



Snohomish County

Conservation and Natural Resources

3000 Rockefeller Ave. MS 303
Everett, WA 98201-4046
425-388-3400
www.snoco.org

5/20/2023

Talia Baker, PRC Administrative Support
Engineering & Architectural Services
Department of Enterprise Services
PO Box 41476
Olympia, WA 98504-1476

Dave Somers
County Executive

Re: Snohomish County Application for Project Approval Using Progressive Design-Build Alternative
Public Works Contract Delivery for the Food & Farming Center Project

Dear Members of the Project Review Committee:

Snohomish County is pleased to submit our application for project approval to use Progressive Design-Build (PDB) alternative public works contract delivery pursuant to RCW 39.10.280 and RCW 39.10.250(3).

The proposed Food & Farming Center project will be the first project of its kind, a processing and distribution center to serve the farming community in Snohomish County and surrounding regions. This project will be the culmination of over a decade of visioning and planning efforts to provide necessary infrastructure for the processing, aggregation, distribution, value-added production, and direct and wholesale sales of locally produced agricultural products. The project will serve as an example for similar communities nationwide, harnessing the full collaboration and innovation potential of the Progressive Design Build (PDB) delivery method.

We are confident this project meets the requirements for use of PDB alternate contracting procedure per RCW 39.10.300(1). The PDB method will allow for a reduced overall project schedule to deliver this unique project and satisfy the criteria in RCW 39.10.300(1)(c). We are eager to finally include a PDB partner to complete our project team that will bring innovative design and advanced construction solutions to ensure the Food & Farming Center project is a success.

Thank you for your consideration of our application to utilize an alternative project delivery method for this essential community project. We look forward to the opportunity to share more about the project at the next PRC meeting on June 22, 2023. If you have any questions or require additional information regarding our project's enclosed application, I can be reached at (425) 388-6610 or Rachel.Dotson@co.snohomish.wa.us.

Sincerely,

Rachel Dotson

Rachel Dotson, PLA
Park Planning Supervisor

Enclosure: Snohomish County PDB Application (with Attachments)

State of Washington
Capital Projects Advisory Review Board (CPARB)
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): **Snohomish County, Department of Conversation and Natural Resources, Parks and Recreation**
- b) Mailing Address: **6705 Puget Park Drive Snohomish Washington 98296**
- c) Contact Person Name: **Rachel Dotson, PLA** Title: **Park Planning Supervisor**
- d) Phone Number: **425-388-6610** E-mail: **Rachel.dotson@snoco.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Snohomish County Food and Farming Center**
- b) County of Project Location: **McCullum Park, Snohomish County**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The project includes building a new, first-of-its-kind, Food and Farming Center to serve the farming community in Snohomish County and surrounding regions. The Center is expected to be 50,000 – 70,000 square feet and have a combination of flexible office/classroom space, a year-round indoor farmers market, a commercial kitchen, and a food processing, aggregation, and distribution center with cold storage and points of sale for local farm products.

The project is anticipated to be located at the County's McCollum Pioneer Park, a 78-acre park, which currently houses a closed pool facility, trails, playground, picnic areas, ball field, walking paths, as well as wetlands and natural areas. Connected to the Park is a transit facility and the Northwest Stream Center which will stay in operation and be considered in the design, construction, and operational needs of the new Food and Farming Center.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$2,400,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$30,000,000
Equipment and furnishing costs	\$3,000,000
Off-site costs	\$1,500,000
Contract administration costs (owner, cm etc.)	\$600,000
Contingencies (design & owner)	\$1,500,000
Other related project costs (<i>site cleanup</i>)	\$3,000,000
Total	\$41,400,000

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*

Current funding of \$7,775,012 includes a combination of state and federal grants along with County reserves and Parks funds. A portion of these funds will cover the project through Phase 1/GMP, with the remainder rolled into the construction phase. An additional \$10m in requests are currently in review

with approval expected by July 2023. Snohomish County is committed to securing any remaining construction funds needed prior to beginning construction, and the County is able to issue a non-voted bond for any remaining monies that cannot be raised separately.

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.

Activity	Projected Date
PRC Presentation	June 22, 2023
PDB RFQ Release	July 20 th , 2023
SOQs Due	August 17 th , 2023
Short List Announced	September 18 th , 2023
RFP Release	September 21 st , 2023
Interactive Meetings	Week of October 9 th
RFP Due	October 26 th , 2023
Interviews	Week of November 13 th , 2023
PDB Team Selection Announced	Week of November 28 th , 2023
Award and NTP	January 2024
Validation	Q1 2024
Design Phase	Q2 2024
Construction	Q2 2024 – Q3 2025
Close Out	Q1 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?

As the first known public-operated food processing and distribution center in the nation, the needs and the equipment are specialized to local government. Development of the unique design will require early and constant input from the general contractor, specialty subcontractors and vendors to ensure it aligns with the project's target GMP.

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

The final programming and project scope, design, and construction will require a careful coordination between subject matter experts, the farming community, the County and other partners, designers, and builders to manage several risks such as unknown site conditions, use and food types, long-term needs, year-round support operations and community benefits such as the commercial kitchen and farmer's market.

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

One of the key benefits of DB delivery is the ability to phase the construction of the project to align and maximize timeframes around permitting and use types, perhaps multiple buildings. DB allows for the

concurrent procurement of designers, subject matter experts and builders, not to mention long-lead procurement on critical commercial equipment the center is going to need. These efficiencies we believe will shorten overall timeframes and impact to the transit facility and adjoining use.

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
- 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.

As this is a new facility type, it is essential to the success of this project that farmers, private sector business, industry specific designers and contractors work together to design and construct the facility. The County will benefit financially by using the PDB contracting procedure because with all of these team members engaged from the outset of the design, we will be able to reconcile the project scope with the target GMP much earlier than using the traditional PDB method, thereby limiting the County’s financial risk of cost overruns. With the current volatility of the market, the use of the Progressive Design Build model will allow opportunities for creative timing for procurement of materials that isn’t possible in a traditional lump sum contract. Further, the County intends to take advantage of the innovations possible through early integration of the designer and constructor and the requirement to utilize Target Value Design to keep the project within the County’s budget.

Early procurement: It is also essential that the specialty equipment needed for food aggregation, production, and distribution be procured when most advantageous in the market. Subject matter experts will be on-board to ensure the best value for the County.

6. Public Body Qualifications

Please provide:

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

The County’s Park Planning Supervisor and Project Manager, Rachel Dotson, has DB experience from her time as a landscape architect consultant. Additionally, staff in the County’s Purchasing, Contracts, Legal, Risk Management and Diversity departments have experience with various alternative delivery projects, including the Arlington Operations Center approved by the PRC in May, 2022.

The County has hired Hill International, Inc. (Hill) whose team includes subject matter experts with extensive experience in the PDB delivery method and food processing facility planning and construction to assist the County in the management and administration of the Food and Farming Center.

- 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.)

Please refer to Attachment A.

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

Becky Blankenship, DBIA, PDB Advisor/Principal-In-Charge, Hill International, Inc. Becky will serve as PDB Advisor and Principal-In-Charge. Becky has extensive experience leading and overseeing DB teams from both a design and construction standpoint. She served as the Construction

Manager on the City of Richland's \$18M PDB City Hall; the \$3.5M PDB Fire Station 74; and WSU's \$4M Tri-Cities Student Union Building. She also served as the Architectural Project Manager for: Gonzaga's \$52M Hemmingsen Center, the DB Award winning \$15.6M Spokane Central Service Center, the \$6M DB Boeing Associated Paint Hangar, the \$15.6M DB Operational Readiness training Complex Barracks at Joint Base Lewis McChord, the \$8M DB Fairchild Resistance Training Facility, the \$12.5M DB S.E.R.E. Force Support Headquarters, and three DB Armed Forces Reserve Centers located in Spokane, Vancouver, and Yakima – ranging in value from \$19.7M to \$29.8M each. She was the owner-advisor and project manager for the \$9.5M PDB Richland Fire Station/Public Safety 73 & 75, the \$12M PDB West Richland Police Facility, the \$5.3M PDB Morrow County Administration Building, and the \$9M Richland Public Safety 76. She served as the owner-advisor for the procurement phase of the \$12M PDB City of Pasco Zone 3 Reservoir Storage Tank project. Becky has been a DBIA Certified Professional for 9 years.

Aleanna Kondelis, MPA, Project Manager, Hill International, Inc. Aleanna will serve as the Project Manager and Owner Trainer for the Food and Farming Center. Aleanna has broad experience leading and overseeing public works construction contracting programs and internal control/process improvement initiatives for public owners in Washington. Aleanna has served as the contracting authority and public procurement officer for several Design-Build projects including, but not limited to those in City of Seattle and for the University of Washington. Aleanna led owners to certification and recertification while in public service. Aleanna has held project management and program management roles in capital project delivery prior to leading public works contracting programs. Aleanna has been a volunteer to the Capital Projects Advisory Review Board since 2012 where she contributed to 2-RCW 39.10 reauthorization initiatives and several legislative changes. Aleanna has participated in DBIA since 2015 as an owner-member and a private industry member.

Tracy Wyrick, DBIA, Construction Manager, Hill International, Inc. Tracy will serve as the Construction Manager for the Food and Farming Center. Tracy has experience as a construction project manager on a variety of alternative delivery projects and has extensive knowledge of construction means and methods for a variety of project types. Tracy served as the Assistant Construction Manager on the City of Richland's \$18M PDB City Hall; the \$3.5M PDB Fire Station 74; and WSU's \$4M Tri-Cities Student Union Building. She also served as assistant project and construction manager for the \$29.5M GC/CM Wenatchee School District Washington Elementary Modernization and Addition and the \$6.1M GC/CM Wenatchee School District Special Education/Early Training Childhood Center.

Lorraine Mead, PE, DBIA, Project Engineer Scheduler, Hill International, Inc. Lorraine has more than 30 years of experience in project controls and scheduling, estimating, subcontract administration, claims and change order management. She has performed all aspects of project controls including planning, scheduling, forecasting, estimating, wage, and rate analysis. In addition, she has established and maintained construction schedules utilizing Primavera Project Manager and P6. Lorraine recently provided monthly schedule reviews for Spokane's Riverfront Park Pavilion project and is currently doing the same for the Spokane Public Library Bond projects. Lorraine will fill a similar role on the Food & Farming Center project.

Patrick McChord, DBIA, Senior Estimator, Hill International, Inc. Patrick has more than 30 years of construction experience as a project manager, estimator, and business developer for design-build, design-bid-build and general contractor/construction manager projects for commercial, industrial, convention, institutional, school, manufacturing, and office building centers. His Washington State public works alternate contracting experience includes serving as the estimate advisor for the City of Richland's \$18M City Hall and \$3.5M DB Fire Station 74; serving as the construction manager for the Spokane Public Facilities City's \$55M DB Convention Center Completion project; and serving as construction manager for the \$29.5M GC/CM Wenatchee School District Washington Elementary Modernization and Addition and the \$6.1M GC/CM Wenatchee School District Special Education/Early Training Childhood Center. Patrick will provide estimating oversight for the Food & Farming Center project.

- 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.)

Please refer to 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.

Please refer to Section 6.3 and Attachment B.

- 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.

Snohomish County has hired Hill International as the project manager for this project. The funds for Hill's contract are available and designated for this purpose. We anticipate that Hill will continue their efforts on behalf of the County until project closeout is complete.

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

Snohomish County Parks staff have extensive capital construction experience. The County's Park Planning Supervisor and Project Manager, **Rachel Dotson**, has DB experience from her time as a landscape architect consultant and brings over 18 years of experience in landscape architecture and project management. Her work experience has ranged from parks and recreation, to educational and transportation projects, to large scale public infrastructure projects. Her work is heavily rooted in public projects with a special focus on parks and recreation from planning through design and construction. As a landscape architect, Rachel has worked with Design-Build teams throughout the Puget Sound region since 2008 on the design and construction of projects, including most recently on the Sound Transit East Link, Lynnwood Link, and Puyallup Station Parking and Access Projects.

Hill International

Snohomish County's project management consultant, Hill, has demonstrated successful owner's representative services on the following relevant DB projects: South Sound 911 \$60M DB Public Safety Communications Center; Sound Transit \$227M DB East Link E360 to Microsoft Campus Phase; WSDOT \$17M DB US-395/North Spokane Corridor Shared-Use Path providing DB RFQ/RFP development and procurement assistance; GSA \$43M Foley Courthouse Modernization, City of Spokane \$70M PDB U.S. Riverfront Park Redevelopment Program; City of Richland \$18M PDB City Hall, Pre-Bond services for the \$27M SPFD Sportsplex project, City of Richland \$2.8M PDB Fire Station 74, WSU \$23M Wine Science Center; Spokane Public Facilities District \$55M SPFD Spokane Convention Center Completion project, Bureau of Indian Affairs \$16M K12 Paschal Sherman Indian School, and Spokane International Airport \$16M parking garage. The team's qualifications and experience and the project organizational chart depict the depth, experience and commitment for successful project completion that will benefit Snohomish County, its constituents, and the public.

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

Project Management and Decision-Making – Authority and decision-making responsibility is provided by the Project Committee with implementation by Hill International.

Hill International staff will meet regularly with the Project Committee to discuss project/program needs, milestones and develop strategy recommendations and courses of action for implementing the project. Hill is committed to the day-to-day operations and functioning of the Snohomish County-Hill team and will be responsible to the Project Committee for the project.

The D-B Selection Committee will review the Design-Build Teams' SOQs, Proposals, and interactions during proprietary meetings and interviews to make recommendations of D-B Team shortlisting and D-B selection to the Project Committee.

Communications – Hill International, in partnership with Snohomish County, will use a variety of well-established formal and informal tools to provide effective communications with all of those involved in the project. At the appropriate time the County will publicly advertise the RFQ and post the RFQ. During the RFP phase the Selection Committee will meet with the shortlisted firms in proprietary meetings to discuss project objectives, project approach, concept designs and provide feedback. Once a D-B Team is selected, the Project Committee and Hill International staff will meet with the D-B Team during the design and construction phases and partake in interim reviews of the design to ensure that the County's expectations and vision of the finished project are achieved.

Project progress will be regularly reported to the Project Committee and other stakeholders.

Budget Monitoring – Hill International will be managing and tracking the program finances using the County's account codes. Financial reporting will be provided on a regular basis to the Project Committee and other appropriate stakeholders.

The County 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.

Schedule - The overall project schedule will be provided in the D-B RFQ/P documents. Monthly D-B construction progress updates with a narrative will be a project requirement.

- A brief description of your planned DB procurement process.

The PDB procurement process will be based on a best value approach of qualitative factors and a price factor.

The first phase will be to issue a Request for Qualifications with a project description, published scoring and weighted criteria, proposed project budget and schedule as well as the proposed contract. Submittals will be reviewed and scored by the Selection Committee with technical analysis and input from Hill and Pacifica Law Group's legal counsel as needed. The County intends to shortlist up to a maximum of three firms.

The second phase will be to provide the Request for Proposal documents to the shortlisted firms. The RFP will include the owner's program and technical requirements, and performance specifications. The RFP submittal requirement will include: a project schedule, management approach, DB team experience, bonding capacity and proposal form. An interactive proprietary meeting will be held with each firm during the RFP development phase to allow the teams to receive input from the Selection Committee. The proposal submissions will be evaluated by the Selection Committee who will receive, evaluate, and score proposals from the short-listed teams. Hill and Pacific Law Group's legal counsel will provide technical consultation during this phase. The honorarium for non-selected proposers will be in the range of \$8,000-\$10,000, which is consistent with other projects with similar deliverables during the procurement.

Qualitative factors such as design efficiency, project management plan, schedule, technical factors, exceeding the Project Goals, past and planned utilization of OMWBE firms, and other published criteria will be the primary criteria for selection. The County is considering various options in determining the required selection criteria based on cost or other price related factors.

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

Snohomish County has procured legal services from Pacifica Law Group, Zak Tomlinson, an attorney firm experienced in alternative project delivery to assist in developing the PDB contract terms and conditions. Hill will work together with Snohomish County and Pacifica Law Group to prepare and tailor the RFQ and RFP documents to meet the needs of this project. Snohomish County intends to utilize a modified DBIA 530 Standard Form of Agreement, supplemented with DBIA 535 Standard Form of General Conditions to provide the terms and conditions under which the project will be performed.

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

Please refer to Attachment C.

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

Please refer to Conceptual Layout Attachment, Attachment D.

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.

Snohomish County has had one audit finding related to alleged inadequate internal controls for ensuring compliance with federal subrecipient monitoring requirements. The County had improperly charged portions of the Coronavirus Relief Fund for unallowable expenditures.

The County developed a corrective action plan to ensure existing internal controls clearly delineate federal awards and ensure we comply with Uniform Guidance and 2 CFR 200. The Washington State Auditor accepted the County's planned corrective action.

10. Subcontractor Outreach

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

Snohomish County has recommitted to inclusion of diverse businesses in public works, recently publishing a Public Works DEI Plan. Snohomish County will pilot inclusive contracting tools. We believe that authentic, results-driven inclusion starts with an actionable plan that goes beyond good faith efforts and encouragement. At the minimum we are committed to:

1. Developing Project Specific Inclusion Goals – We are working with our consultants to set realistic, aspirational inclusion goals for every phase and opportunity of the project in professional services, goods, and trades.
2. Outreach and Engagement – The County and project staff will work on reaching out to the diverse business community immediately following PRC approval. The value of this outreach effort is demonstrated through the 12 Statements of Qualification submitted for the recently approved Arlington Operations Center. We will lay a strong foundation as we are bringing on the DB team. We will make sure that advocacy groups and resource centers have accurate and up-to-date information on the project. We will create a project website and continuously keep it updated ensuring diverse businesses hear about the project and start forming teams. We will focus on our immediate county and tribal partners.
3. Mentorship Program – The County is also working with our consultants to develop and launch a public works mentorship pilot program where mentorship will be part of the programmatic outputs of the Arlington Operations Center. We will encourage DB teams to mentor and include DBE/MBE team members in key meetings and allow them to participate in proprietary interactive meetings and interviews.
4. Design-Build Inclusion Requirements – Our procurement documents and contract will require the DB team to develop their own inclusion approach and plan that will include scoring components connected to their past performance their ability to demonstrate meeting the project goals.
5. Transparency and Reporting – The County is committed to posting our inclusion goals, plans and utilization numbers throughout the project. We will require utilization tracking as a percentage of overall construction cost paid out to DBE/MBE firms.
6. Removing Barriers to Participation – We will work to ensure contractual flow-down provisions are achievable for DBE/MBE firms.

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.

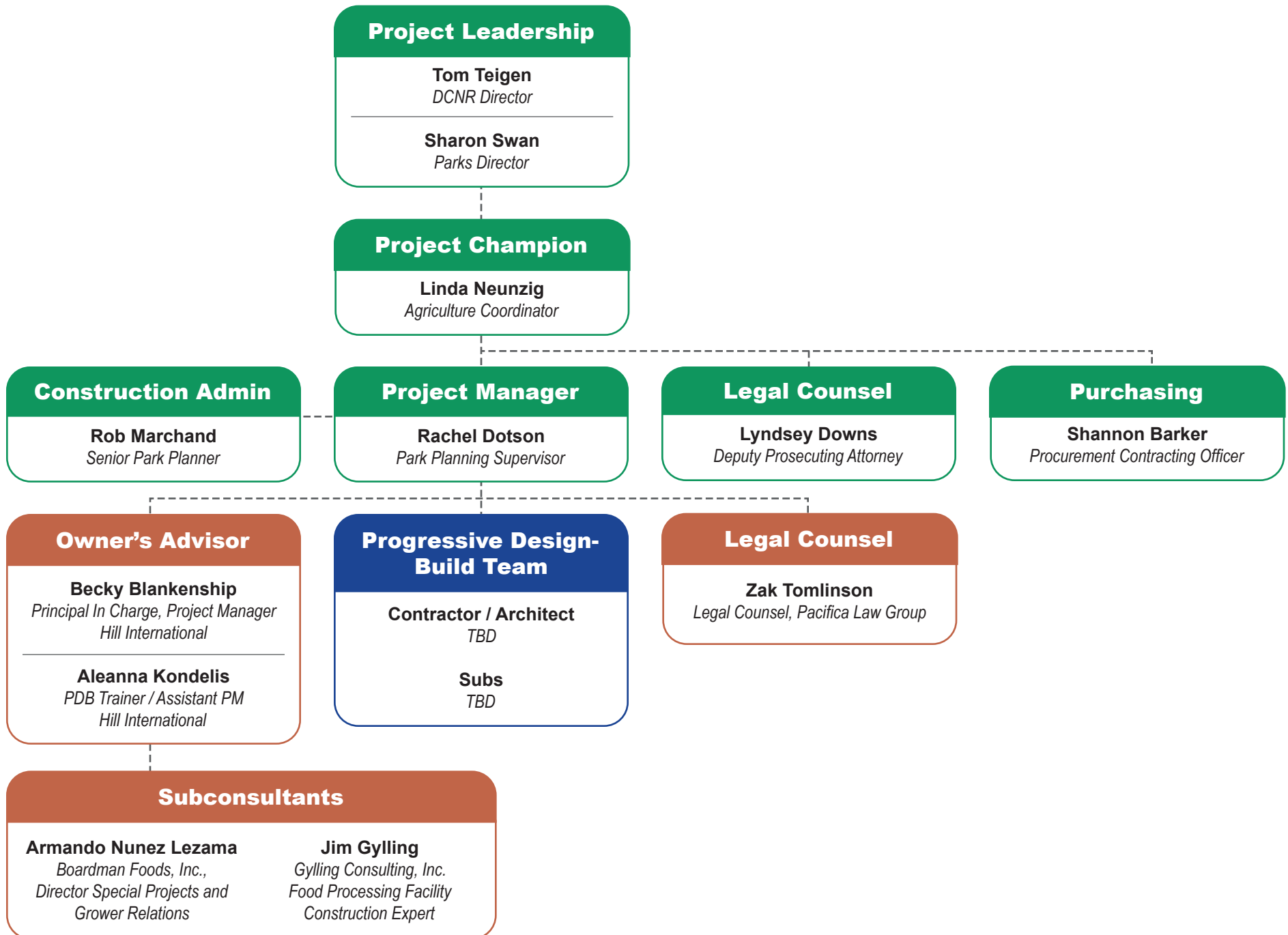
I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: Rachel Dotson

Name: (please print) Rachel Dotson (public body personnel)

Title: Park Planning Supervisor

Date: 5/20/23



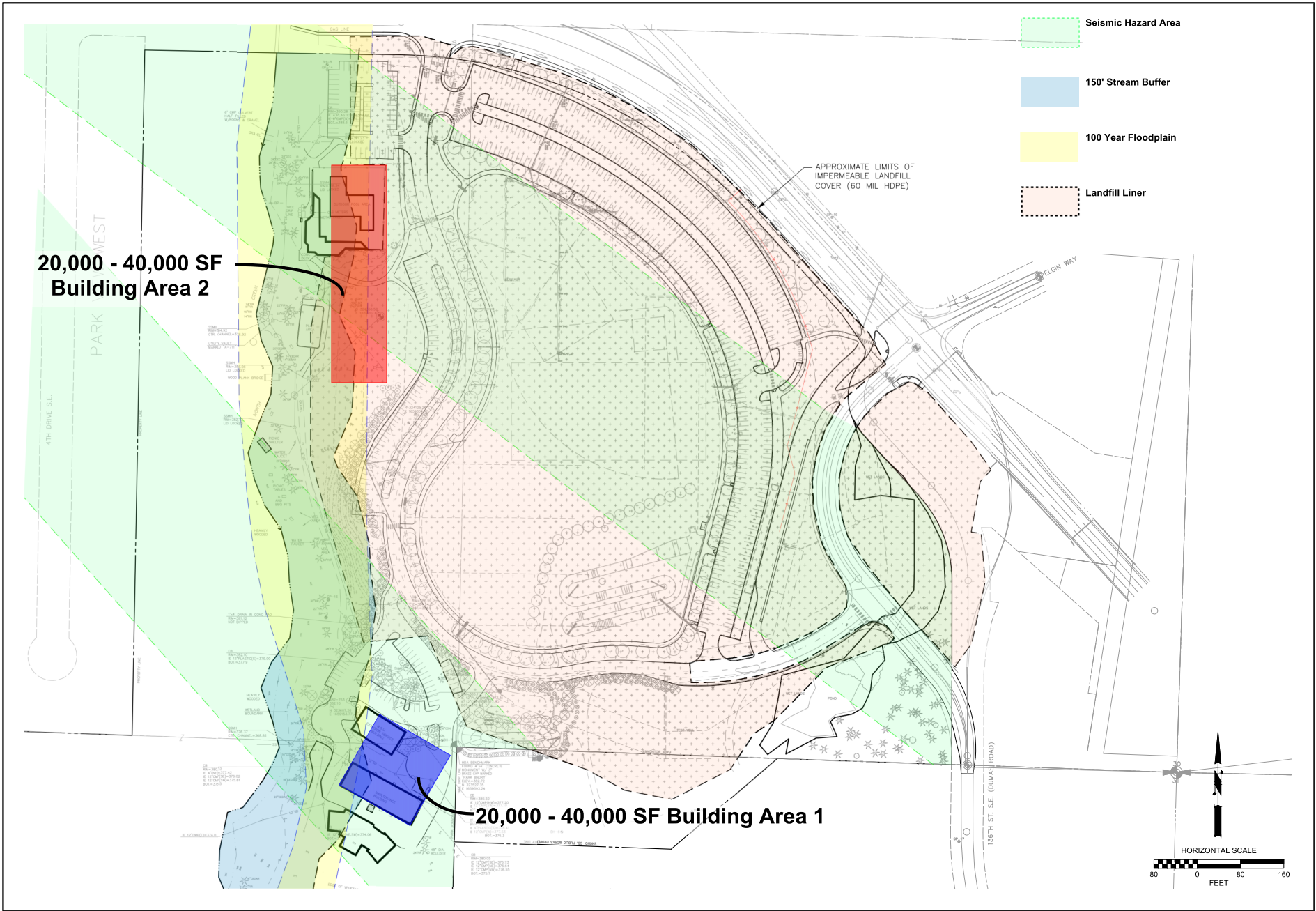
SNOHOMISH COUNTY PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish	
					Planning	Design	Construct			
Rachel Dotson	Rachel will serve as the Project Manager on behalf of the County's DCNR department and will coordinate the efforts of Hill International and the project team. Rachel has 17 years of design and construction project management experience in both the public and private sectors.	City of Seattle North Transfer Station Rebuild	\$65M	GC/CM	sub / PLA	sub / PLA	sub / PLA	February-13	November-17	
		US Army Corps of Engineers, Seattle District FY13 JBLM Barracks - 30% design	unknown	DB	sub / PLA	sub / PLA		2012	2013	
		US Army Corps of Engineers, Seattle District FY13 Wastewater Treatment Plant	\$78M	DB		sub / PLA	sub / PLA		2013	2014
		Sound Transit East Link E335 Downtown Bellevue to Spring District	\$228M	GC/CM			sub / PLA	sub / PLA	January-13	December-21
		Sound Transit Puyallup Station Parking and Access Improvements	\$46M	DB			sub / PLA	sub / PLA	April-20	February-22
		King County Children & Family Justice Center	\$210M	DB	sub / PLA	sub / PLA			2013	2015
		Sound Transit Lynnwood Link (L200)	\$425M	GC/CM			sub / PLA		January-17	November-19
		Sound Transit Redmond Link Extension (R200)	\$732M	DB			sub / PLA		January-19	December-19
		Seattle Public Schools Ingraham High School Addition	\$380M	GC/CM			sub / PLA		November-11	March-12
		Vashon School District High School Addition/Renovation	\$45M	GC/CM	sub / PLA	sub / PLA			November-10	November-11
Edmonds School District Meadowdale Middle School	\$54M	GC/CM	sub / PLA	sub / PLA	sub / PLA		June-08	June-10		
Carol Ohlfs		Mukilteo NOAA Research Station - 30% design for RFP Solicitation Package #1	\$40M	DB	sub/PLA	sub/PLA		June-20	October-20	
Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience										
Aleanna Kondelis, MPA	Aleanna will serve as the 3rd party alternative delivery trainer and project manager. Aleanna has extensive experience leading on overseeing public works construction contracting programs and has held project management and program management roles in capital project delivery prior to leading public works contracting programs.	City of Seattle South Transfer Station	\$51M	DB	Contracts	Contracts	Contracts	2010	2013	
		Diablo Dam Turbine Rewinds (Units 31, 32)	\$10M	DB	Contracts	Contracts	Contracts	2016	2018	
		Seattle Fire Station #32	\$3M	GC/CM	Contracts	Contracts	Contracts	2016	2018	
		Seattle North Transfer Station	\$8M	GC/CM	Contracts	Contracts	Contracts	2014	2017	
		City of Seattle King Street Station	\$10M	GC/CM	Contracts	Contracts	Contracts	2010	2014	
		Elliot Bay Seawall	\$300M	GC/CM	Contracts	Contracts	Contracts	2013	2017	
		UW Seismic Improvements Program	\$30M	PDB	Contracts	Contracts	Contracts	2018	2021	
		UW Hans Rosling Center for Population Health	\$50M	PDB	Contracts	Contracts	Contracts	2018	2021	
		UW Parrington Hall Renovation	\$50M	PDB	Contracts	Contracts	Contracts	2018	2021	
Becky Blankenship Assoc. AIA, DBIA	Becky will serve as the PDB Advisor and Principal-in-Charge for the Food & Farming Center project. She has over 30 years experience in civil engineering, architecture and construction, in these roles, Becky has managed over 30 design build projects.	Sound Transit East Link E360 to Microsoft Campus Phase	\$227M	DB				PIC	Jun-21	Present
		South Sound 911 Public Safety Communications Center	\$60M	DB				PIC	Jun-21	Present
		Richland Public Safety 76	\$12M	PDB	PM	PM			Jun-21	Present
		Pasco Zone 3 Water Reservoir	\$12M	PDB	PDB Advisor				Apr-21	Dec-22
		WSDOT Dayton Avenue Facility Improvements	\$38M	DB				PIC	Jun-21	Mar-22
		Spokane Public Library Bond Projects	\$77M	GC/CM		PM			Sep-19	May-21
		North Mason Regional Fire Authority Headquarters Station	\$10M	PDB	PM	PM	PM		Feb-20	Apr-22
		Boardman Fire Station #81	\$6.5M	PDB	PM	PM/PIC	PIC		Jul-20	Present
		West Richland Police Station	\$12M	PDB	PM	PM	PIC		Jul-20	Jan-22
		Morrow County Administrative Building	\$6.8M, 24K SF	PDB	PDB Advisor	PM	PDB Advisor		Aug-19	Present
		Richland Public Safety Facilities 73 & 75	\$9.5M, 22K SF	PDB	PM	PM	PM		Feb-20	Sep-21
		Richland City Hall	\$18M, 44K SF	PDB	PM	PM	PM		Jul-16	Oct-18
		WSU Tri-Cities Student Union	\$4M, 9.6K SF	PDB	PM	PM	PM		Sep-15	Jun-17
		Fire Station #74	\$3.4M, 12K SF	PDB	PM	PM	PM		Jun-14	Jun-16
		Gonzaga University John G. Hemmingson Center	\$52M, 169K SF	D-B	NA	PM	PM		Jun-12	Apr-14
Spokane Central Service Center	\$15.6M, 57K SF	D-B	PM	PM	NA		Aug-13	Apr-14		
Tracy	Tracy will serve as the construction manager for the Food & Farming Center project. She has extensive experience in various construction management roles, and has assisted in managing the construction of three Progressive Design Build projects.	Richland City Hall	\$18M, 44K SF	PDB	Assist PM/CM	Assist PM/CM	Assist PM/CM	Jul-16	Oct-18	
		WSU Tri-Cities Student Union	\$4M, 9.6K SF	PDB	Assist PM/CM	Assist PM/CM	Assist PM/CM	Sep-15	Jun-17	
		Fire Station #74	\$3.4M, 12K SF	PDB	Assist PM/CM	Assist PM/CM	Assist PM/CM	Jun-14	Jun-16	
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM	Assist PM/CM	Assist PM/CM	Assist PM/CM	Jul-14	Nov-16	
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM	Assist PM/CM	Assist PM/CM	Assist PM/CM	Jul-14	Oct-16	
Lorraine Mead PE, LEED AP, DBIA	Lorraine will serve as the Scheduler for the Arlington Operations Center project; 30+ years experience in PM/CM, project controls and scheduling	North Mason Regional Fire Authority Headquarters Station	\$10M	PDB	PM	PM	PM	Nov-21	Present	
		Morrow County Administrative Building	\$6.8M, 24K SF	PDB			PM	Aug-21	Present	
		Spokane U.S. Pavilion	\$20.5M, 70K SF	PDB		CM	CM	Jan-18	Oct-19	
		WSU, Wine Science Center	\$23.2M, 40K SF	DB	CM	CM	CM	May-12	Jan-14	
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM	Scheduler	Scheduler	Scheduler	Jul-14	Nov-16	
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K SF	GC/CM	Scheduler	Scheduler	Scheduler	Jul-14	Oct-16	
		Tallgrass Prairie Admin and Visitor Center	\$45M, 8.5K SF	DB	CM	CM	CM	Aug-11	May-12	
Patrick McChord	Patrick McChord will serve as the Senior Estimator for the	Morrow County Administrative Building	\$6.8M, 24K SF	PDB	PM			Aug-19	Feb-20	
		City of Richland, City Hall	\$16M, 44K SF	PDB		CM	CM	May-16	Jul-19	

SNOHOMISH COUNTY PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
Patrick McCord DBIA	Arlington Operations Center project: 30 years experience with public works and negotiated private construction experience; served as PM for general contractor	City of Airway Heights, Recreation Center	\$14.6M, 40K SF	PDB	PM/CM	PM/CM	PM/CM	Nov-16	Aug-19
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B		CM	CM	Oct-12	Feb-15
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM		CM	CM	Jul-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM		CM	CM	Jul-14	Oct-16

Snohomish County Parks - Public Works Construction History												
No.	Project Name	Contractor	Project Description	Total Project Cost	Delivery Method	Planned Start	Actual Start	Planned Finish	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
PW-22-011SB	2022 Pavement Repairs & Seal Coat at Multiple Sites	Pony Up Parking Lots	Pavement Repairs & Seal Coat at Multiple Sites	ongoing	DBB	Aug-22	Jan-23	Jun-23	n/a	\$ 574,844.23	\$ 630,560.24	procurement delay, change orders due to field conditions
PW-22-004SB	Whitehorse County Park Expansion, Phase 2	Konnerup	Ballfield improvements	ongoing	DBB	Apr-22	Apr-22	Dec-22	Dec-22	\$ 935,150.65	\$ 1,024,618.32	change orders due to site conditions
PW-22-005SB	SR 530 Slide Memorial	Konnerup	Memorial park site construction	ongoing	DBB	Sep-22	Sep-22	Dec-23	n/a	\$ 3,658,123.00	\$ 3,672,462.70	n/a
PW-002-21SB	Meadowdale Beach Park and Estuary Reconstruction	Strider	Park and estuary improvements	ongoing	DBB	Apr-21	Jun-21	Dec-22	n/a	\$ 8,301,448.40	\$ 9,362,367.34	time extension due to wildfires, change orders due to field conditions
PW-010-20SB	Culvert Replacement Centennial Trail	Kamins Constructions	Culvert replacement construction	\$ 583,879.21	DBB	Jul-20	Jul-20	Oct-20	Oct-20	\$ 583,879.21	\$ 583,879.21	n/a
PW-012-20SB	Whitehorse Trail Campground	Konnerup	Campground site improvements	\$ 1,159,226.48	DBB	Aug-20	Aug-23	Dec-22	May-23	\$ 1,056,210.00	\$ 1,165,076.48	permitting delays, change orders due to field conditions
PW-011-20SB	ADA Restroom Replacement – Wenberg Park	BCN Construction	Replacement of park restroom	\$ 212,244.67	DBB	Aug-20	Oct-20	Dec-20	May-21	\$ 162,129.24	\$ 214,781.13	time delay due to covid, change orders due to field conditions
PW-082-19SB	Pavement Repairs & Seal Coat, Multiple Locations	Central Paving	Pavement Repairs & Seal Coat at Multiple Sites	\$ 292,361.22	DBB	Nov-20	Jan-20	Mar-21	Nov-21	\$ 282,828.00	\$ 314,673.69	change orders due to site conditions
PW-075-19SB	Culvert Repair, West Lake Roesiger	Razz Construction	Culvert repair	\$ 164,953.85	DBB	Sep-19	Sep-19	Dec-19	Dec-19	\$ 164,953.85	\$ 164,953.85	n/a
PW-055-19SB	Entrance Reconstruction, Flowing Lake County Park	Terra Dynamics	Entrance paving reconstruction improvements	\$ 2,310,072.83	DBB	Oct-19	Oct-19	Jul-20	Oct-21	\$ 2,134,440.00	\$ 2,363,809.34	change orders due to field conditions
PW-020-19SB	Cavalero Park Improvements	McCann	Park site improvements construction	\$ 3,329,367.92	DBB	May-19	Jun-19	Jun-20	Jun-21	\$ 3,180,461.95	\$ 3,329,367.92	change orders due to design changes and site conditions
PW-010-19SB	Esperance Park Improvements	RRJ Company	Park site improvements construction	\$ 1,393,117.53	DBB	Apr-19	Apr-19	Dec-19	Jun-20	\$ 1,285,027.30	\$ 1,403,232.60	change orders due to design changes
PW-086-18SB	Pavement Repairs & Seal Coat	Superior Asphalt	Pavement Repairs & Seal Coat at Multiple Sites	\$ 303,059.87	DBB	Oct-19	Dec-19	Mar-20	Sep-20	\$ 205,250.00	\$ 303,059.87	change orders due to site conditions
PW-024-18SB	Asphalt Overlay, Flowing Lake Park	Fidalgo Paving	Asphalt pavement overlay	\$ 103,919.73	DBB	May-18	May-18	Jun-18	Jun-18	\$ 103,919.73	\$ 103,919.73	n/a
PW-063-17SB	Wenberg Boat Launch & Waterfront Restoration	Strider	Park site improvements construction	\$ 3,166,772.74	DBB	Oct-17	Mar-18	n/a	Jun-19	\$ 2,959,151.20	\$ 3,166,772.74	change orders due to design changes
PW-044-17DF	Lake Stickney Improvements Phase One	Matia	New park site construction	\$ 1,121,776.37	DBB	Jul-17	Jul-17	May-18	May-18	\$ 1,112,734.16	\$ 1,121,776.37	n/a
PW-027-17DF	Pavement Preservation, Pavement Repairs & Seal Coat	Superior Asphalt	Pavement Repairs & Seal Coat at Multiple Sites	\$ 242,279.48	DBB	Jul-17	Sep-17	Nov-17	Aug-18	\$ 231,828.60	\$ 242,279.48	time extensions requested by contractor
PW-010-17DF	Flowing Lake Campground Expansion	Glacier Environmental	Campground site improvements	\$ 340,567.42	DBB	Apr-17	Apr-23	May-23	Jun-17	\$ 247,710.00	\$ 340,567.42	change orders due to existing utility conditions, design changes, and trees
PW-006-17DF	Kayak Point Campground Improvements	Interwest Constructio	Campground site improvements	\$ 803,283.19	DBB	Mar-17	Mar-17	Aug-17	Aug-17	\$ 513,729.00	\$ 803,283.19	change orders due to existing utility and site conditions

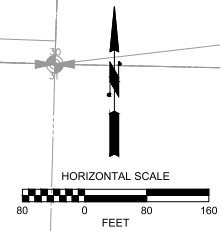


20,000 - 40,000 SF
 Building Area 2

20,000 - 40,000 SF Building Area 1

- Seismic Hazard Area
- 150' Stream Buffer
- 100 Year Floodplain
- Landfill Liner

APPROXIMATE LIMITS OF
 IMPERMEABLE LANDFILL
 COVER (60 MIL HDPE)



REVISIONS

DATE	BY	REASON
01/23/2023	RD	CHK
	RD	DATE
		JOB #
		F/B #
		SCALE

Snohomish County
 WASHINGTON
 Parks and Recreation Division
 6705 Puget Park Drive Snohomish, WA 98296

MCCOLLUM PARK
 600 128TH ST SE
 EVERETT, WA 98208
 EXISTING CONDITIONS

DRAWING:
L-2
 PERMIT SET