

Northeast Public Development Authority

Application for Project Approval for
Progressive Design-Build

3011 Wellesley Mixed Use Development



July 25, 2024



Agenda

1. Team and Organizational Chart
2. About NEPDA
3. Scope
4. Why Progressive Design-Build
5. RCW 39.10
6. Schedule
7. Budget and Funding
8. MWBE Outreach
9. Questions



Team

Jesse Bank

Executive Director, NEPDA

Previous development experience with portfolio over \$200M

Scott Simmons

Board of Directors, NEPDA

Spokane County CEO & experienced with 2 PDB projects

Jamie Kelly

Project Manager, Turner & Townsend Heery

Multiple alternative delivery projects, previous County employee

Jonathan Miller, Assoc. DBIA, CCM, PMP

PDB Advisor, Turner & Townsend Heery

Eight progressive design-build project under RCW 39.10

David Beaudine, Assoc. DBIA, CCM

Advisor/Executive, Turner & Townsend Heery

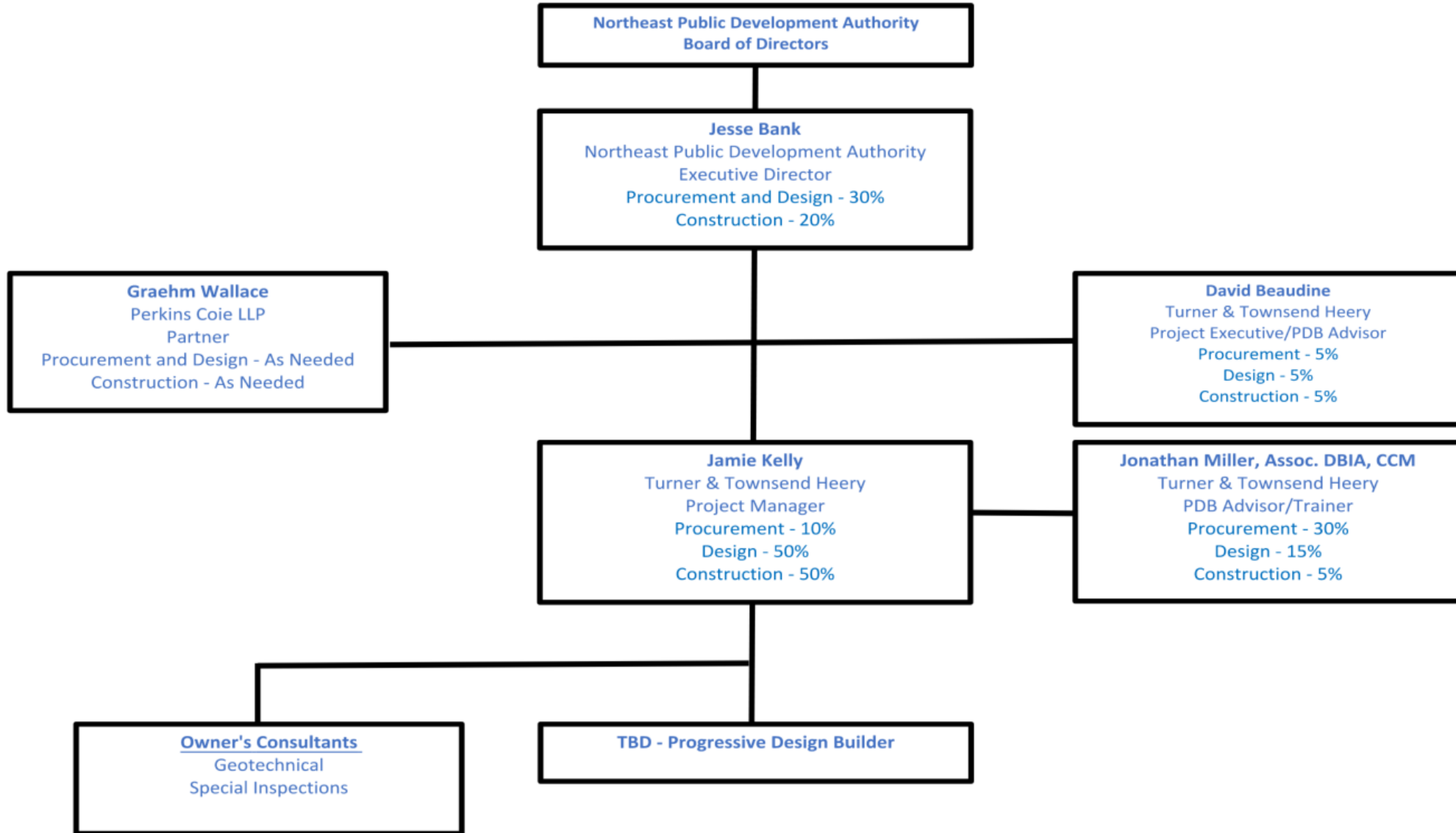
Over 30 Alternative delivery projects including 4 PDB
Served 2 terms on PRC

Graehm Wallace

Partner, Perkins Coie

Extensive PDB Experience as special legal council under RCW 39.10

Organization Chart



- Public corporations established pursuant to RCW 35.21.730-759
- Established for a specific purpose
- Intended to be flexible, entrepreneurial, more akin to private sector
- Able to issue bonds, debt, but no levy authority

- Partnership between City of Spokane and Spokane County
- Approximately 3,500 Acres – highly diverse, varied context
- Mission is to “improve economic conditions”
- Broad community partnership base – NECC, Gonzaga, etc.

Project Scope & Goals

- 3011 E Wellesley Mixed-Use Project
 - Residential over commercial, approximately 25,000 square feet
 - 30-40 units of workforce housing
 - Childcare facility
 - NEPDA Office
- Eliminates blighted site, adds to housing supply
- Childcare provides essential social service and workforce development
- Highly visible site acts as symbol of area revitalization



E Broad-Wellesley Aly

PROJECT SITE

Haven St

E Wellesley Ave

Market St



Why Progressive Design-Build

- Must align the budget with scope
- Validation will be critically important
- Need efficient and innovative design solution
- Time to market and expedited schedule
- Early cost certainty
- Single point of responsibility for the Owner

- **Greater innovation or efficiencies between the designer and the builder**

Early design work and collaboration between the design team and an experience design build contractor will allow for maximum efficiencies to establish a building footprint that will work site constraints.

- **Savings in project delivery time**

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 early roll out on a floor-by-floor basis of residential floors.

- **Substantial Fiscal Benefit**

\$12.5M total project budget. We need the most cost-effective design solutions to meet the project goals. The potential to open floors as they the floors as they become complete will allow for early lease agreements for commercial and residential floors and begin the revenue stream for the NEPDA

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

- No built-in capital funding mechanism, must raise funds
- Design/budget refinement needed to obtain commitments
- Primary funding through bond issuance, supported by legislature
- PDA is able to self-fund through fundraising process

A. Project Budget

Cost for Professional Services (A/E, Legal, etc)	\$780,000
Estimated project construction costs (including construction contingencies):	\$9,500,000
Equipment and furnishing costs	\$200,000
Off-site costs	Inc. Above
Contract administration costs (owner, cm, etc.)	\$207,000
Contingencies (design & owner)	\$648,000
Other related project costs (briefly describe)	\$250,000
Sales Tax	\$915,000
Total	\$12,500,000

- The NEPDA represents the most diverse societal cross sections Spokane – MWBE/DBE businesses are our constituents. It is central to our mission to support them.
- Scoring criteria will be used through the selection process – past performance and outreach plan for MWBE & DBE firms
- Advertisement & RFQ will be sent to OMWBE to be posted and viewed on their website for contracting opportunities
- Outreach with local APEX coordinator
- Understand OMWBE utilization reporting requirements

- Project meets criteria of RCW 39.10
- MWBE and DBE outreach is extremely important for this project
- Project team is well-suited & experienced for PDB
- PDB gives this project the best chance to meet the project goals

Questions