

SNOHOMISH COUNTY, DEPT OF CONSERVATION & NATURAL RESOURCES; PARKS & RECREATION – PROG DESIGN BUILD SNOHOMISH COUNTY FOOD AND FARMING CENTER PROJECT

1. The projected total cost of the project estimates the total project construction costs including construction contingencies to be \$30,000,000. Please advise what portion of the \$30,000,000 has been allocated for construction contingency.

We anticipate that the Design-Builder will begin Phase 1 withholding up to 20% of the target construction cost as contingency and reduce that value as the design continues to be developed in Phase 1. The percent of construction contingency set at the time of the Phase 2 GMP amendment will depend on how far the design is developed, but no less than 5%. This decision will be made with input from all key team partners before establishing the final GMP.

2. The last sentence of the Funding Status response states the “County is able to issue a non-voted bonds for any remaining monies that cannot be raised separately.” Please confirm the county will issue non-voted bonds for any funding that cannot be raised separately.

*Confirmed, the County **will** issue a non-voted bond should fund raising fall short.*

3. The Design Phase duration located in the Anticipated Project Design and Construction Schedule says “Q2 2024”. We understand that to mean you intend to start and complete the design phase and be permitted to begin the construction phase at the end of Q2 2024 – all in 3 months. Please explain how this is possible for a 50,000 sf to 70,000 sf building that has a combination of flexible office/classroom space, a year-round indoor farmers market, a commercial kitchen, a food processing, aggregation, and distribution center all with cold storage and points of sale for local farm products.

A revised schedule will be included in our presentation. There was a typo in the year for the last 3 lines, Design phase is anticipated to run through Q2, 2025, allowing 12-15 months for design and permitting. Note, these dates are target dates - since the project will be Progressive Design Build, there will be some flexibility regarding the timing (and overlap) of the transition from design to construction phases.

4. Please identify the planned % amount of time for the procurement phase, the design phase, and the construction phase for each of the following team members:

Assuming that the FFC project is considered 100% of the time, the following is proposed:

- Rachel Dotson, Project Manager is 100% through each phase
- Rob Marchand, County Construction Administration, as needed during design, 10% during construction
- Becky Blankenship, Owners Advisor is 20% for procurement and design, 10% in construction

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: June 22, 2023

- Aleanna Kondelis, Owners Advisor is 50% for procurement and design, 40% in construction

Other staff will augment through each phase as indicated in our project organizational chart and Attachment B.