

City of Ellensburg Fieldhouse Project

Project Review Committee Presentation
May 23, 2024



THAXTON | PARKINSON PLLC



City of Ellensburg

Project History

On December 2, 2022 the original Ellensburg Racquet and Recreation Center was completely destroyed in a four-alarm fire. This left a massive hole in the health offerings to Ellensburg and the surrounding community.



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graph TD; EC[City of Ellensburg WASHINGTON] --- PC[Brad Case  
Parks and Recreation Director]; EC --- CE[Derek Mayo, P.E.  
City Engineer]; EC --- ACM[Josh Mattson, P.E.  
Assistant City Engineer]; CE --- RPT[Robynne Thaxton, JD, FDBIA  
Thaxton Parkinson, PLLC  
Procurement 15%  
Design As Needed  
Construction As Needed  
THAXTON|PARKINSON]; CE --- WEN[WENAH GROUP]; CE --- DBT[Design Build Team  
Design and Construction]; WEN --- HG[Heath Gardner, Assoc. DBIA  
Project Executive  
Wenaha Group  
Procurement 50%  
Design 25%  
Construction 15%]; WEN --- JH[ Jake Hartwig  
Project Manager  
Wenaha Group  
Procurement 15%  
Design 50%  
Construction 75%]; WEN --- SR[Scott Rogers, CPPB  
Procurement Specialist  
Wenaha Group  
Procurement 15%  
Design 10%  
Construction 10%];
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City of Ellensburg
WASHINGTON

Brad Case
Parks and Recreation Director

Derek Mayo, P.E.
City Engineer

Josh Mattson, P.E.
Assistant City Engineer

Robynne Thaxton, JD, FDBIA
Thaxton Parkinson, PLLC
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Design As Needed
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THAXTON|PARKINSON

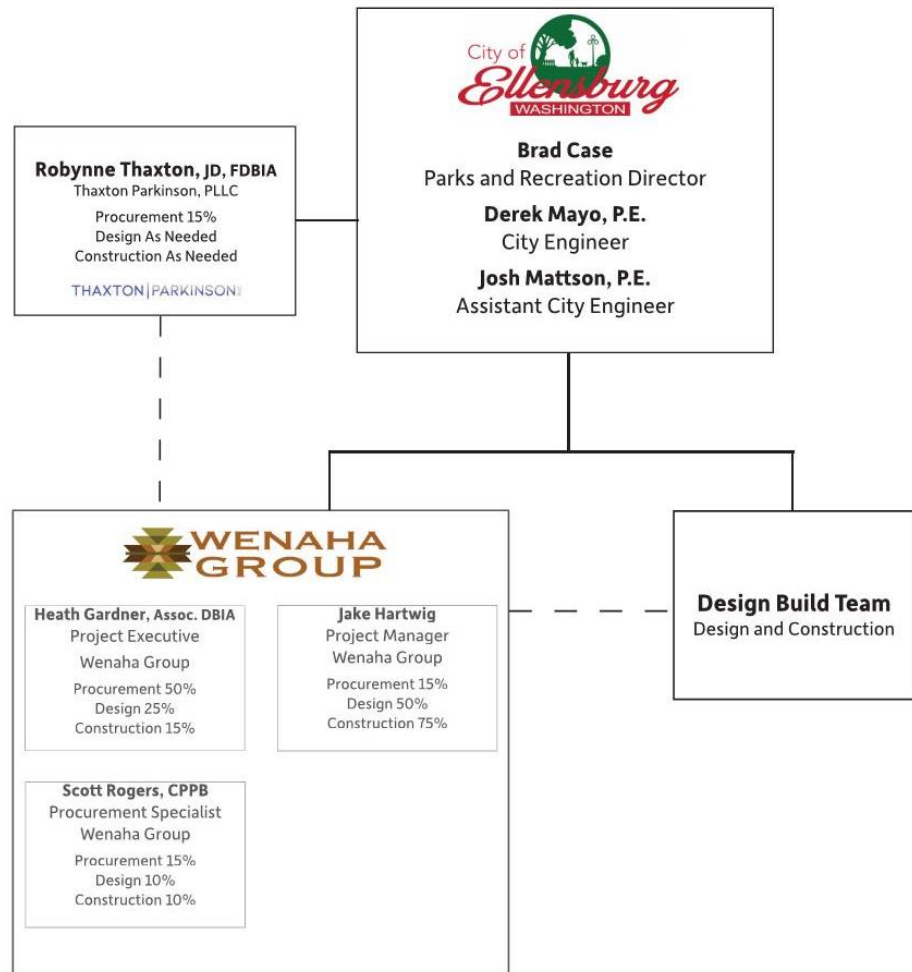
WENAH GROUP

Heath Gardner, Assoc. DBIA
Project Executive
Wenaha Group
Procurement 50%
Design 25%
Construction 15%

Jake Hartwig
Project Manager
Wenaha Group
Procurement 15%
Design 50%
Construction 75%

Scott Rogers, CPPB
Procurement Specialist
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Procurement 15%
Design 10%
Construction 10%

Design Build Team
Design and Construction



Project Overview

Project Description

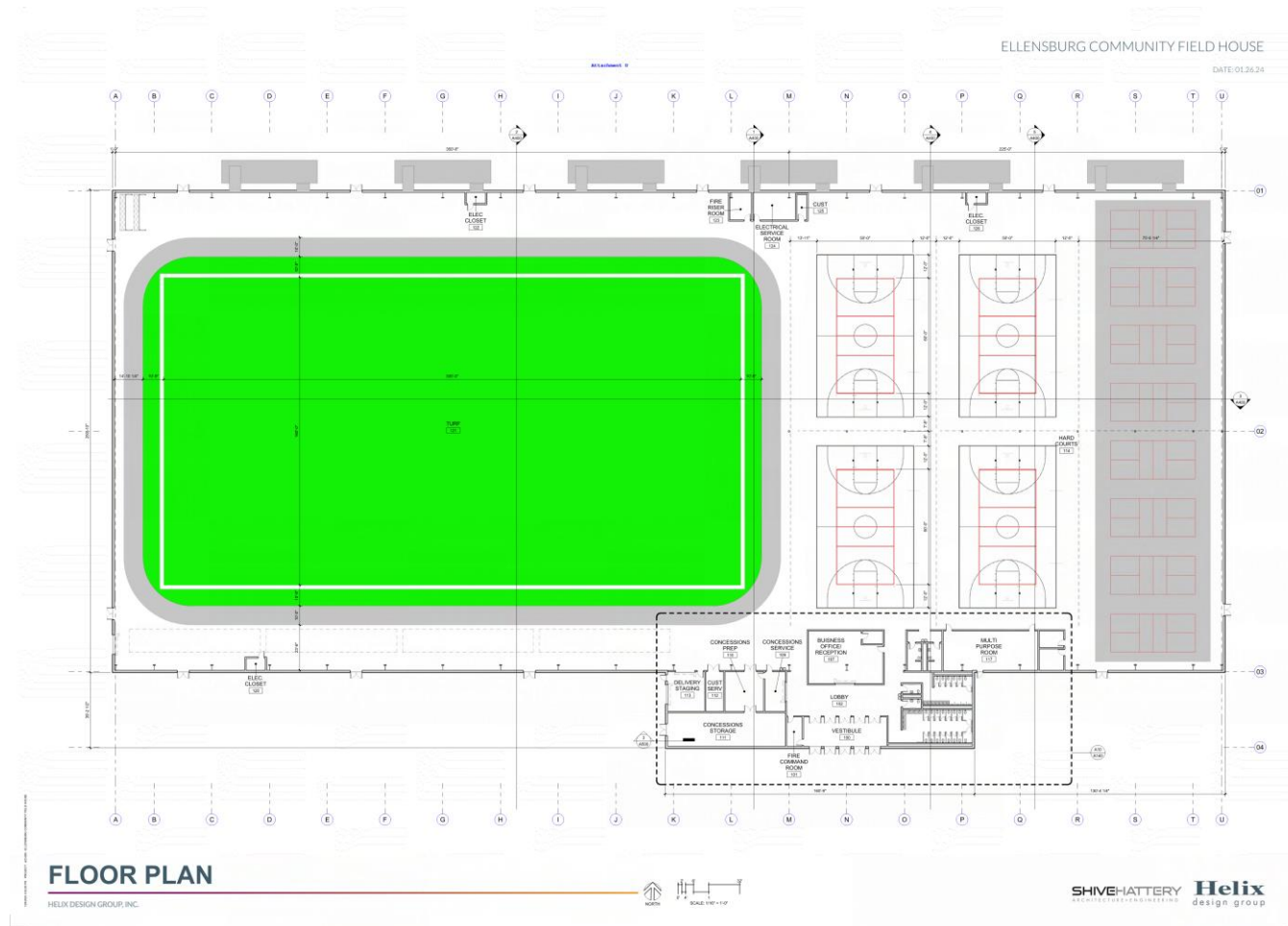
Fieldhouse

- 125,000 to 150,000 sf indoor space
- Artificial turf field
- Walking/running track
- Multiple basketball courts with striping for pickleball
- Volleyball courts
- Batting Cages
- Pitching lanes for baseball and softball
- Multipurpose room
- Concession area
- Business Offices

Phased Design and Construction

- Timely commitment to use of insurance funding
- Plan for use of additional money as it becomes

Possible Expansion for Future Uses



Project Overview



Project Overview

Preliminary Project Budget

Project Budget	
Costs for Professional Services (A/E, Legal, etc.)	\$2736,673
Estimated project construction costs (including construction contingencies)	\$17,
Equipment and furnishings costs	\$1,000,000
Off-site costs	\$1,400,000
Contract administration costs (owner, cm, etc.)	\$635,000
Contingencies (design & owner)	\$1,700,000
Other related project costs (permits, utilities, testing, inspections)	\$1,600,000
Sales Tax	\$1,600,000
Total	\$27,435,000

Planning to Maximize Funding

Secured and Anticipated Funds

Capital Asset Recovery	Secured	\$2,736,673
Other Insurance Recovery	Secured	\$2,004,883
State of Property	Secured	\$100,000
State and Local Project Grant	Q3 2024	\$72,000
Local Capital Funding	Q3 2024	\$3,000,000
Replacement Recovery Costs Part 2	Q4 2024	\$2,000,000
HUD Project Funding	Q4 2024	\$500,000

Anticipated total funds available at Validation:	\$10,413,556
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Other identified funding opportunities over two years	2025-2026	\$18,000,000
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Total Project Budget	\$28,413,556
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The project team will need to create design and construction options to aid the City in decision-making regarding potential debt issuance with the goal of maximizing the use of initial funds while preserving flexibility toward use of additional funds as they become available.

Design & Construction Schedule

Task	Projected Date
Procure Design-Build Advisor	Complete
Procure Management Consultant	Complete
Application to the PRC	Complete
Anticipated PRC Approval	May 23, 2024
PDB RFQ Released	May 28, 2024
Pre-proposal meeting	June 10, 2024
PDB SOQ Due	June 24, 2024
SOQ scoring	July 10, 2024
Announce Shortlisted Firms	July 12, 2024
PDB proprietary meetings	July 25, 2024
RFP responses due	August 6, 2024
RFP response and fee scoring	August 12, 2024
City approval of award	August 19, 2024
Design-Build NTP	August 23, 2024
Validation	August 26 – November 2024
Phase 1 Design and Construction	January 2025 – March 2026

Innovation and Efficiency

- The collaboration inherent in PDB will allow the DB team to maximize the design within the available funding while also phasing the project to accommodate future funding.

Savings in Project Delivery

- The ability to phase the project will allow the City to show sufficient progress to take advantage of insurance funding by the deadline create opportunities to take advantage of additional funding.

Public Benefit

- Without PDB, the City would be forced to segregate the project into multiple projects causing substantial inefficiency, extension of the schedule, and loss of programmatic benefits.

Advantages of Progressive Design Build For
the City of Ellensburg Fieldhouse

Questions

In regard to 10., Subcontractor Outreach- Can you explain the outreach more in depth for the subcontractors that may not be certified but, may be able to be certified as a DBE/MBE/WBE and what kind of program will be offered to these subcontractors to obtain their certification for utilization? Also, what is to happen if they do not obtain their certificate in a timely manner to be able to provide the services as inclusion on this project specifically?

The City of Ellensburg has a Diversity, Equity, and Inclusion Commission with the mission of celebrating a diverse, equitable, and inclusive community. Because there are only a few certified MWBE, veteran, and small businesses within 50 miles of Kittitas County, the City will be selecting a Design-Build Team to work with the Ellensburg DEI Commission to seek out businesses who may qualify for certification and support their applications for certification. The City anticipates hosting forums and outreach events to encourage certification and requiring the DB team to right size work packages to encourage maximum participation and provide support such as simplified payment applications, and training. There are many possibilities about what might happen if a business does not or cannot obtain certification, and it is difficult to speculate about how the City would react. For example, if the business ultimately does not qualify, then the work of that business cannot be used to meet the Design-Build Team's DEI goals. If the business meets qualification requirements but their certification is not timely, the City would need to ascertain why the certification isn't timely and work with OMWBE to determine the next appropriate steps. The City is required to report on businesses that have achieved certification, so if the business never obtains certification, those businesses cannot be used to meet the project DEI goals. Ultimately, the City hopes to increase the number of businesses that are certified in the central Washington region and to utilize those businesses in this project.

Questions

Does councilmanic GO debt mean Kittitas County General Obligation bond?

The term 'councilmanic bonds' refers to Limited Tax General Obligation (LTGO) bonds, which are non-voted debt issued by the City. The City is considering all possible funding sources, including LTGO bonds, Unlimited Tax General Obligation bonds as well as funding assistance through a grant from Kittitas county as well as state and federal grants. A progressive design-build will be best suited to assist the City in providing information to support the submissions for these grants and to ensure compliance with all grant requirements.

Although Wenaha Group has significant experience with alternative project delivery, the City of Ellensburg staff experience is exclusively design-bid-build. What steps is the City of Ellensburg taking to learn about design-build project delivery.

It is vital that any owner understand the effort required to fully participate in a progressive design-build project and to be ready to make timely decisions. The City of Ellensburg is working with Wenaha Group and Thaxton Parkinson to become fully trained on progressive design-build and to establish the appropriate decision making matrix to provide timely input to the design-build team. Wenaha Group and Thaxton Parkinson have worked with numerous first time PDB owners to prepare them for the delivery method, and Robynne Thaxton is one of the most prolific trainers in PDB in North America. She developed and has taught the DBIA PDB Done Right class since 2018 and has trained dozens of first time PDB users, both large and small. She is also the primary author of DBIA's Progressive Design-Build Deeper Dive. DBIA's Progressive Design-Build Deeper Dive.