



New Snohomish County Courthouse

**State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)**

**Application for Project Approval
GCCM Delivery**

**Submitted by
Snohomish County Facilities Management
March 29, 2013**

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL

TO USE THE

GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GCCM)
or DESIGN-BUILD (D-B) ALTERNATIVE CONTRACTING PROCEDURE

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9. *(Note: A **Public Body** that is certified to use the GCCM procedure and is seeking approval to use this procedure on a GCCM project with a total project cost of less than **\$10 million** is not required to submit information for Questions 7 or 8.)*

1. Identification of Applicant

(a) Legal name of Public Body (your organization):

**Snohomish County
Facilities Management**

(b) Address:

**6th Floor Drewell Building
3000 Rockefeller M/S 404
Everett, WA 98201-4046**

(c) Contact Person Name:

**Jeff Hencz
Special Projects Manager**

(d) Phone Number: **425-388-3154**

Fax: **425-388-7008**

E-mail: **Jeff.Hencz@snoco.org**

2. Brief Description of Proposed Project

Please describe the project in no more than two short paragraphs.

The New Snohomish County Courthouse is being built to replace the existing courthouse with a facility that meets modern building codes, security requirements and Snohomish County Court's needs. In addition, the project team will address limited remodel and upgrades to the historic "Mission Building" on the Snohomish County campus.

Being constructed adjacent to the existing courthouse, the planned 161,000 sq. ft. facility will replace the current 20 courtrooms and support facilities with similar spaces in a modern configuration.

An experienced GCCM user, Snohomish County Facilities Management selected GCCM delivery for this project due to the complexity of justice facilities, the accelerated delivery schedule, collaboration and cost predictability available with GCCM.

3. Projected Total Cost for the Project:

Note: By law, the D-B contracting procedure cannot be used unless the total cost of the project is over \$10 million. Although there is no total project cost requirement for using the GCCM contracting procedure, every applicant must provide the information requested in Question 3.

A. Project Budget

Courthouse Construction GMP, including GCCM Contingency	49,000,000
Existing Mission Building Renovations	2,600,000
Owner Work; Abatement, Utility Connections, Signage	800,000
Cost of Professional Services: AE, CM, Reimbursables	7,000,000
Sales Tax	5,300,000
Artwork Allowance	500,000
Owner Equipment & Furnishings	2,000,000
Owner Construction Contingencies	5,000,000
Other related project cost; Testing, Permits, Owner Staffing, Legal, Cx	<u>2,800,000</u>
Total	\$75,000,000

B. Funding Status

Please describe the funding status for the whole project.

(If funding is not available, please explain how and when funding is anticipated)

Funding for debt service was authorized as part of the 2013 budget by the Snohomish County Council. The bond ordinance hearing authorizing the sale of \$75 million in bonds dedicated to the Courthouse project on March 20th, 2013. The County will go out to the bond markets in early April for full funding of the project.

4. Anticipated Project Design and Construction Schedule

Please provide:

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired. *(See Attachment B for an example schedule.)*

Project Milestones:

Retain Architect	March, 2013
Retain Project Manager	March, 2013
Submit PRC Application	April 1, 2013
PRC Presentation	April 25, 2013
Issue GCCM RFQ	April 26, 2013
Shortlist, Interview, Select GCCM	June, 2013
Programming	April - July 2013
Schematic Design	July - Nov 2013
Design Development	Nov 2013 - May 2014
Construction Documents (phased packaging)	May 2014 - Feb 2015
Early Site Work	Summer / Fall 2014
Building Construction	Jan 2015 - April 2016

- If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GCCM or D-B contracting procedure.

N/A

5. Why the GCCM or D-B 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:

For GCCM projects:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed? . *(Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 9.)*
- If involvement of the GCCM is critical during the design phase, why is this involvement critical?
- If the project encompasses a complex or technical work environment, what is this environment?
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

The New Snohomish County Courthouse meets five of the five GCCM criteria listed above.

Complex phasing and scheduling is involved

The most efficient, least-risk schedule involves starting the site development activities in the summer and fall of 2014 and proceeding with critical path procurement and construction as construction documents are completed. GCCM supports phased release and execution of bid packages including early procurement of critical building components. Subject to confirmation with our selected GCCM, we are currently planning four major bid packages: sitework and utilities, structures, exterior closure, and interior finishes.

Construction is at an occupied site

As currently planned the New Courthouse will be located immediately north of the existing courthouse fronting on Wall Street in Everett. To maximize the use of the site, the new building will be in very close proximity to the existing courthouse requiring close coordination for safety, deliveries and noise mitigation. This close coordination and temporary protection will be required during construction of the new courthouse as well as demolition of the then unused facilities.

GCCM involvement is critical during the design phase

In order to maximize the value of limited allocated funds, increase the budget and schedule predictability, and coordinate the complex security and access control systems, GCCM involvement is critical. In addition, the Snohomish County team is strongly considering using MCCM and ECCM subcontracting to further enhance team coordination, early buyout and project risk mitigation.

The project involves complex and technical work environment

Complex and technical systems within a courthouse environment includes but is not limited to: security and access controls, prisoner handling and holding, evidence handling and storage, sophisticated HVAC controls, secure elevators, audio visual and evidence presentation systems.

The project involves work on building with historic significance

Limited but risky selective mechanical, electrical and architectural upgrades are planned for the Mission Building currently being used by Snohomish County Superior Court. Originally built as the County Courthouse in 1911, the Mission Building is on both federal and state historic registers.



1967 Annex (to be replaced, left), 1911 Mission Bld. (to be renovated, right)

6. Public Benefit

In addition to the above information, please provide information on how use of the GCCM or D-B 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.

GCCM will benefit the public by increasing predictability of delivery and reducing financial risks

By engaging the contractor early and building an integrated design and construction team to support decision making, accurate estimating, and staged buyout, overall predictability of delivery is increased and the risk of over-budget bidding is reduced.

Attracting a highly qualified contractor pool to a project of this scale is more likely with GCCM

A project of this scale is biddable by only a few of the region’s general contractors, many of whom would be unlikely to bid the project in a design-bid-build delivery model. These same contractors and high-quality MEP subcontractors have already expressed interest if the project is delivered using GCCM.

Planning, coordinating and executing complex building systems is best done with collaboration between designers and builders throughout the process.

GCCM construction supports close collaboration during design, buyout, and construction and the use of modern technologies including Building Information Modeling, Virtual Design and Construction and early award of mechanical / electrical subcontracts through ECCM and MCCM.

7. Public Body Qualifications

Please provide:

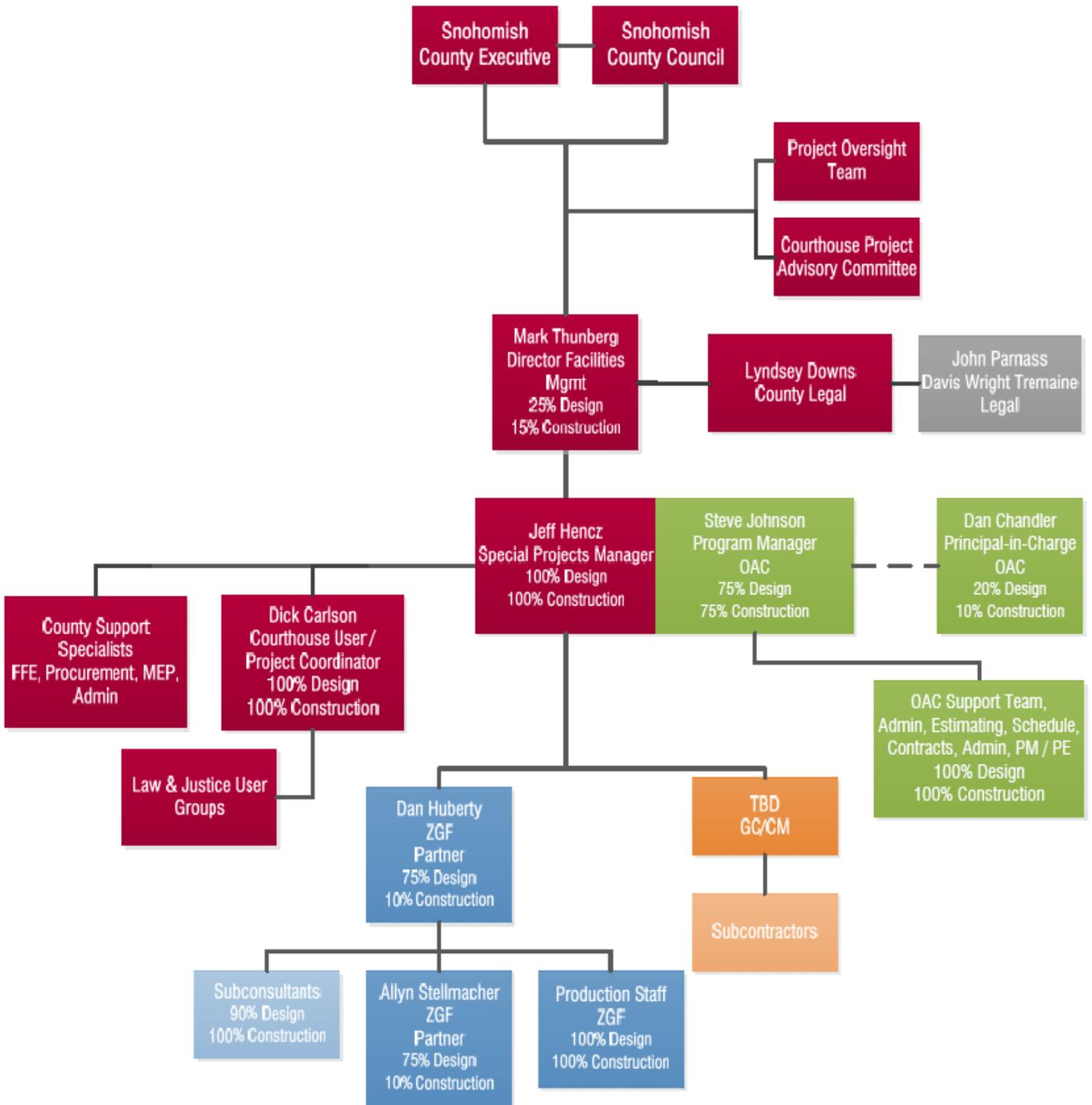
- A description of your organization's qualifications to use the GCCM or D-B contracting procedure.
- A **Project** organizational chart, showing all existing or planned staff and consultant roles. *Note: The organizational chart must show the level of involvement and main responsibilities anticipated 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.)*
- Staff and consultant short biographies (not complete résumés).
- Provide the **experience and role on previous GCCM or D-B projects** for each staff member or consultant in key positions on the proposed project. (See Attachment D for an example.)
- The qualifications of existing or planned for 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.*
- The qualifications of an interim project manager until your organization has employed staff or hired a consultant as the project manager. Also indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve. *Note: This information is required only if your organization has yet to select a project manager at the time of application.*
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned GCCM or D-B procurement process.
- Verification that your organization has already developed (or provide your plan to develop) specific GCCM or D-B contract terms.

Led by an experienced in-house capital project management team, Snohomish County has retained OAC Services to augment internal staff and provide enhanced public sector GCCM experience.

As described further below, **Jeff Hencz** will be the County's overall project manager responsible to deliver a project that meets the needs of Snohomish County Courts on time and within budget. Other Snohomish County staff assigned to the project will assist Jeff with managing users, defining user requirements, reviewing facility needs, obtaining executive approvals and providing adequate funding.

OAC Services has been retained to augment in-house project management staff and provide specific expertise in GCCM procurement, MACC negotiations, and team integration. Led by Senior Program Manager **Steve Johnson**, a team of OAC project management, controls and administrative professionals will support Snohomish County. OAC principal **Dan Chandler** will support the team with Washington GCCM expertise including procurement, integration and negotiations.

Project Organization Chart—Snohomish County Justice Center



(Some project team members omitted for brevity—other key team members listed below)

Snohomish County Justice Center Project Team

Mark Thunberg
Director Facilities Management
Snohomish County

Mark brings over 30 years of facilities management experience including construction project management and will have executive oversight of the project team. Mark will be a resource to the owner's representatives, OAC and the project team. Mark has extensive experience in negotiated project delivery in the private sector including projects up to \$300M.

Jeff Hencz
Special Projects Manager
Snohomish County

Jeff brings over 30 years of design and construction project management experience to the Courthouse project and will manage the overall project development in collaboration with OAC. Jeff will be the primary owner's representative for the County responsible for budget, schedule and management of the project team working closely with OAC to implement the GCCM contracting procurement process. Jeff has extensive prior experience as a Senior Project Manager in the private sector primarily managing large, negotiated construction projects.

Dick Carlson
Special Projects Coordinator
Snohomish County

Dick brings over 30 years of facilities design and construction experience and will serve as liaison between project staff (including Architect, & Contractors) and separately elected law and justice officials, county council, and others. Dick will provide subject matter expertise in design, phasing, and construction of law and justice facilities. Dick's relevant experience includes; Snohomish County Justice Center Master Plan (Pre-Design); Snohomish County Superior Court remodel, Juvenile Justice Center, and King County Department of Youth Services. Dick has helped deliver GCCM and DBB projects.

Lynn Gray
Facilities Project Leader
Snohomish County

Lynn brings 25 years of Snohomish County public work experience including facilities design, construction, project management, construction administration and purchasing. Lynn will serve as owner lead regarding FF&E and relocations. Lynn's relevant experience includes Snohomish County Campus Redevelopment, Juvenile Justice Center, Courthouse & Mission building remodels and as well as extensive space planning and move/add/change projects for all law & justice departments. Lynn has helped deliver all types of public work projects including GCCM.

Michael Richter
Facilities Building Systems Engineer
Snohomish County

Michael brings over 25 years of project and process engineering experience including facilities electrical, mechanical and security systems. Michael will serve as owner technical lead regarding plumbing, mechanical, electrical and life safety & security systems as well as building management controls. Michael's relevant experience includes Snohomish County jail security modernization, campus energy upgrades and extensive heavy industrial process/project engineering in the private sector.

Steve Johnson
Senior Program Manager
OAC Services

Steve has over 30 years of project and program management experience including many large, complex and high security projects for Microsoft Corporation, the Seattle Art Museum and public sector clients. Steve is an expert at building high functioning, integrated Owner-Architect-Contractor teams. Steve's public sector project experience includes a support role on the Northshore High School (GCCM) and Project Manager on the Billings Empire Parking Garage (DB). Steve will assist Jeff Hencz in the oversight of the GCCM and ZGF, managing procurement, contract negotiations and team leadership.

Dan Chandler, PE, AIA
Principal
OAC Services

Dan brings over 30 years of industry experience including 18 public GCCM projects, eight public DB projects and over 50 private negotiated projects. Dan has been active in alternative public works delivery since 1994 proposing as a contractor on one of the first GCCM projects through his vice chair role today on the Project Review Committee. Dan has written and spoken extensively on the topic of alternative delivery including white papers for the University of Alaska and Microsoft Corporation. Dan's role on the project is to be the subject matter expert in GCCM procurement, contracting and subcontractor procurement. See Attachment D for additional information on OAC's in-house GCCM training.

OAC Support Staff
OAC Services

Along with Steve as overall Program Manager, OAC will be assigning other key support staff. A Project Engineer will be assigned to manage technical details including submittals, RFI's, photo documentation and other duties. A Project Coordinator will be assigned to manage all project documentation, coordinate project meetings, and serve the administrative needs of Snohomish County and OAC project staff.

John Parnass
Partner
Davis Wright Tremaine

John is a construction lawyer advising clients on public and private infrastructure projects, including transit, water/wastewater systems, roads and bridges and tunneling projects, as well as large commercial, medical, sports and educational facilities. His practice is equally divided between preventive counseling and formal dispute resolution. John's relevant alternative delivery experience includes work for Sound Transit, a regional wastewater utility, and a museum authority. John will be advising Snohomish County and OAC on GCCM procurement, contracting and subcontracting.

Dan Huberty, FAIA
Partner
ZGF Architects

Dan provides project management and technical design leadership as a partner of ZGF's Seattle office. For the last four decades, he has served as partner-in-charge on select corporate, academic and institutional projects. Dan will serve as the overall design project manager overseeing ZGF's as well as subconsultant staff. Dan is a strong supporter of negotiated project delivery including GCCM in the public sector. His relevant project experience includes many large local public and private projects including Providence Regional Medical Center in Everett.

Allyn Stellmacher, AIA
Partner
ZGF Architects

As a design partner in Seattle, Allyn provides design leadership for a wide variety of projects, both in the public and private sectors, many of which have been complex and multi-phased, and have required working closely with user groups throughout design to build consensus amongst stakeholder groups. Allyn will serve as the overall design lead for the project. His relevant GCCM project experience includes several large local UW projects, King Street Station and WSU projects.

ZGF Production Staff
ZGF Architects

Along with Dan as Project Manager and Allyn as Design Partner, ZGF will employ a full compliment of technical professionals to design the project, work closely with Snohomish County, OAC and the GCCM staff. ZGF supports all modern design tools is fully versed in collaborative project delivery including GCCM, BIM and VDC methods.

ZGF Subconsultants
Heery, MKA, Flack + Kurtz, Sparling

Along with the ZGF staff a full complement of engineering and other consultants have been contracted. All project team members are experience in GCCM or similar collaborative construction delivery processes in either the public or private sectors.

Organizational Controls

As a very experienced owner-builder, Snohomish County Facilities Management has extensive project controls and reporting systems to manage the scope, schedule, and budget, and report progress to users, elected officials, and the public. Jeff Hencz and Steve Johnson will utilize Snohomish County's standard project budgeting tools, procurement processes and project management websites to manage communications and monitor progress. Detailed schedule and budget progress will be monitored and reported using OAC's tool set and reporting up to county officials..

Procurement including the GCCM will be supported by Snohomish County Purchasing department in close concert with OAC and legal counsel. Extensive project status reporting will initiate with OAC including weekly and monthly project updates via email and use of the County's SharePoint site for quick information access by the project team and County stakeholders.

Planned GCCM Process

Snohomish County is planning to use a modified AIA133/CMC owner agreement along with modified AIA201 general conditions developed in close coordination with County procurement, legal, and their counsel. In addition, Snohomish County is planning on a comprehensive Pre-Construction Services scope of work and General Requirements (Division 01) that will be coordinated thoroughly with the modified AIA documents for the GCCM construction procurement within Washington State.

Preparation of the GCCM RFP and selection process will be based on an OAC standard form and modified with the latest lessons learned including that from other public owners. This process will include selection criteria, interviews and final selection evaluations.

Recent modifications to OAC's procurement process include extensive GCCM interviews, jobsite visits and detailed Specified General Conditions Cost Responsibilities Matrix. Our overall goal is to select the most highly qualified and compatible GCCM contractor at a competitive fee structure.

GCCM Procurement

Snohomish County is planning on using a three-phased GCCM selection model:

1. Public outreach followed by a Request for Qualifications, and Approach
 - a. Focusing on relevant experience, proposed team and approach
 - b. Short list for interviews—three, possibly four firms
2. Extensive interviews, site and office visits
 - a. Focusing on team members proposed
3. Fee and Specified General Conditions Bidding
 - a. Focusing on competitive but reasonable fees

8. 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: (*labeled Att. 'E'*)

- 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 B.

9. 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 Attachment C.

10. Resolution of Audit Findings on Previous Public Works Projects

The County has not had any financial statement or accountability findings in the last five years. The County has had a few grant related findings in recent years, but those were not related to construction contracts.

Caution to Applicants

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria 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 the information requested by the PRC. . You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GCCM or D-B contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GCCM or D-B process. You also agree that your organization will complete these surveys within the time required by CPARB

Signature  _____

Name (please print): Jeff Hencz

Title: Special Projects Manager

Date: April 1, 2013

ATTACHMENT “A” Team Experience

The following table lists some (but not all) of the relevant Alternative Delivery Experience of the SNOHOMISH COUNTY team.

Name	Summary of Experience	Projects	Constr. Budget	Procurement Type*	Role During Project Phases		
					Pre-Design	Design	Construction
Mark Thunberg	Director, Facilities Management Snohomish County	Safeco Westminster Data Center Multiple Microsoft Bldgs Pacific First Center Century Square	\$30MM Varies \$300MM \$150MM	Negotiated Negotiated Negotiated Negotiated	Owner Rep Owner Rep Owner Rep	PM Owner Rep Owner Rep Owner Rep	PM Owner Rep Owner Rep Owner Rep
Dick Carlson	Special Projects Coordinator, Snohomish County	Sno Co Justice Center Master Plan Sno Co Courthouse remodel Sno Co Juvenile Justice Center King County Juvenile Justice Center	\$450K \$9M \$26M \$17M	N/A GCCM GCCM D/B	PM Owner Rep Owner Rep Owner Rep	Owner Rep Owner Rep Owner Rep	Owner Rep Owner Rep Owner Rep
Jeff Hencz	Special Projects Manager, Snohomish County	Safeco Redmond Campus Expansion Safeco 2 nd & Seneca Relocation Safeco 4 th & Madison Relocation Safeco NW Region Renovation	\$155M \$26.5M \$44.5M \$13.5M	Negotiated Negotiated Negotiated Negotiated	Senior PM Senior PM Senior PM Senior PM	Senior PM Senior PM Senior PM Senior PM	Senior PM Senior PM Senior PM Senior PM
Lynn Gray	Facilities Project Leader, Snohomish County	Sno Co Campus Redevelopment Initiative Sno Co Juvenile Justice Center Sno Co PW Maint Operations Center Sno Co Emergency Operations Center Historic Mission Building Upgrades	\$180M \$26M \$27M \$4.3M \$1.2M	GCCM GCCM DB DB DB	Owner Rep/ PM Remodel Owner Rep Owner Rep PM PM	Owner Rep/ PM Remodel Owner Rep Owner Rep PM PM	Owner Rep/ PM Remodels Owner Rep Owner Rep PM PM
Mike Richter	Building Systems Engineer, Snohomish County	Longview Kraft Modernization Plymouth NC Recovery Boiler Repair R&D design build explosion proof Lab 30MW steam turbine rebuild Valliant Ok Sno Co Jail Security Upgrades	\$400M \$27M \$2M \$2.5M \$2M	Negotiated Negotiated Negotiated Negotiated	Owner Rep Project Eng Project Eng Owner Rep Owner Rep	Owner Rep Project Eng Project Eng Owner Rep Owner Rep	Project Engineer Project Engineer Project Engineer Project Engineer Project Engineer Owner Rep

The following table lists some (but not all) of the relevant Alternative Delivery Experience of the SNOHOMISH COUNTY team.

Name	Summary of Experience	Projects	Constr. Budget	Procurement Type*	Role During Project Phases		
					Pre-Design	Design	Construction
John Parnass	Partner, Davis Wright Tremaine	Snohomish County CRI City of Everett WPCF SAFECO Field Lake Washington School District (representing GCCM)	\$60M \$40M \$230M \$100M+	GCCM GCCM GCCM GCCM	Legal	Legal	Legal
Steve Johnson	Senior Program Manager, OAC Services	Empire Parking Garage, Billings, MT High Technology Conference Center High Technology Office Building High Technology Manufacturing	\$40M \$60M \$200M \$60M	Public DB Negotiated Negotiated Negotiated	Prog Mgr Prog Mgr Prog Mgr Prog Mgr	Prog Mgr Prog Mgr Prog Mgr Prog Mgr	Prog Mgr Prog Mgr Prog Mgr Prog Mgr
Dan Chandler, PE, AIA	Principal, OAC Services	Mason General Hospital US Federal Courthouse, Billings, MT Northshore High School Four Clover Park Elementary Schools Northside Residence Hall, WSU	\$40M \$80M \$92M \$140M \$35M	GCCM Public DB GCCM GCCM Public DB	PM PIC PM PIC Advisory PM PIC Advisory	PM PIC PM PIC Advisory PM PIC Advisory	PM PIC PM PIC Advisory PM PIC Advisory
Dan Huberty	Partner Project Manager, ZGF	Providence Regional Medical Ctr, Everett King County Chinook Office Building High Technology Office Building UNC Cancer Hospital	\$500M \$100M \$200M \$1B+	Negotiated 6320 PPP Negotiated Negotiated	Arch PIC Arch PIC Arch PIC Arch PIC	Arch PIC Arch PIC Arch PIC Arch PIC	Arch PIC Arch PIC Arch PIC Arch PIC
Allyn Stellmacher	Design Partner, ZGF	Paul Allen Global Animal Health, WSU Orville A Vogel Plant Sciences, WSU Molecular Sciences, UW King Street Station Renovation	\$44M \$39M \$77M \$50M	GCCM GCCM GCCM GCCM	Arch PM Arch PM Arch PM Arch PM	Arch PM Arch PM Arch PM Arch PM	Arch PM Arch PM Arch PM Arch PM

***Procurement Type Key:**

Negotiated procurement projects are private cost-reimbursable contracts very similar to GCCM requiring extensive collaboration, open-book contractor negotiations and owner-architect-contractor collaboration led by the owner.

Public D/B procurement are public design build projects contracted on a cost-reimbursable basis (typically) where following applicable statutes and close owner-design-builder collaboration is critical to project success.

GCCM procurement are only Washington state GCCM delivery governed by RCW 39.10 and other applicable statute

ATTACHMENT "B"

Public Project Experience

The following table lists some (but not all) of Snohomish County capital projects executed from 2000-2012.

Project Name	Budget		Delivery Method	Planning Start	Constr. Start	Project Completion		Explanation of Budget or Schedule Overruns
	Planned	Actual				Planned	Actual	
PAINE FIELD								
Future of Flight Museum	\$22.5M	\$24.5M	DBB	Feb 03	July 04	Oct 05	Dec 05	Added elevator, HVAC and observation deck
Kilo One North Taxiway	\$12.2M	\$12.2 M	DBB	Aug 08	May 09	Sept 09	Nov 09	
ARRA Main Runway	\$21M	\$12.2 M	DBB	Aug 08	July 09	Sept 09	Oct 09	
Main Runway Drainage and Lighting	\$11M	\$11M	DBB	May 11	May 12	Sept 12	Oct 12	
SOLID WASTE								
Airport Road Transfer Station	\$25M	\$26.6M	DBB	1998	2001	2003	2003	Unforeseen soils conditions
Southwest Recycling Transfer Station	\$28M	\$28.7M	DBB	1998	2003	2004	2004	Unforeseen soil conditions
PARKS								
Tambark Dev	\$7M	\$7M	DBB	2007	2011	2012	2013	Engineering discrepancy
Major Park Dev(Fields, Trails, Structures, Infrastructure)	\$4.3M	\$28.9M	DBB	2002/2010	2004/2012	2006/2012	2006/2012	Cent Trail –Bank Slide
Building and Parking Project	\$3.5M	\$4.3M	DBB	2009/2010	2011	2011	2011	Ahead of Schedule
PUBLIC WORKS OPERATIONS								
Cathcart Way Operations Center	\$57.5M	\$60.4M	DBB	2001	2006	11/07	03/08	Utility relocation delays, utility offsite design changes, building design changes.
FACILITIES								
New Parking Garage & New Admin Bldg Const.	\$75M	\$75M	GGCM	2001	2002	2004/2005	2004/2005	
Sno Co Corrections; (New Jail Const, Existing Jail Remodel, Temp WR Facility)	\$87.5M	\$87M	GCCM	2001	2002	2003/2005/2006	2003/2005/2006	
Campus Remodels; (Existing Courthouse, Admin West & Mission Bldgs)	\$14.5M	\$14.5M	GCCM	2001	2003	Phased 2004 to 2006	Phased 2004 to 2006	

ATTACHMENT "C"

Site Plan and Preliminary Drawing



MARCH 2013



NEW SNOHOMISH COUNTY COURTHOUSE

ATTACHMENT “D”

OAC GCCM Training and Experience Detail

OAC Public Sector Alternative Delivery Method Experience								
	Name	Year	Type	Budget	Client	OAC Principal	OAC PM	OAC Role
G C C M	Nine Mile Falls Elementary	2007	GC/CM	\$11.8M	Nine Mile Falls School District	Chandler	Jurgensen	Project Management
	Greenbridge Early Learning Center	2007	GC/CM	\$18.5M	Bill & Melinda Gates Foundation	Chandler	N/A	Advisory
	Fort Vancouver New Main Library	2007	GC/CM	\$38M	Ft. Vancouver Regional Library District	Chandler	Brown	Advisory
	Yakima Capitol Theatre	2008	GC/CM	\$10M	City of Yakima	Chandler	Brown	Project Management
	Mason County PUD3 Operation Center	2008	GC/CM	\$35M	Mason County PUD3	Chandler	Brown	Project Management
	Kenmore City Hall	2009	GC/CM	\$14M	City of Kenmore	Chandler	Brown	Project Management
	Mason General Hospital	2010	GC/CM	\$17M	Mason Co. Public Hospital District	Chandler	Rae	Project Management
	Univ. of Alaska Life Sciences	2011	CM@R	\$90M	Univ. of Alaska Fairbanks	Chandler	Petersen	Advisory
	Cordova Center Phase 2	2012	GC/CM	\$8M	City of Cordova	Chandler	Petersen	Project Management
	Hillside Elementary	2012	GC/CM	\$23.3M	Clover Park School District	Chandler	Wyatt	Project Management
	Carter Lake Elementary	2012	GC/CM	\$21.4M	Clover Park School District	Chandler	Wyatt	Project Management
	Clarkmoor Elementary	2013	GC/CM	\$39M	Clover Park School District	Chandler	Wyatt	Project Management
	Greenwood Elementary	2013	GC/CM	\$36M	Clover Park School District	Chandler	Wyatt	Project Management
	Transit Community Center	2013	GC/CM	\$5M	Mason Transit Authority	Chandler	Brown	Project Management
	Garfield Elementary Renovation	2013	GC/CM	\$21.6M	Olympia School District	Barber	Barber	Advisory
	Northshore High School	2013	GC/CM	\$130M	Northshore School District	Chandler	NA	Advisory
	Olympic Learning Academy	2013	GC/CM	\$20M	Olympia School District	Barber	Barber	Advisory

OAC Public Sector Alternative Delivery Method Experience								
	Name	Year	Type	Budget	Client	OAC Principal	OAC PM	OAC Role
D - B	Olympia City Hall	2007	D/B	\$40M	City of Olympia	Chandler	Olson	Project Management
	Billings Federal Courthouse	2009	D/B	\$80M	General Services Administration	Chandler	Lybecker	Project Management
	Winthrop Pedestrian Bridge	2010	D/B	\$3M	Town of Winthrop	Chandler	Battle	Project Management
	Northside Residence Hall	2011	D/B	\$25M	WSU	Chandler	Jurgensen	Advisory
	Empire Parking Garage	2012	D/B	\$12M	City of Billings	Chandler	Johnson	Project Management
	WSU Visitor Center	2013	D/B	\$4M	WSU	Chandler	Chandler	Advisory
	Chief Joseph Apartments	2013	D/B	\$4M	WSU	Chandler	Chandler	Advisory

A leader in public and private sector alternative delivery, OAC Services has managed or advised on 21 public sector projects since 2007 for the federal government, school districts, cities, library districts, airports and universities. OAC's private sector portfolio includes over 1 million square feet of negotiated delivery projects for clients such as Microsoft, Virginia Mason Medical Center, and Plumb Creek Timber Company. OAC's in-house training and mentoring program led by Principal Dan Chandler has produced ten project managers capable of managing GCCM and/or Design-Build public projects. Dan has written and spoken on Alternative Public Works delivery to the Alaska State Bar Association, Council of Educational Facilities Planners International, Washington Association of Healthcare Engineers and the University of Alaska.