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 Regional Emergency Communications**
b) Mailing Address: **1620 N. Rebecca St, Spokane, WA 99217**
c) Contact Person Name: **Lori Markham** Title: **Executive Director**
d) Phone Number: **509-532-8911** E-mail: **lori.markham@srec911.org**

1. Brief Description of Proposed Project

a) Name of Project: **New Public Safety Communications Center**
b) County of Project Location: **Spokane**
c) Please describe the project in no more than two short paragraphs. *(See Attachment A for an example.)*

Spokane Regional Emergency Communications (SREC) is a regionalized emergency response communications organization formed in 2018 as a Public Development Authority. Located in Spokane, SREC serves more than 550,000 citizens throughout the county as the primary public safety answering point (PSAP) for the region. In addition to answering emergency and non-emergency calls, SREC provides Fire and Law Dispatch services to 14 local Fire Protection Authorities and seven local Law Enforcement Agencies in Spokane County. These services span more than 1,700 square miles, and include the management of more than 4,900 radios, 23 radio tower sites, and a backup center.

SREC 911 is currently in a leased facility, has outgrown that space, and cannot renovate to accommodate the existing operation and future growth. As of the date of this application, SREC 911 is exploring two options for a new location; one would require building a new structure, while the other would require the renovation of an existing facility. The new facility must accommodate a minimum of 150 employees, and must be designed to accommodate future growth. The new facility must be at least 35,000 sq. ft. for a 911 dispatch center, radio shop, radio DSR Master site, and an outdoor covered workspace for the centralized radio department. The building, whether new construction or renovated, must meet the standards for public safety communications centers as set forth by the National Fire Protection Association Standard #1221, National Emergency Number Associations, Federal Emergency Management Agency, Motorola Standards and Guidelines for Communications Sites, and any other applicable regulations and standards associated with essential facilities.

There are currently two viable locations for the new SREC facility:

1. ***West Plains New Building – this location is just west of Spokane, and would include a new building comprised of 35,000 sq. ft. on property owned by Spokane County.***
2. ***Building Renovation – the existing 44,000 sq. ft. building located in Spokane Valley was originally built in 2015 for an IT company and is well-suited for a renovation project for the new 911 call center.***

The RFQ for PDB services will not be released until the location is determined with 100% certainty. Progressive Design-Build is the proposed delivery method for each building location, and each site will be explained why PDB is appropriate within this application.

2. Projected Total Cost for the Project:

A. Project Budget ***West Plains New Building***

Costs for Professional Services (A/E, Legal etc.)	$**2,500,000**
Estimated project construction costs *(including construction contingencies)*:	$**23,100,000**
Equipment and furnishing costs	$**7,300,000**
Off-site costs ***included above***	$**0**

Contract administration costs (owner, cm etc.)	$**770,000**
Contingencies (design & owner)	$**2,700,000**
Other related project costs (briefly describe) ***see note below***	$**463,380**
Sales Tax	$**3,166,620**
Total	$**40,000,000**

other project related costs include commissioning, special inspections and testing, building envelope review, NREC inspections, traffic study, SEPA, utility fees, plan reviews, permits advertising, moving expenses, etc.

Building Renovation

Costs for Professional Services (A/E, Legal etc.)	$**1,000,000**
Estimated project construction costs *(including construction contingencies)*:	$**8,250,000**
Equipment and furnishing costs	$**8,000,000**
Off-site costs	$**0**
Contract administration costs (owner, cm etc.)	$**550,000**
Contingencies (design & owner)	$**2,000,000**
Other related project costs (briefly describe) ***see note below***	$**8,488,530**
Sales Tax	$**1,711,470**
Total	$**30,000,000**

other project related costs include building/land purchase, commissioning, special inspections and testing, plan reviews, permits advertising, moving expenses, 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*

As of August 8, 2024, Spokane Regional Emergency Communications has $20 million in Capital Project Reserves specifically committed by resolution of the Board of Directors for facility replacement. The fiscal year 2024 Board approved budget provides for an additional $2.5 million net contribution to the Capital Project Reserves, resulting in total available funds of $22.5 million.

SREC intends to seek additional funds from the Spokane County Treasurer's Local Direct Investment (LDI) Program. The additional funding will be pursued immediately following the Validation period once scope, schedule and budget is finalized.

The LDI Program offers a direct financing option for real estate purchases, capital expenditures and cash flow loans for entities such as SREC. LDI financing is issued as a promissory note through the SPIF. With competitive rates and no fees, LDI supports local projects at major cost savings to taxpayers. Since 2019, the LDI program has invested over $30 million in Spokane County's local governments.

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	September 26, 2024
Design-Builder Procurement (tentative)	
First publication of RFQ for PDB Team	September 29, 2024
Second publication of RFQ for PDB Team	October 6, 2024
Non-Mandatory Pre-Proposal Conference	October 8, 2024
A3 SOQ's Due	October 17, 2024
Shortlist Finalists	October 22, 2024
Distribute RFP to Shortlisted Firms	October 24, 2024
Interactive Meetings	November 19, 2024
Management Plan and Fee Due	December 11, 2024
Highest Scored Finalist Announced	December 17, 2024
Board Approval	December 19, 2024
Validation Complete	March 28, 2025
Design	February 2025 through August 2025
Construction (Multiple Packages)	July 2025 through July 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?

Both Sites:

The new Public Facilities Communications Facility has a number of highly specialized designations not typically seen in a standard public building. Some of these include:

1. Hardened facility – this includes the ability to withstand ballistic blasts, extreme weather, complex safety and security measures including access control, secure entry, 8 ft. razor wire etc. It is critical that we have a design build team who can design and construct a hardened facility in the most cost-effective method available.
2. Extraordinary amounts of data, networking and switchgear with multiple secure connections to the state. Some of the required scope includes:
    a. Servers/firewalls for secure state connections
    b. Servers/firewalls for CAD system
    c. Servers/firewalls for BUC
    d. Automatic failover between primary/backup sites so CAD is always running
    e. Servers/firewalls for internal non-essential use
    f. Servers/firewalls for Motorola radio network
3. Redundancy and Reliability: The APCO, NENA, and NFPA standards for a 911 center require specialized and redundant communication pathways to prevent single points of failure as well as uninterruptable power supply (UPS) and backup generators to ensure continuous operation. The center will require high-power transmitters and resilient enclosures that are tamper-proof and meet NFPA requirements.
4. Technology: The center will need to be designed in compliance with Project 25 (P25) Standards to ensure interoperability between different agencies and equipment, including features like encryption, trunking, and narrow banding. These systems will also need to adhere to Federal Communications Commission (FCC) regulations regarding frequency allocation and usage.
5. Radio Tower: The radio tower addition will require specialized knowledge of FCC and FAA permitting and requirements, NFPA 780 requirements, and the wind load requirements under TIA-222-H, the structural standard for Antenna Supporting Structures.

With the West Plains location SREC 911 and the proximity to the Spokane International Airport and Fairchild Airforce Base, significant coordination and understanding of the interoperability and impacts to each facility will be critical.

A DB approach will be critical in the design and construction of the new facility to ensure all highly specialized systems are interoperable and mitigate any radio frequency (RF) interference with other communications systems. The selection of building materials will need to be coordinated across disciplines to minimize radio interference, ensure sufficient power supply, and structural and facility hardening requirements are met. (Example: low-E glass windows often suffer from poor radio signal coverage due to signal attenuation.) Each of these specialized systems will need to be designed and coordinated early in the project to mitigate schedule and cost impacts to the owner.

Building Renovation:

An emergency response facility such as this proposed project is designated a Risk Category IV building which requires an increase in snow loading of 20%, seismic loading of 50% and an increase in wind speed from 110 mph to 115 mph. The existing building is a pre-cast panel system. A preliminary analysis indicates that the foundation and pre-cast system is adequate from a seismic and wind perspective. The roof joists however will require significant upgrades to accommodate an additional snow load.

In preliminary conversations with the original structural engineer, there are different means and methods to achieve a 20% increase in snow loads. The structural engineer's recommendation was to work with a structural trade partner to determine the most efficient way to upgrade the existing roof joists. Working with an experienced PDB team and brining in a key trade partner early, we can determine the best way to make the upgrades.

Additionally, speaking with our local jurisdiction, they suggested that we work with a mechanical contractor early to identify the best way to make mechanical modifications and upgrades without triggering significant and costly changes triggered by the new energy code. Working with an experienced PDB team and brining in a mechanical trade partner early, we can strategize on how to make modifications without significant and costly upgrades.

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

  West Plains New Building:

  The existing occupied site is small, at only 2.5 acres. Staff parking must be secured with 8 ft. barbed wire fence in a secure and safe location. Given how small and tight the site is on an occupied campus, it will be critical to work as a team with an experienced PDB team to determine the best site layout, building orientation, security approaches and other factors.

  Additionally, this location is within the direct flight path of Spokane International airport, causing potential noise issues for the 911 call center. Working with an experienced PDB team and working with a highly qualified acoustician will help us determine what mitigation steps can be taken to minimize sound intrusion.

  Building Renovation:

  As mentioned previously, there will need to be substantial upgrades to the existing roof joists to meet the additional 20% snow load capacity. There are different means and methods to achieve the upgrades and working with an experienced PDB team and trade partner, we can develop the most cost effective way to achieve the upgrades.

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

West Plains New Building:

Studies and surveys have shown that Progressive Design-Build consistently delivers projects in the shortest time frame, and this project is no different. If we were to try and execute this project via design-bid-build, we realistically wouldn't be able to bid this project until late summer of 2025 given some of the potential permitting challenges associated with this site, 140 ft. radio tower, and other requirements for a facility with this type of use. If we aren't able to bid the project until late summer, we would then have to complete our contracting procedures, submittals, shop drawings, material procurement and mobilization, for an actual construction start in the fall of 2025. This project must be "dried in" by the winter of 2025, and there is no realistic way to achieve that via design-bid-build. With a required completion date of the summer of 2026, PDB by far gives us the best chance and greatest control to meet the required occupancy deadline. PDB will allow us to break ground in late spring or early summer of 2025 with the utilization of early site packages for utilities and foundation. These early site packages will ensure that the building will be dried in for the Spokane winter, and for interior work to be ongoing through the Spokane winter. This early jump start to the project will set us up for success to "go live" in the summer of 2026.

Building Renovation:

One of our "long-lead" procurement items is a generator that can keep this critical facility up and running during any potential power outages. A generator of this magnitude has a lead time of over a year. The renovation work that we will need to complete will be a fast-track schedule, and we must order a generator long before construction starts. By working with a PDB firm we can quickly identify the required power needs, and determine the best generator for such a critical facility and order it early to ensure that it is up and fully operational when the 911 call center "goes live."

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

  West Plains New Building: The location on the West Plains a small and tight site, and must also accommodate a 140 ft. radio tower. While the budget appears to be more than adequate there are many scopes of work that significantly drive up the cost of construction. The seismic loads must be 50% above code, and the wind and snow ratings must be 20% above code. The glass must be bullet proof and the site will need ballistic resistance built into the site. The staff parking must have an 8 ft. opaque razor wire fence with automated gate around it. There are extensive amounts of cabling, a massive MDF room, 100% redundant systems to operate in catastrophic events and other factors that will significantly increase the cost of this project. We need a highly skilled and experienced PDB team to lead an aggressive Target Value Design (TVD) effort to keep this project on budget with all the requirements this building needs. Low bidding this project would put us at substantial risk of being over budget on bid day potentially causing delays to this essential facility. PDB gives us the best chance to design to a budget and get all the requirements within the scope, with early cost certainty.

  Building Renovation: Given the amount of ballistic and structural upgrades that must be completed as part of the renovation project, there are various means and methods to achieve the desired results. By working with key trade partners and an experienced PDB team we can identify the most cost effective means and methods to meet the requirements. The ideas from the PDB team and key trade partners will help us keep costs down with creative and effective solutions that generally are not achieved with other delivery methods.

- 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.

  Both Sites: Whether this new call center is a new building on the West Plains, or a renovation of the existing building, it is a highly technical, sophisticated project. The ballistic and seismic requirements require high degree of technical skill that does not lend itself well to a low bid world. Furthermore, when this building is up and fully operational, it needs to be operating without a hitch. We must implement "dry runs" to verify that everything is working properly prior to "going live." If there are any technical glitches, community lives could be at stake. We cannot have ongoing warranty issues that disrupt daily

operations. There is no downtime within this building, so we cannot afford to have ongoing warranty or punch list work. When the building "goes live" it needs to operate seamlessly without a hitch. The backup generator and UPS must work seamlessly if there are any power outages. The critical nature of this project, regardless of what site is chosen does not lend itself well to the low bid world. Partnering with a highly qualified and experienced PDB team, gives this project the best chance of success, and will serve the community better than any other delivery method.

6. Public Body Qualifications

Please provide:

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

  SREC has only been in existence since 2018. Due to the short duration of the organization, SREC staff does not have direct PDB experience. While direct SREC staff does not have PDB experience, two SREC Board Members; Scott Simmons, CEO of Spokane County, and SVFD Fire Chief Frank Soto, have both been directly involved in two PDB projects (four total projects between both) for their respective organizations. CEO Simmons and Chief Soto have been directly involved in the procurement, selection process, validation, design and construction of their organizations PDB projects. As such, Chief Soto and CEO Simmons will be utilized as in-house Subject Matter Experts (SME) for the new facility.

  In preparation for this project, both Brandon and Lori attended the Public Safety Facilities Planning Seminar which included a primer on different delivery methods for large scale capital projects. Additionally, both Brandon and Lori have read the Design Build Institute of America's Best Practices for Progressive Design-Build.

  Lastly, SREC has retained Turner & Townsend Heery as their Owner's Representative and PDB advisor. Jonathan Miller, David Beaudine and John Minder all hold their Assoc. DBIA credentials and have worked on 12 PDB projects under RCW 39.10 collectively. Graehm Wallace, Partner with Perkins Coie has provided legal counsel for dozens of PDB project and will provide guidance as needed to the entire project team.

- 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).

  Lori Markham – Executive Director, SREC

  Lori has been the Executive Director of SREC since September 2019 where she oversees all aspects of the agency, its facilities, and its operations. She joined the agency after more than 10 years with the City of Spokane Fire Department, where she began her career as a Fire Dispatcher in the Spokane Fire Combined Communication Center. Throughout her career with the fire service, she promoted into various positions and in 2017 was appointed as the Acting Division Chief, filling that position until her official move to SREC on July 1 as the Deputy Director. Lori was an instructor with the Washington State Criminal Justice Commission for 11 years, teaching a variety of Telecommunicator classes throughout the region, a role she was passionate about as it allowed her to support and develop people. She holds a Bachelor of Science in Communications from Eastern Washington University, a minor in Women's Studies, and a Master of Science in Management and Leadership from Western Governors University.

Brandon Childs – Special Projects Manager, SREC

As the Project Manager for SREC, Brandon Childs brings a diverse and robust set of skills to his role. With 14 years of dedicated service to the City of Spokane, Brandon's expertise spans various facets of IT and public safety systems. Brandon began his career with the City in the Spokane Police Department (SPD) as a Records Specialist, where he worked for nearly two years. He spent a total of nine years in IT and over six years with the Spokane Fire Department's IT department as a System Analyst, where he was later promoted to Supervisory Public Safety Systems Analyst. Brandon holds a Bachelor of Science in Business and Information Technology from Montana Technological University. He is also working towards obtaining his Project Management Professional (PMP) certification, further enhancing his professional credentials and leadership capabilities.

Scott Simmons, CEO of Spokane County – SREC Board Member and Subject Matter Expert

Scott has over 20 years of experience in public administration, specializing in operations, finance, consumer services, and resource management. Prior to joining Spokane County in 2021, Scott worked for 7 years as the Vice President, Service Delivery at Ecova, an energy management and sustainability company. He then transitioned to work with the City of Spokane in 2013, holding roles including the Director of Public Works and Acting City Administrator. In his current role as CEO of Spokane County, Scott has been involved with the PDB selection and PRC application process on the $11M Camas Meadow Park/Plante's Ferry Sports Complex.

Frank Soto Jr., Spokane Valley Fire Dep. Chief – SREC Board Member and Subject Matter Expert

Chief Soto has 28 years of professional experience in the Fire Service with the Albuquerque Fire Department (AFD), Rural Metro Fire Department (RMFD) in Tucson Arizona, and the SVFD. Prior to joining SVFD in 2021, Chief Soto's roles, responsibilities, and experiences included executive leadership and management positions as a Chief Officer with both AFD and RMFD. Prior to being promoted as Fire Chief at SVFD, Chief Soto served as the Deputy Chief of Support Services, responsible for the direct management of the $10M Progressive Design-Build (PDB) Maintenance Facility. Chief Soto's management of the maintenance facility included leading the PDB selection process, validation efforts, design management and GMP negotiations. Additionally, Chief Soto and the SVFD have recently completed a brand new $12M Training Facility that was successfully delivered via the PDB process.

Jonathan Miller, Assoc. DBIA, CCM, PMP – Senior Project Manager and PDB Advisor, Turner & Townsend Heery

Jonathan has over sixteen (16) 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, airports, libraries, tech industries, Maintenance Facilities, and fire department projects. Jonathan has managed numerous GC/CM projects, and has worked on eight (8) progressive-design-build projects under RCW 39.10. As project manager, Jonathan has managed projects as small as $250K, and as large as $98M. Additionally, Jonathan currently serves on the board for the Inland NW Chapter of DBIA, and frequently educates on DBIA's best practices.

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

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.

John Minder, Assoc. DBIA – Project Manager, Turner & Townsend Heery

Role on this project: Construction Manager

John Minder is a Construction Project Manager for Turner & Townsend Heery. John's role is providing construction project management as the owner's representative throughout the project. John has assisted in one progressive-design-build project, and managed numerous K-12 projects. John is a graduate of Gonzaga University and has over 8 years of industry experience in construction and construction management of projects ranging from commercial, residential, to heavy civil projects. John has just acquired his Associate DBIA as of July 2024.

Graehm Wallace – Partner, Perkins Coie

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, David Beaudine, John Minder and Graehm Wallace's biographies 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.

  SREC has hired Turner & Townsend Heery as project manager, and progressive design-build advisor. Turner & Townsend Heery is under contract for the duration of the project through closeout, and the funds are allocated within the Total Project Budget.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

  Since SREC's inception in 2018, we have not had a large capital construction project, however, as noted previously, two of our Board Members and Subject Matter Experts have been involved in four Progressive Design-Build projects under RCW 39.10. Additionally Turner & Townsend Heery will be an integral part of our team throughout the duration of the project, and have managed numerous PDB projects under RCW 39.10.
- 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 by SREC staff, supplemented with Turner & Townsend Heery as an extension of SREC staff. The project's approval, budget and contractual authority resides within SREC staff, and ultimately the Board of Directors.

Authority and decision-making responsibility reside with Lori Markham in coordination with Turner & Townsend Heery. Lori is supported by SREC Project Manager, Brandon Childs. Brandon is the primary point of contact for project management, consultant procurement, project budget and integration of staff, external agencies and tenants.

The project is led by Brandon Childs and overseen by Lori Markham, Executive Director of SREC. Lori is the full-time Executive Director who has initiated this project and will continue through procurement to occupancy. Turner & Townsend Heery augments SREC staff with its significant PDB procurement and project expertise and services. The Heery staff of David Beaudine, and Jonathan Miller are committed throughout the entire duration and also responsible for the success of the project.

Turner & Townsend Heery will work with Lori and Brandon to refine the established controls and reporting systems to effectively manage the scope, schedule, and budget for the project.

Budget Monitoring – Turner & Townsend Heery will be managing and tracking the project finances using SREC's accounting codes. Financial reporting will be provided on a regular basis to SREC and other appropriate stakeholders. SREC 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 exercised through a signature authority process for consultant procurement and project changes which are consistent with SREC capital project policies and procedures. Lori Markham will have the authority to negotiate and execute all change orders that are within the existing budget being used to fund the project. If the change order amount(s) exceed the existing budget, Lori has the authority to request additional funding authorized by the SREC Board. Use of the PDB contingency must be approved by Lori Markham, as outlined in the contract.

The project's master milestone schedule includes design around each project component, 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 SREC 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 SREC, the project team and the selected PDB team, 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, SREC, the 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 Qualifications + Fees basis. Qualifications will be scored by the SREC 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 SREC's overall project goals, proposed budget, schedule, and other project specific requirements for a 911 call center. SOQ's will be submitted in an A3 format, with supplemental resumes included. Three weeks will be allowed for this process to allow times 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 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. The 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 SREC staff 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 from Perkins Coie, has been retained as legal counsel. Graehm has extensive experience in legal counsel under RCW 39.10, specifically progressive 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

SREC has not had any large capital construction projects in the past six years, however two Board Members who have extensive construction experience will be utilized as Subject Matter Experts through the project, in conjunction with Turner & Townsend Heery.

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 C for a site plan.

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 not been any 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.

SREC is committed to inclusion of diverse businesses for this project. SREC represents a broad range of socio-economic status, cultures and languages. It is extremely important to SREC for the contractor workforce to reflect the population we serve.

While SREC has not had any capital construction projects, Board Members Scott Simmons from Spokane County, and Chief Soto from SVFD have demonstrated and proven success in utilizing MWBE and DBE firms. This mentality will be carried into the 911 call center.

SREC will meet these goals by advertising construction projects and consultant proposals early, coordinating with the local association of general contractors, and attending open Contractor forums to promote subcontractor participation. Consultant requests for proposals and qualifications scoring provides added points for consultants who are certified or can demonstrate their small, women and minority-owned business inclusion.

SREC will include a requirement in the RFQ for proposers to describe their past utilization of MWBE certified business. The County will 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. The DB contract also requires 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 for their specific outreach and inclusion plan to maximize the participation from MWBE and DBE firms.

Furthermore, we have already begun preliminary discussions with the local Apex Accelerator to discuss how we can increase MWBE participation and get more firms registered.

SREC 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, SREC is 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.

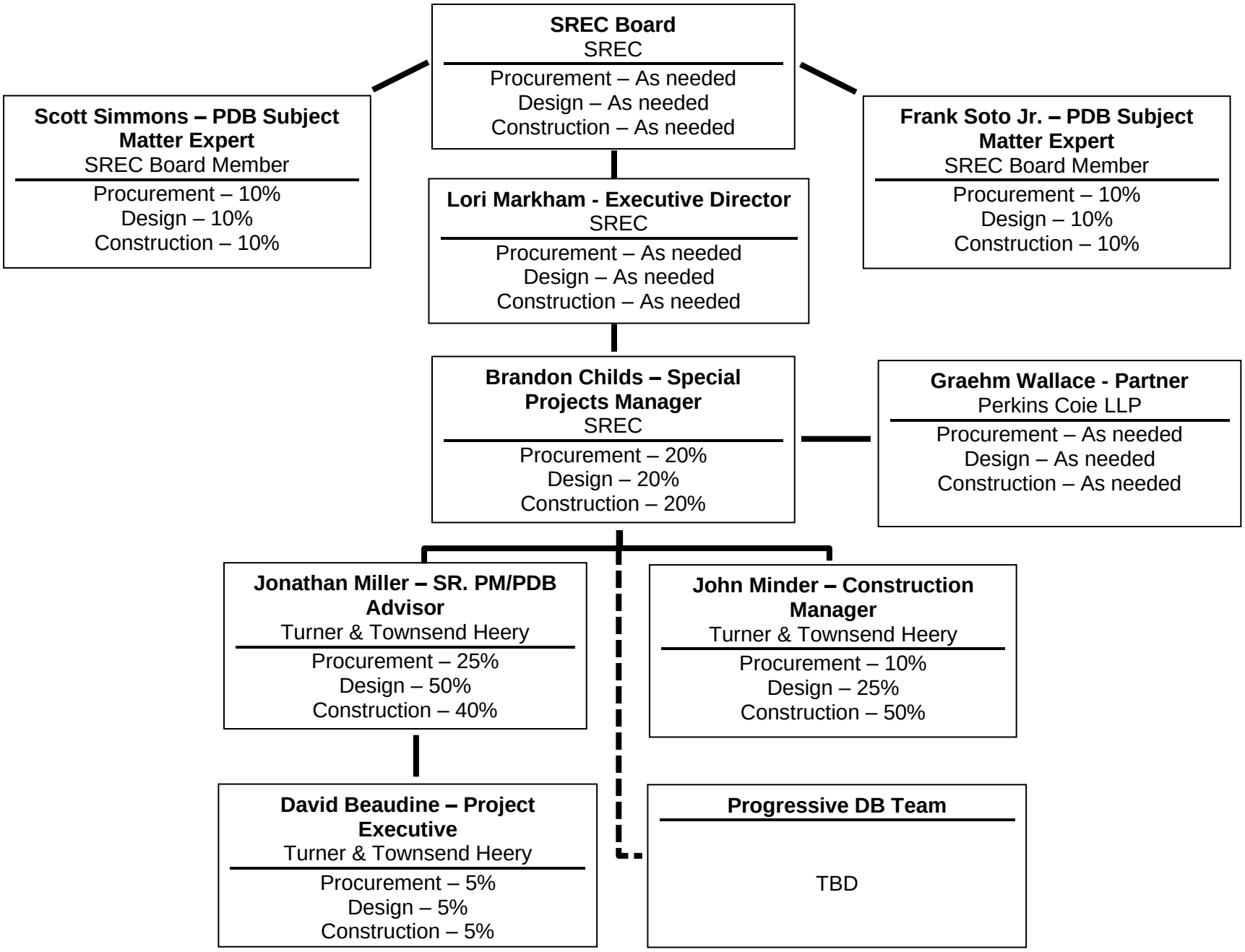
Signature: 

Name: *(please print)* Lori Markham *(public body personnel)*

Title: Executive Director

Date: 8/19/24

Exhibit A
Project Organization Chart
SREC New Public Safety Communication Center

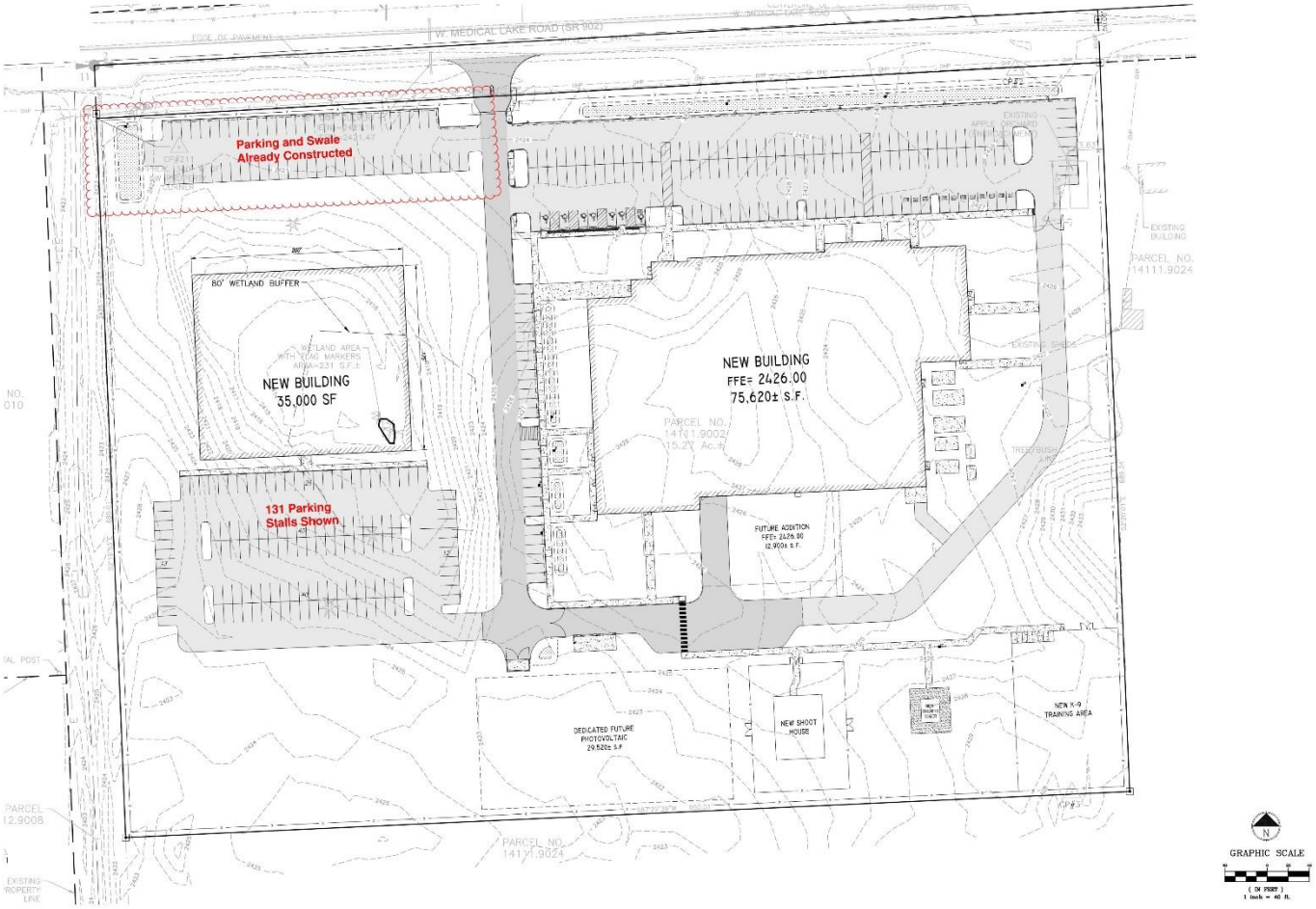


Attachment B - Alternative Delivery and Consultant Experience

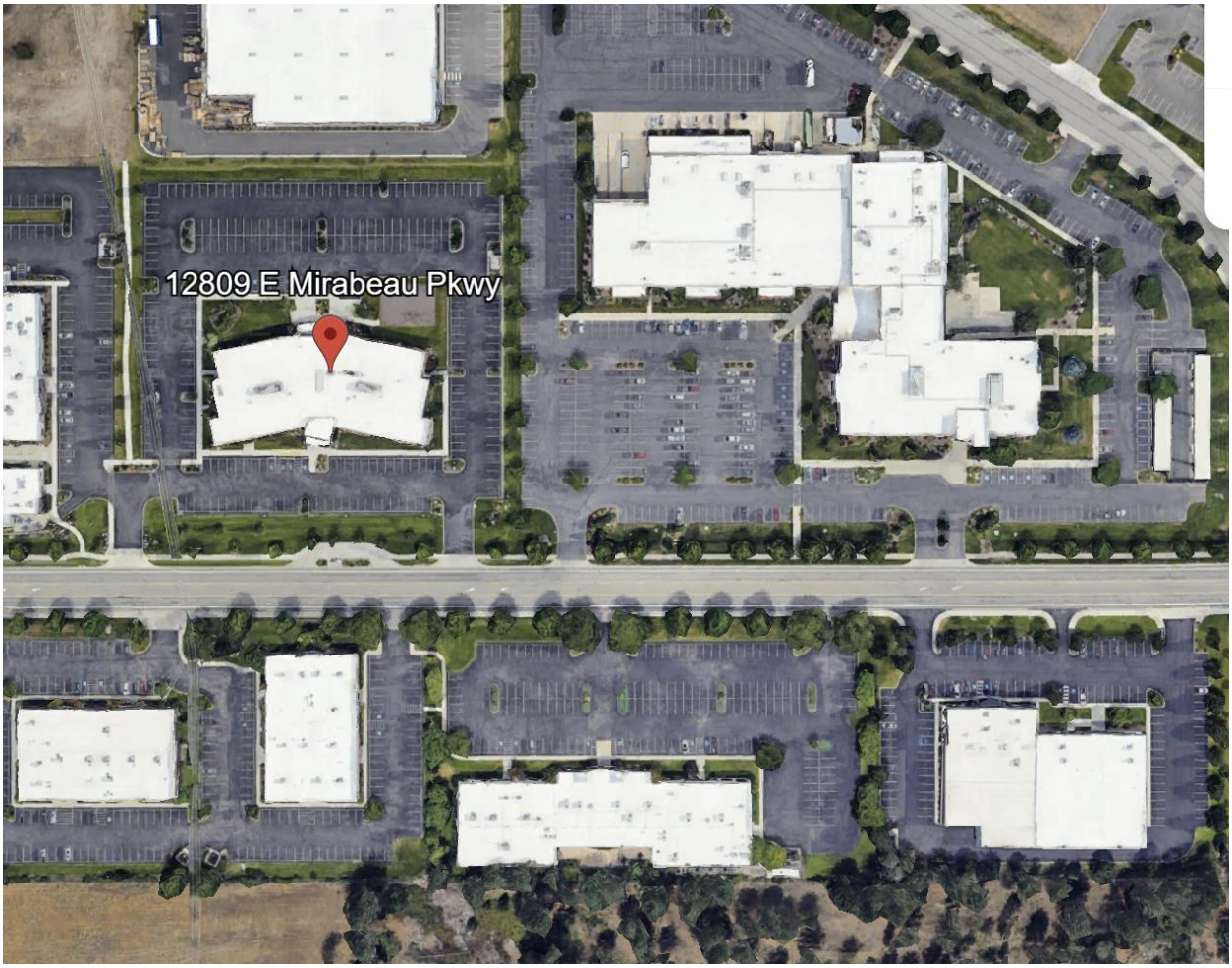
Name	Experience Summary	Project Names	Project Size	Delivery Method	Pre-Design Role	Design Role	Construction Role
Jonathan Miller	Turner & Townsend Heery	Chester Elementary School	$16M	GC/CM	PM	PM	PM
		Greenacres Elementary School	$17M	GC/CM	PM	PM	PM
		Riverbend Elementary Addition	$2.2M	GC/CM	Senior PM	Senior PM	Senior PM
		CVSD HVAC Upgrades	$2.5M	GC/CM	Senior PM	Senior PM	Senior PM
		SVFD - New Maintenance Facility	$9M	Progressive DB	Senior PM	Senior PM	Senior PM
		City of Liberty Lake Trailhead Clubhouse	$7M	Progressive DB	Senior PM	Senior PM	Senior PM
		Freeman Stadim Upgrades and Synthetic Turf	$2.2M	Progressive DB	Senior PM	N/A	Senior PM
		SVFD - New Training Facility	$12.5M	Progressive DB			Senior PM
		Spokane County Parks - Camas Meadow	$11M	Progressive DB	Advisor		
		NEPDA Mixed Use	$12.5M	Progressive DB	Advisor		
		Spokane Valley Cross Country Complex	$7M	Progressive DB	Senior PM	Senior PM	Senior PM
David Beaudine	Turner & Townsend Heery	SIA - TREX Central Hall	$180M	GC/CM	Advisor	Advisor	Advisor
		SIA - TREX Concourse C	$150M	GC/CM	Advisor	Advisor	Advisor
		SIA - New Admin Building	$20M	GC/CM	Advisor	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
John Minder	Turner & Townsend Heery	Wenatchee Valley YMCA	$28M	Progressive DB	Assistant PM	Assistant PM	Assistant PM

Attachment C

Concept Plans



WEST PLAINS GROUND UP



BUILDING RENOVATION