owner's Representative. 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, sports complex's airports, libraries, tech industries, a Maintenance Facility, fire department projects. Jonathan has managed numerous GC/CM projects, and completed three progressive-design-build projects under RCW 39.10. As project manager, Jonathan has managed projects as small as \$250K, and as large as \$98M.

Jamie Kelly – Project Manager, Turner & Townsend Heery

Role on this project: Project Manager

Jamie is a Project Manager for Turner & Townsend Heery. Jamie will be assisting Jonathan Miller in providing construction project management as the owner's representative throughout the project. Jamie has 11 years of experience working on capital projects for the public sector. Jamie has worked on a broad range of projects including community centers, historical building renovations, and new park development. He recently managed a GC/CM project for Spokane County and is currently assisting with numerous municipal projects using PDB and GC/CM alternative delivery approaches. He has extensive experience applying for and managing grant funded projects.

Graehm Wallace, Partner, Perkins Coie

Role on this project: PDB Legal Counsel

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided project legal assistance under RCW 39.10 for dozens of public entities including preparation of contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10. For example, Graehm has prepared Design-Build contract documents under RCW 39.10 for the Almira, Bremerton, Central Kitsap, Ellensburg, Freeman, Mt. Vernon, Seattle, Tacoma, and Willapa Valley School Districts, the Cities of Liberty Lake and Shoreline, the Chelan County PUD, the Spokane Valley Fire Department, the Jefferson County Public Hospital District, the Washington State School Directors Association, and West Plains Airport Area Public Development Authority; Design-Build contract documents for dozens of private projects; and RCW 39.10 GC/CM contract documents for dozens of public entities. Graehm has over twenty-seven years legal counsel experience working in all areas of construction and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm also provides legal advice during construction, claim prosecution and defense work.

- 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.

See Jonathan Miller, Jamie Kelly, and David Beaudine's qualifications above, as well as Attachment B for RCW 39.10 experience. In addition to Turner & Townsend Heery's qualifications, Graehm Wallace has advised owners on dozens of design-build projects throughout Washington State.

- 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.

Through a competitive public bidding process, NEPDA has hired Turner & Townsend Heery as our Project Management team, and progressive-design-build advisor. Turner & Townsend Heery is under contract with the NEPDA for the duration of the project.

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

This is the first capital construction project for the NEPDA, who will utilize Turner & Townsend Heery's extensive knowledge and past experience on PDB projects from design through occupancy. The Turner & Townsend Heery team has completed dozens of alternative deliver approach projects, and successfully advised 18 first time public clients through the process.

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

Organizational Controls

This project will be managed through the NEPDA and Turner & Townsend Heery. The project's approval, budget and contractual authority resides within the NEPDA and ultimately the NEPDA Board of Directors.

Authority and decision-making responsibility reside with NEPDA Executive Director, Jesse Bank in coordination with Turner & Townsend Heery. Jesse is the single point of contact for project management, consultant procurement, project budget and integration of staff, external agencies, and potential tenants.

Turner & Townsend Heery augments the NEPDA with its significant PDB procurement and project management expertise and services. The Heery staff of Jonathan Miller, Jamie Kelly and David Beaudine are committed throughout the entire duration and to the day-to-day operations and success of the projects and will be responsible to the NEPDA for the project.

Turner & Townsend Heery will work with Jesse Bank and his Board of Directors to refine and establish controls and reporting systems to effectively manage the scope, schedule, and budget for the project.

The project team has already met with the NEPDA to review PDB procurement and contracting procedures and have established procedures related to the procurement and working within NEPDA approved processes which includes but is not limited to submissions of qualifications, fee submissions, proprietary meetings, and approvals by the Board of Directors. In addition, the Turner & Townsend team has provided initial training to the NEPDA team related to PDB as it is this organizations first time utilizing this process and are committed to ongoing training through each upcoming milestone.

Budget Monitoring

Turner & Townsend Heery will be managing and tracking the project finances using NEPDA provided codes and processes. Financial reporting will be provided on a regular basis, in a format customized to the desires of the NEPDA and other appropriate stakeholders. The NEPDA will maintain its own contingency and Owner's Management Reserve line item in the project budget to address any owner betterment changes and appropriate change orders.

Budget authority controls are established by the NEPDA's Financial Management and Executive Director Authority policies. The NEPDA Executive Director has the authority to negotiate and execute all change orders that are within board approved budget being used to fund the project. If the change order amount(s) exceed the existing budget, Executive Director will need to have additional funding authorized by the NEPDA Board at either the next regular meeting, or in the case of potential schedule impacts, via a special meeting. Use of the PDB contingency must be approved by the NEPDA Executive Director.

NEPDA is currently developing communication protocols as it relates to managing their construction projects. NEPDA board members consist of individuals from both Spokane County and the City of Spokane who have extensive capital project experience and will provide support and guidance to streamline the design and construction phases of the project. Together, the NEPDA and Turner &

Townsend Heery, will establish a communications protocol and refine processes to meet the project requirements and will formalize them within the written project management plan.

The project's master milestone schedule includes design around each project component consisting of preconstruction services, subcontractor buyout, construction, occupancy and closeout phases. Schedule progress will be reviewed and tracked on a monthly basis as required by the contract. Inclusion of permitting meetings and approval timelines, potential early bid packages approved by the NEPDA will be incorporated into the master project schedule as the design matures.

Adherence to the established scope, phasing of the work and project budget is critical. Ongoing design meetings will be held with the NEPDA, project team, and the selected PDB team to update and align the budget, scope of the work, and the contract documents. The PDB team will be required to develop and maintain a design decision log throughout the design phase to capture all design decisions, deviations or additions to project. The PDB team will assist the project team with updated market costs to aid decision makers in making timely decisions.

Once the GMP contract amendment is approved, the Director, PDB team and Turner & Townsend Heery will closely monitor the design log against the final construction documents to determine if there are changes that may impact the agreed upon GMP. If so, then changes will be brought back into alignment with the budget and the GMP. The PDB team will be responsible to review the specifications and drawings to determine if there are changes that may have been incorporated and confirm the GMP budget.

- 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 a Qualifications + Fees basis. Qualifications will be scored by a NEPDA Selection Committee based on written SOQ's, interactive meetings, management plan and proposed fee.

2. Prepare and advertise a project specific Request for Qualifications. This will clearly define the NEPDA's overall project goals, proposed budget, and schedule. SOQ's will be submitted in an A3 format, with supplemental resumes included. Three weeks will be allowed for this process to allow time 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 requested information will follow the requirements outlined in RCW 39.10.330.

All qualified SOQ's will be scored against defined criteria for the Proposed Team, Relevant Experience, Minority and Women Owned Business past performance and Project Approach and other relevant factors. The highest scoring teams will be short-listed to the RFP stage where the Selection Committee may learn more about the proposed team members and their proposed approach to the project.

3. A RFP will be issued to short-listed teams. Interactive meetings will be conducted with shortlisted teams to help shape each team's final proposal. The RFP shall be in strict accordance with RCW 39.10.330, including inclusion plan for small and disadvantaged enterprises. Proposals shall also include a fee percentage to be included in the final scoring determination.

4. After contract execution, all submitters will be encouraged to meet with the NEPDA Executive Director and Turner & Townsend Heery officials to debrief on the selection process.

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

Graehm Wallace, Partner, Perkins Coie, has been retained as PDB legal counsel. Graehm has extensive experience in legal counsel under RCW 39.10, specifically design-build. Graehm has drafted the PDB contract, which will be distributed as part of the RFQ.

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

This is the NEPDA's first capital project, and therefore does not have a history of construction projects. The NEPDA is supported by its Board of Directors which consists of members of Spokane County and the City of Spokane, both of whom have extensive experience supporting capital projects.

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 for project site plan. Sketches have not yet been developed for this project.

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.

The NEPDA does not have any known audit findings.

10. Subcontractor Outreach

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

This is the NEPDA's first alternative delivery project and therefore does not have any data to produce at this time.

The NEPDA is inclusive of some of the most diverse societal cross sections in the Spokane area and is committed to the outreach both locally and regionally. As part of the selection process NEPDA will include a requirement in the RFQ for proposers to describe their past utilization of MWBE certified business, as the desire is to evaluate their action more so than just a plan.

This project is different than many of the typical public sector projects, and therefore opens up opportunities from both the design and construction portions of the team to come from other OMWBE businesses and therefore the NEPDA intends to send the 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. Work will continue with the local

APEX coordinator to not only market the project but continue to encourage relevant businesses to get certified in their appropriate category.

The DB contract will also require the Design Builder to develop an inclusion approach to track and report utilization of minority and women's business enterprises certified business and veteran certified businesses. The RFP will include scoring components connected to their past performance and ability to demonstrate meeting project goals and supporting small, woman, and minority owned businesses.

The NEPDA will work with Turner & Townsend Heery on a plan to further reach out to the diverse business community in advance of solicitation to generate interest and provide education around the Progressive-Design-Build delivery method. The plan includes a DBE outreach and education event in partnership with the local DBIA chapter.

Lastly, the NEPDA has been made well aware of the requirements as outlined in RCW 39.10.330 for the awarded firm to track and report MWBE utilization and veteran certified businesses. This will be clearly outlined in the contract, and we will verify at regular intervals that reporting is submitted in accordance with the contract.

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:  _____

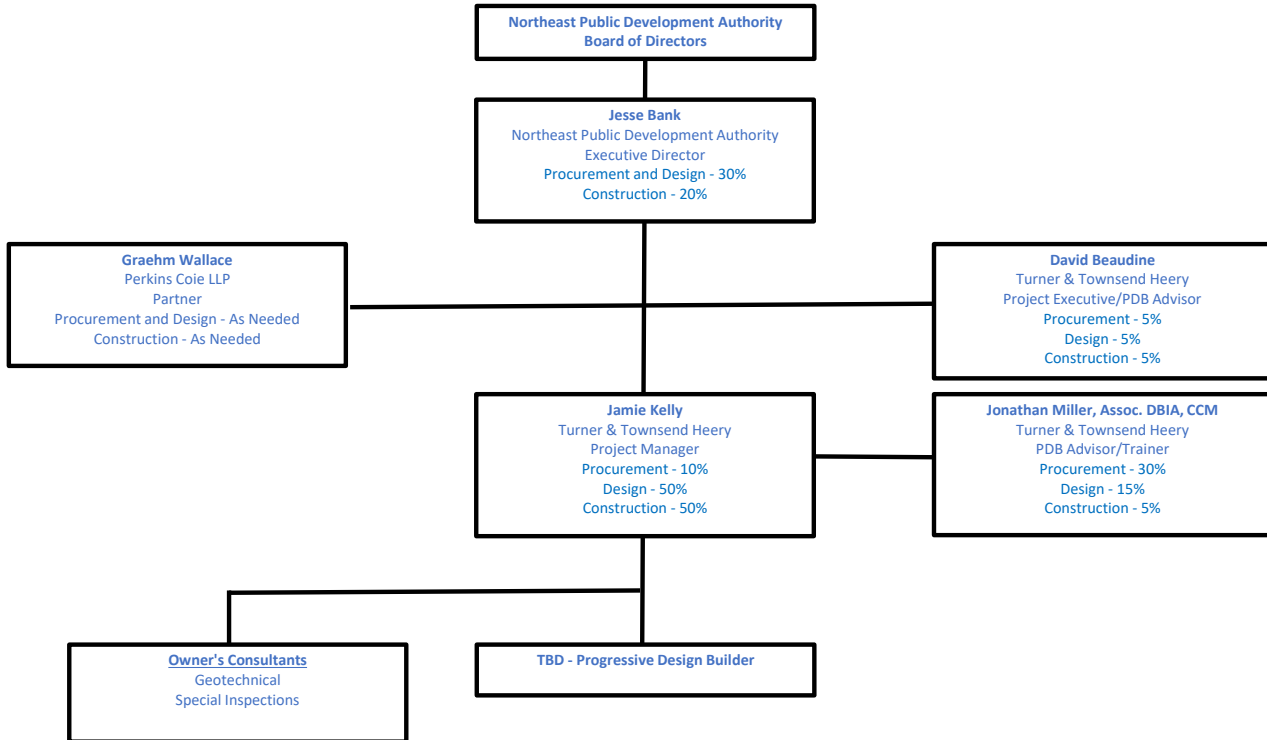
Name: *(please print)* Jesse Bank *(public body personnel)*

Title: Executive Director, Northeast PDA

Date: June 18th, 2024

ATTACHMENT A - PROJECT ORGANIZATION CHART
Northeast Public Project Organization Chart

The Yard Mixed Use Development



Attachment B - Alternative Delivery and Consultant Experience

Name	Project Names	Project Size	Delivery Method	Pre-Design Role	Design Role	Construction Role
Jesse Bank	Railspur Seattle Phase 1	\$50M+	DBB	PM	PM	
<i>NEPDA Executive Director</i>	Railspur Seattle Phase 1	\$10M+	DBB	PM	PM	
	Railspur Seattle Phase 1	\$35M+	DBB	PM		
	Populus Denver	\$60M+	DBB	PM	PM	
Jonathan Miller	Chester Elementary School	\$16M	GC/CM	PM	PM	PM
<i>TTH PDB Advisor</i>	Greenacres Elementary School	\$17M	GC/CM	PM	PM	PM
	Riverbend Elementary Addition	\$2.2M	GC/CM	Senior PM	Senior PM	Senior PM
	CVSD HVAC Upgrades	\$2.5M	GC/CM	Senior PM	Senior PM	Senior PM
	SVFD - New Maintenance Facility	\$10M	Progressive DB	Senior PM	Senior PM	Senior PM
	City of Liberty Lake Trailhead Clubhouse	\$7M	Progressive DB	Senior PM	Senior PM	Senior PM
	SVFD - Training Facility	\$12M	Progressive DB	Senior PM		Senior PM
	SVFD - Station 11	\$10M	Progressive DB	Senior PM		
	Freeman Stadium Upgrades and Synthetic Turf	\$2.2M	Progressive DB	Senior PM	N/A	Senior PM
Jamie Kelly	Auburn Arts and Culture Center	\$2.2M	DBB	PM	PM	PM
<i>TTH Project Manager</i>	Liberty Lake Regional Park Phase 1	\$3.1M	DBB	PM	PM	PM
	Latah Creek Parking Lot Renovation	\$1M	DBB	PM	PM	PM
	Rivers Landing	\$15M	DB	PM	PM	PM
	Avista Stadium	\$22M	GC/CM	PM	PM	PM
David Beaudine	SIA - TREX Central Hall	\$180M	GC/CM	Advisor		
<i>TTH Project Executive</i>	SIA - TREX Concourse C	\$150M	GC/CM	Advisor	Advisor	Advisor
	SIA - New Admin Building	\$20M	GC/CM	Advisor	Advisor	
	Grant County Jail	\$110M	GC/CM	Advisor	Advisor	Advisor
	Avista Stadium	\$22M	GC/CM	Advisor	Advisor	Advisor
	Spokane Valley City Hall	\$5M	Progressive DB	Executive	Executive	Executive
	FWPS - Memorial Stadium	\$26.5M	Progressive DB	Executive	Executive	Executive
	Wenatchee Valley YMCA	\$28M	Progressive DB	Executive	Executive	Executive

ATTACHMENT C

PUBLIC BODY CONSTRUCTION HISTORY

The NEPDA does not have a history of any construction projects, therefore Exhibit is left blank.



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-117.365 47.701 Degrees