



October 20, 2022

Project Review Committee
Engineering & Architectural Services
Department of Enterprise Services
PO Box 41476
Olympia, WA 98504-1476

Reference: Kitsap County Fire District #18/Poulsbo Fire Department Application for Project Approval
Using Progressive Design-Build (D-B) Alternative Public Works Contract Delivery for Fire
Station #76

Dear Project Review Committee:

Kitsap County Fire District #18/Poulsbo Fire Department (KCFD/PFD) is pleased to submit its application for project approval using the Design-Build alternative public works contract procedure pursuant to RCW 39.10.280 and RCW 39.10.250(2).

KCFD/PFD has done extensive research to evaluate and understand the value in utilizing an alternate delivery method for our upcoming Fire Station 76 Project. We believe that the progressive design build delivery method is very well suited for our project's objectives, the most important of which is the need to deliver the project in the shortest timeframe possible to provide broader and more efficient emergency and life safety services to our surrounding community. We understand that with one entity responsible for design and construction, we can reduce our risk related to design and construction coordination, thus saving valuable time.

We have retained the services of Hill International to team with us and to serve as our project and construction managers for the duration of the project. We are confident that the project fully meets the requirements for use of the D-B alternate contracting procedure stated in RCW 39.10.300(1). Use of the D-B method will reduce the overall project schedule and will help deliver the critical fire safety services our citizens rely on, satisfying the criteria in RCW 39.10.300(1)(c). We are eager to add a D-B partner to our team that brings both creative design and advanced construction solutions to ensure our project is a success.

If you have questions or require additional information regarding our enclosed application, I can be reached at (360) 779-3997 or by email at jgillard@poulsbofire.com.

Thank you for your consideration of our application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Gillard", is written over a white background.

Jim Gillard
Poulsbo Fire Department Fire Chief

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): **Kitsap County Fire District #18/Poulsbo Fire Department (KCFD/PFD)**
- b) Mailing Address: **911 NE Liberty Rd, Poulsbo WA, 98370**
- c) Contact Person Name: **Jim Gillard** Title: **Fire Chief**
- d) Phone Number: **360-779-3997** E-mail: **jgillard@poulsbofire.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Poulsbo Fire Station 76 Project**
- b) County of Project Location: **Kitsap**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The Fire Station 76 Construction Project will take place on two parcels of land that total 4.43 acres, which the department purchased in 2021. Due to setbacks and limitations the net useable area is 1.63 acres. A feasibility study was performed by Loving Engineering and Consulting, which confirmed the suitability of the site to support the construction and operation of a fire station. The proposed project will include site improvements, utilities, storm water, building construction, landscape and parking. The facility itself is anticipated to be a 1 or 2-story building estimated to be between 5,500 and 6,000 square feet in size, dependent on material costs and market conditions. Through the use of Target Value Design and the Progressive Design Build process, we will further clarify the final scope and square footage. The facility is planned to accommodate both daytime and overnight staff, requiring adequate office space and living space including kitchen/dining area, fitness room, day room and sleeping quarters. An attached apparatus bay will house a variety of vehicles including fire engines, command vehicles and ambulances.

The new station project is a critical component of providing for public safety to the community, as identified in the department's adopted strategic plan and 10-year capital improvement plan. A new fire station on Viking Way is critical to maintaining the level of service for the entire fire district, decreasing emergency response time to Scandia, Viking Ave, and Finn Hill areas; and improving reliability for the other stations that currently provide first response to that area. The proposed project will support the department's operations for the next 50 years and beyond.

2. Projected Total Cost for the Project:

The following budget breakdown represents a preliminary estimate based on recent similar projects in the area. We recognize that through the use of the Progressive Design Build process, costs may be reallocated to better suit KCFD/PFD's desired outcome.

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$384,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$3,486,752
Equipment and furnishing costs (Separate Budget)	\$0
Off-site costs (Separate Budget)	\$0
Contract administration costs (CM Services, Legal Services)	\$300,000

Contingencies (design & owner)	\$275,000
Other (/Permit, Commissioning, Special Inspections, Honorarium, etc.)	\$184,000
Sales Tax	\$332,885
Total	\$4,962,637

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*

On July 7, 2022, KCFD/PFD issued a \$4,240,000 general obligation bond for the purpose of providing funds for the acquisition, construction and equipping of a new fire station. The District also has additional reserves available as of October 20, 2022, in the amount of \$9 million, some of which will be used to fund project costs outside construction, construction contingency and Washington State Sales Tax.

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.

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

One of the chief benefits from design-build delivery is the ability of the constructor to collaborate with the designer to increase the efficiency and constructability of the project. In this project, KCFD/PFD and the Design-Builder (DB) will need to work together as a team to collaborate and manage the unique challenges of the project site. The project will require KCFD/PFD and the DB team to work together to resolve environmental concerns, permitting issues and coordination with the local neighborhood. KCFD/PFD has begun early investigations and discussions in these areas and will work together with the DB team to facilitate the project needs.

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

Another key benefit of DB delivery is the ability to phase the construction of the project, subject to the ability to obtain phased permitting. Starting a portion of the project prior to the remainder of the design being complete is efficient and saves substantial time in the overall schedule. Early and extensive contractor involvement during the design phase will provide opportunities to enhance constructability for the project which will provide opportunities for greater construction efficiencies during construction. Early contractor involvement will also allow construction work to start prior to the completion of the project design thereby reducing the overall project duration.

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.

Early GMP Determination: KCFD/PFD will receive a substantial fiscal benefit by using the DB contracting procedure because KCFD/PFD will be able to reconcile the project scope with the total project budget much earlier than using the traditional DBB delivery method, thereby limiting KCFD/PFD’s financial risks to cost overruns. Further, KCFD/PFD intends to take advantage of the innovations produced through early integration of the designer and constructor and the requirement to utilize Target Value Design to keep the project within the project budget approved by voters.

Early Project Completion: Another substantial schedule benefit from using the DB delivery method will be that the project can be completed sooner than the traditional DBB delivery method. DB allows for the simultaneous procurement of the AE and Construction team, fast tracking construction and purchase of long lead items that will shorten the overall project duration. Shortening the project’s duration will allow KCFD/PFD to more quickly and efficiently provide emergency and life-saving services to the surrounding community.

6. Public Body Qualifications

Please provide:

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

KCFD/PFD has hired Hill International, Inc. (Hill), a professional organization that provides a team with the proven alternative contract delivery experience to assist with the management and administration of the PDB procurement and project.

- 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, Principal-in-Charge, Hill International, Inc. Becky will serve as the 3rd party Principal-in-Charge for the Fire Station 76 project. 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 Project Manager for: Gonzaga’s \$52M Hemmingson Center, the DB Award winning \$15.6M Spokane Central Service Center, the \$6M Boeing Associated Paint Hangar, the \$15.6M Operational Readiness training Complex Barracks at Joint Base Lewis McChord, the \$8M Fairchild Resistance Training Facility, the \$12.5M S.E.R.E. Force Support Headquarters, and three Armed Forces Reserve Centers located in Spokane, Vancouver, and Yakima – ranging in value from \$19.7M to \$29.8M each. Becky will serve as the Principal-in-Charge for the Richland Public Safety Facility Facilities #73, 74, 75, & 76. Becky will support KCFD/PFD in overseeing management of the PDB procurement, design, construction, and closeout phases. She will be responsible for the Hill team’s overall effort. Becky has been a Design Build Certified Professional for 11 years.

Colin Anderson, DBIA, Project Manager, Hill International, Inc. Colin will serve as the Project Manager for the Fire Station 76 project. Colin has 28 years of experience in the A/E/C industry. His last 10 years have been as a lead designer and Senior Project Manager at Integrus Architecture, where he led over \$250 million in Progressive Design/Build contracts. These projects include the \$105M Northern Quest Hotel and Conference Center, \$47M Podium Sportsplex project, \$17M First Interstate Performing Arts

Center, \$68M SGL Carbon Fiber Manufacturing Facility, \$4M Spokane Conservation District Phase 2 and the \$9M Pyrotek Headquarters Building. Prior to his architectural role, he spent 18 years in the trades, 7 of which were working for an integrated Design/Build company where he managed design and construction for numerous projects valued over \$15M. He received his Masters of Architecture from WSU and his undergraduate degrees from Moorhead State University and WSU. Colin is currently the President for the Inland Northwest Chapter of the Design Build Institute of America.

Lorraine Mead, Construction Manager/Scheduler, Hill International, Inc. Lorraine has more than 30 years of experience in project management, project controls and scheduling, estimating, subcontract administration, claims and change order management. She has performed all aspects of construction management 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 construction management and monthly schedule reviews for North Mason Regional Fire District's Headquarters Fire Station, Boardman Fire Station #81, Richland Public Safety Fire Stations 73 & 75, Spokane's Riverfront Park Pavilion project and for the Spokane Public Library Bond projects. Lorraine will fill a similar role on the Fire Station 76 project.

Patrick McCord, 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 Fire Station 76 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.

KCFD/PFD has hired Colin Anderson of 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 KCFD/PFD 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.

Hill International

KCFD/PFD's project management consultant, Hill, has demonstrated successful owner's representative services on the following relevant PDB projects: Richland's \$9M Fire Station 73 & 75 Project; West Richland's \$12M Police Facility; North Mason Regional Fire Authority's \$10M Headquarters Fire Station, Morrow County's \$6.8M Government Administration Facility; the \$20.5M PDB U.S. Pavilion Project; the City of Richland's \$18M City Hall, Pre-Bond services for the \$27M SPFD Sportsplex project, and the City of Richland's \$2.8M Fire Station 74. Hill served as the owner's PDB PM and was involved in all phases of the projects from PDB procurement to project closeout. The team's qualifications, experience and the project organizational chart depict the depth, experience and commitment for successful project completion that will benefit KCFD/PFD its constituents, and the general 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. The Project Committee consists of Fire Chief Jim Gillard; Deputy Fire Chief Jeff Russell; Battalion Chief Justin Zeigler; and Facility Maintenance Manager Dan Fuller.

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. Colin Anderson is committed to the day-to-day operations and functioning of the Fire Station 76 Hill team and will be responsible to the Project Committee for the project.

The D-B Selection Committee, consisting of KCFD/PFD staff and Hill International (non-voting members) 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 and Fire Board of Commissioners.

Communications – Hill International, in partnership with KCFD/PFD, 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, KCFD/PFD will advertise the RFQ and post the RFQ on KCFD/PFD's website. 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 KCFD/PFD's expectations and vision of the finished project are achieved.

Project progress will be reported to the Project Committee and other stakeholders. Project status updates will be posted on KCFD/PFD's webpage to keep the public informed on the project status.

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

KCFD/PFD will maintain its own contingency and Owner's Management Reserve line item in the Fire Station 76 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, and proposed DB contract. Submittals will be reviewed and scored by the Selection Committee with technical analysis and input from Hill and KCFD/PFD's legal counsel as needed. The KCFD/PFD 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, performance specifications, and project goals. The RFP submittal requirement will include: a project schedule, management approach, DB team experience, OMWBE outreach plan, bonding capacity, and proposal form. Up to two proprietary meetings 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 Firms. Hill and the KCFD/PFD's legal team will provide technical consultation during this phase. The honorarium for non-selected proposers will be in the range of \$3,000-\$5,000. This value is commensurate with other recent projects of similar size procured through mostly virtual meetings.

Qualitative factors such as design efficiency, project management plan, schedule, technical factors, and other published criteria will be the primary criteria for selection. KCFD/PFD is considering various options in determining the required selection criteria based on cost or other price related factors.

In the event of a dispute, KCFD/PFD has defined an alternative dispute process in the General Conditions of the Agreement. The initial dispute process will focus on preventing conflicts through partnering with the contractor and resolution of conflicts at the lowest level possible. If the parties are unable to resolve the issue at this level, the approach would follow the procedure established in the General Conditions, potentially culminating with the issue being resolved through a binding arbitration process.

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

Prior to embarking on the RFQ/RFP process, KCFD/PFD will procure legal services from an attorney firm experienced in alternative project delivery to assist in developing the PDB contract terms and conditions. Hill will work together with the selected legal counsel to prepare and tailor the RFQ and RFP documents to meet the needs of this project.

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:

- An 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 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.

There have been no audit findings for Kitsap County Fire District#18/Poulsbo Fire Department.

10. Subcontractor Outreach

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

KCFD/PFD is committed to inclusion of diverse businesses in our projects. We will include a requirement in the RFQ for proposers to describe their past utilization of OMWBE certified business, to be evaluated on a pass/fail basis. KCFD/PFD will send our Advertisement for RFQ to OMWBE to be posted and viewed on their website for contracting opportunities to aid in the encouragement of small, woman and minority-owned businesses to participate in the project. The DB contract will also require the Design Builder to develop an inclusion approach to track and report utilization of minority and women’s business enterprises certified business and veteran certified businesses. The will include scoring components connected to their past performance and ability to demonstrate meeting project goals. We will work with Hill International on a plan to reach out to our diverse business community in advance of our solicitation to generate interest and provide education around the Progressive Design Build delivery method.

CAUTION TO APPLICANTS

The definition of the project is at the applicant’s discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 to be approved.

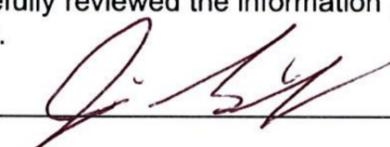
SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

The PRC strongly encourages all project team members to read the Design-Build Best Practices Guidelines as developed by CPARB and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also agree to provide additional information if requested.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

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

Signature:  _____

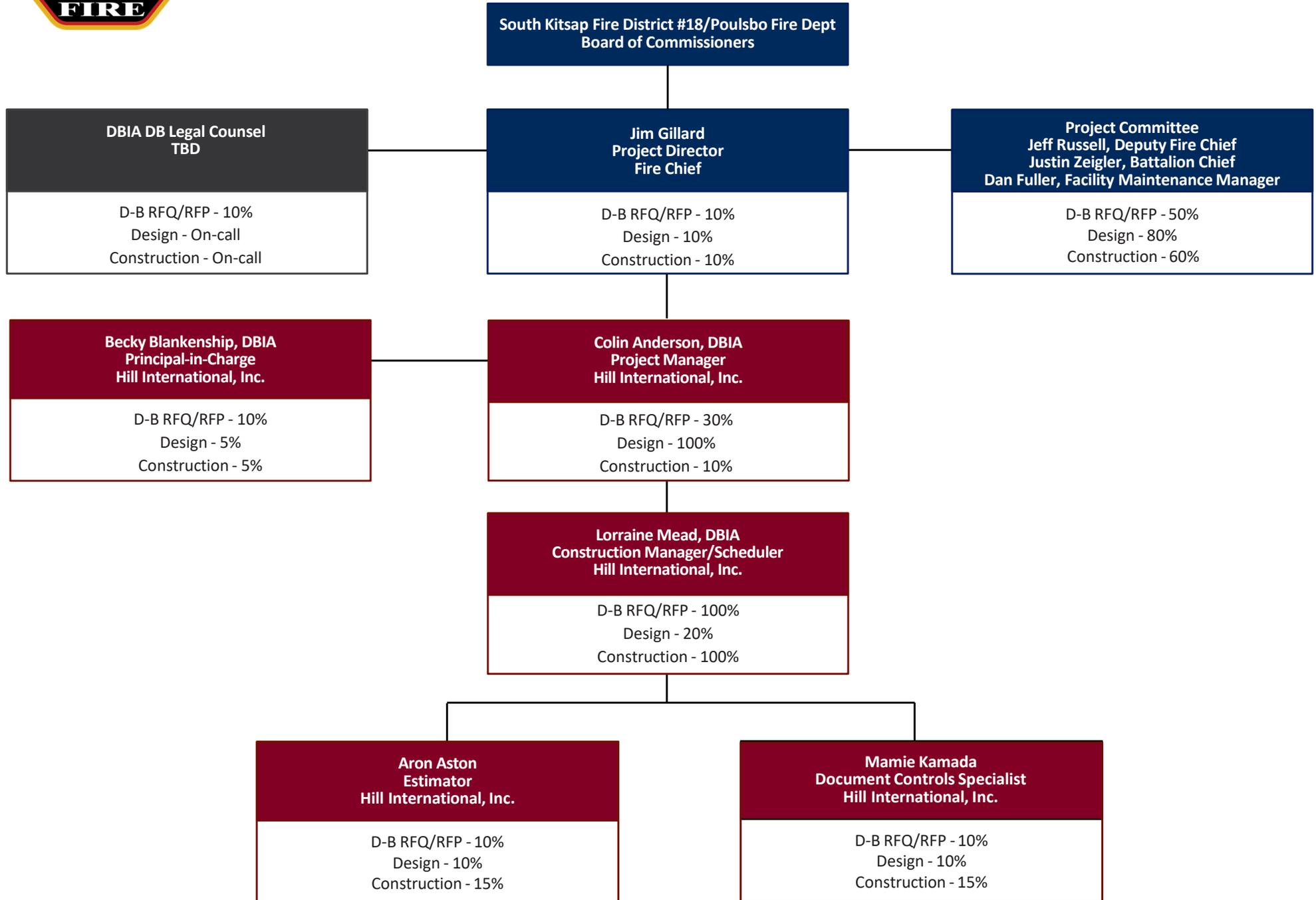
Name: Jim Gillard _____ (public body personnel)

Title: Fire Chief _____

Date: 10/20/22 _____



**ATTACHMENT A – KITSAP FIRE DISTRICT #18/POULSBO FIRE DEPARTMENT
FIRE STATION #76
PROJECT ORGANIZATIONAL CHART**



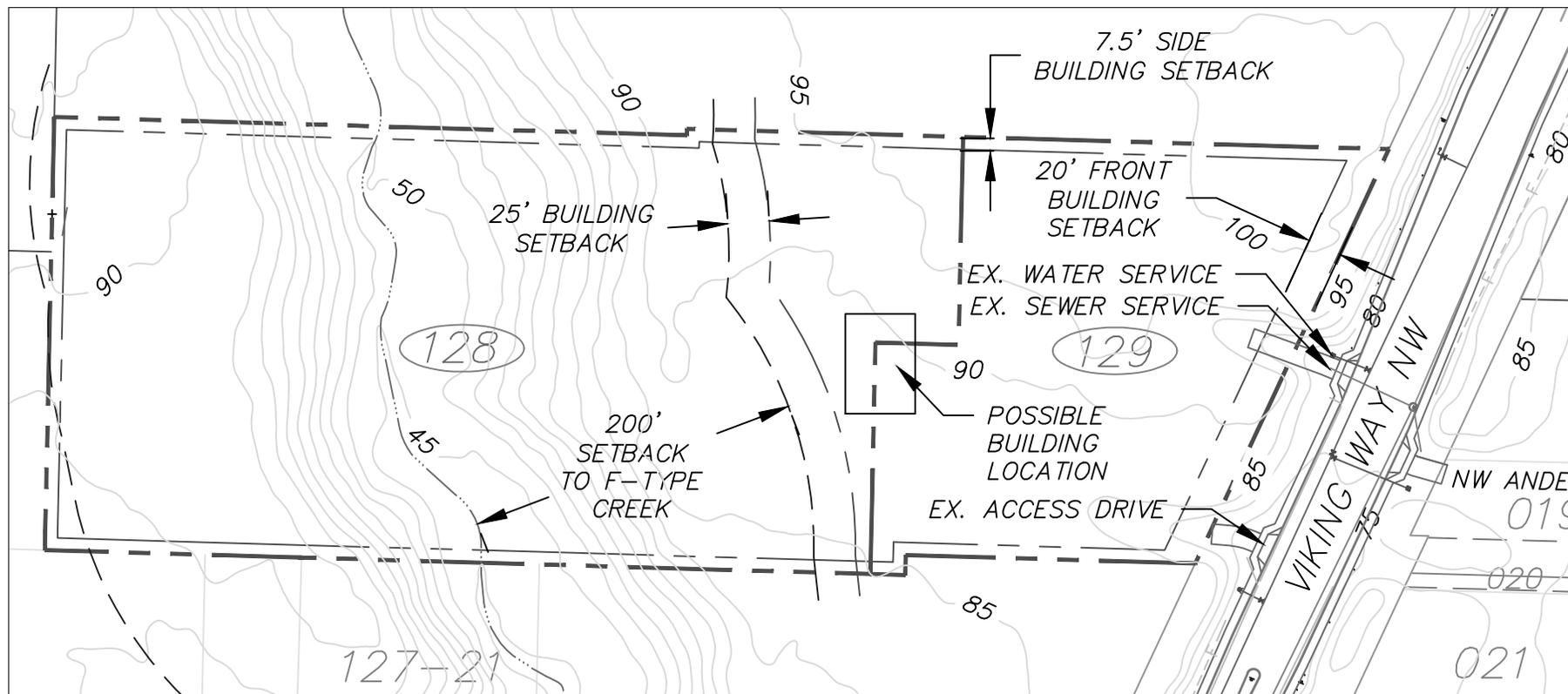
**ATTACHMENT B
POULSBO FIRE STATION 76 PROJECT
D-B PROJECT APPLICATION**

POULSBO FIRE STATION 76 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		
Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience									
Becky Blankenship Assoc. AIA, DBIA	Serves as the Principal-in-Charge and PDB Advisor for the Fire Station 76 project, 30 years experience in civil engineering, architecture and construction, PM/CM, and providing public works program support for traditional and alternate delivery methods.	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 Project	\$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	PM	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
Colin Anderson DBIA	28 years experience in AEC industry. 10 as architect, 18 as GC and Trade Partner. 10 Progressive Design Build Projects valued over \$300M	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
		Benton REA	\$12M	PDB	PDB Advisor	PM	PM	Oct-22	Present
		Blue Mountain CC Farm II	\$13M	PDB	NA	PM	PM	Aug-22	Present
		Benton County Juvenile Justice and Sherriff	\$35M	PDB	PDB Advisor	PM	PM	Jul-22	Present
		Richland Public Safety Facility 76	\$9M	PDB	PDB Advisor	PM	PM	Mar-22	Present
		Spokane Conservation District Phase 2	\$4M	PDB	PDB Advisor	PM	PM	Aug-20	Present
		Northern Quest Hotel and Conference Center	\$104M	PDB	Design	Design	NA	May-20	Present
		Ellensburg School District Schools	\$42M	GC/CM	Design	Design	NA	Mar-18	Jun-20
		Podium	\$47.2M	PDB	PM/Design	PM/Design	PM	Oct-18	Feb-20
		Cowles Stage Renovation	\$2.1M	GC/CM	PM/Design	PM/Design	PM	Jul-17	Mar-18
Lorraine Mead PE, LEED AP, DBIA	Serves as the Constuction Manager for the Fire Station 76 project; 30+ years experience in PM/CM, project controls and scheduling	First Interstate Performing Arts	\$17.2M	PDB	PM/Design	PM/Design	PM	Jan-17	Oct-17
		SGL Carbon Fiber Phase 3	\$68M	PDB	PM	PM	PM	Jul-13	Dec-15
		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
Patrick McCord DBIA	Serves as Senior Estimator for the Fire Station 76 project; 30 years experience with public works and negotiated private construction experience; served as PM for general contractor	Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K SF	GC/CM	Scheduler	Scheduler	Scheduler	Jul-14	Oct-16
		Paschal Sherman Indian School	\$16.5M	DB	Scheduler	Scheduler	Scheduler	Jan-02	Jan-05
		Tallgrass Prairie Admin and Visitor Center	\$45M, 8.5K SF	DB	CM	CM	CM	Aug-11	May-12
		Morrow County Administrative Building	\$6.8M, 24K SF	PDB	PM/CM			Aug-19	Present
		City of Richland, City Hall	\$16M, 44K SF	PDB		CM	CM	May-16	Jul-19
		City of Airway Heights, Recreation Center	\$14.6M, 40K SF	PDB	PM/CM	PM/CM	PM/CM	Nov-16	Aug-19

ATTACHMENT C
 Kitsap County Fire District #18- Construction History

KITSAP COUNTY FIRE DISTRICT #18 CONSTRUCTION HISTORY													
No.	Project Name	Project Description	Total Project Cost	Delivery Method	Lead Design Firm	General Contractor or DB	Planned Start	Actual Start	Planned Finish	Actual Finish	Construction or DB Planned Budget	Construction or DB Actual Budget	Reason for Budget or schedule overrun
1	Decon Room Project	Remodel of existing bathroom and decontamination room	\$348,219	D-B-B	Rice Fergus Miller	Tec Construction	Feb-21	Feb-21	Jun-21	Oct-21	\$303,271.00	348,219.31	Unanticipated cost/Contractor failed to file documents.

SECTION 22, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.



SITE PLAN

SCALE: 1" = 100'

DATUM: NAVD 88 (ASSUMED)

NOTES: THIS MAP DOES NOT REPRESENT A SURVEY.

SITE BOUNDARIES AND TOPOGRAPHIC MAP OBTAINED FROM PUBLIC RECORDS. UTILITES PROVIDED BY CITY OF POULSBO. STREAM LAYER INTERPRETED FROM TOPOGRAPHY.

MAPPED CRITICAL AREAS (LOT 128) INCLUDE LANDSLIDE AND EROSION HAZARD AREAS, CAT I AND CAT II CRITICAL AQUIFER RECHARGE AREAS, AND AN F-TYPED STREAM.

MAPPED CRITICAL AREAS (LOT 129) INCLUDE LANDSLIDE HAZARD AREAS, AND CAT II CRITICAL AQUIFER RECHARGE AREAS.

CREEK SETBACK TO BE CONFIRMED BY A BIOLOGIST & SLOPE SETBACKS TO BE DETERMINED BY A GEOLOGIST/ENGINEER.

SITE DATA

COMBINED PARCEL AREA: 4.43 ACRES (192,971 SF)

ASSESSOR PARCEL NO. 222601-2-128-2002 AND 222601-2-129-2001

LEGAL DESCRIPTION: RESULTANT PARCEL C AND RESULTANT PARCEL D OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200505240173, RECORDS OF KITSAP COUNTY, WASHINGTON

LEGEND

PROPERTY LINE	— — — — —
BUILDING SETBACK	— — — — —
CREEK CENTERLINE	— ··· — ··· — ···
CREEK SETBACK	— — — — —
CONTOUR LINE	— 85 —

POULSBO FIRE DEPARTMENT
911 NW LIBERTY ROAD
POULSBO, WA 98370

FEASIBILITY STUDY
19145 VIKING WAY NW
POULSBO, WA
EXISTING CONDITIONS MAP

LOVING ENGINEERING & CONSULTING P.S. INC.
P.O. BOX 13, PORT GAMBLE, WA 98364
(360) 471-6975
ahms@lovingengineering.com

DATE

7/16/2021

SHEET

1 of 1



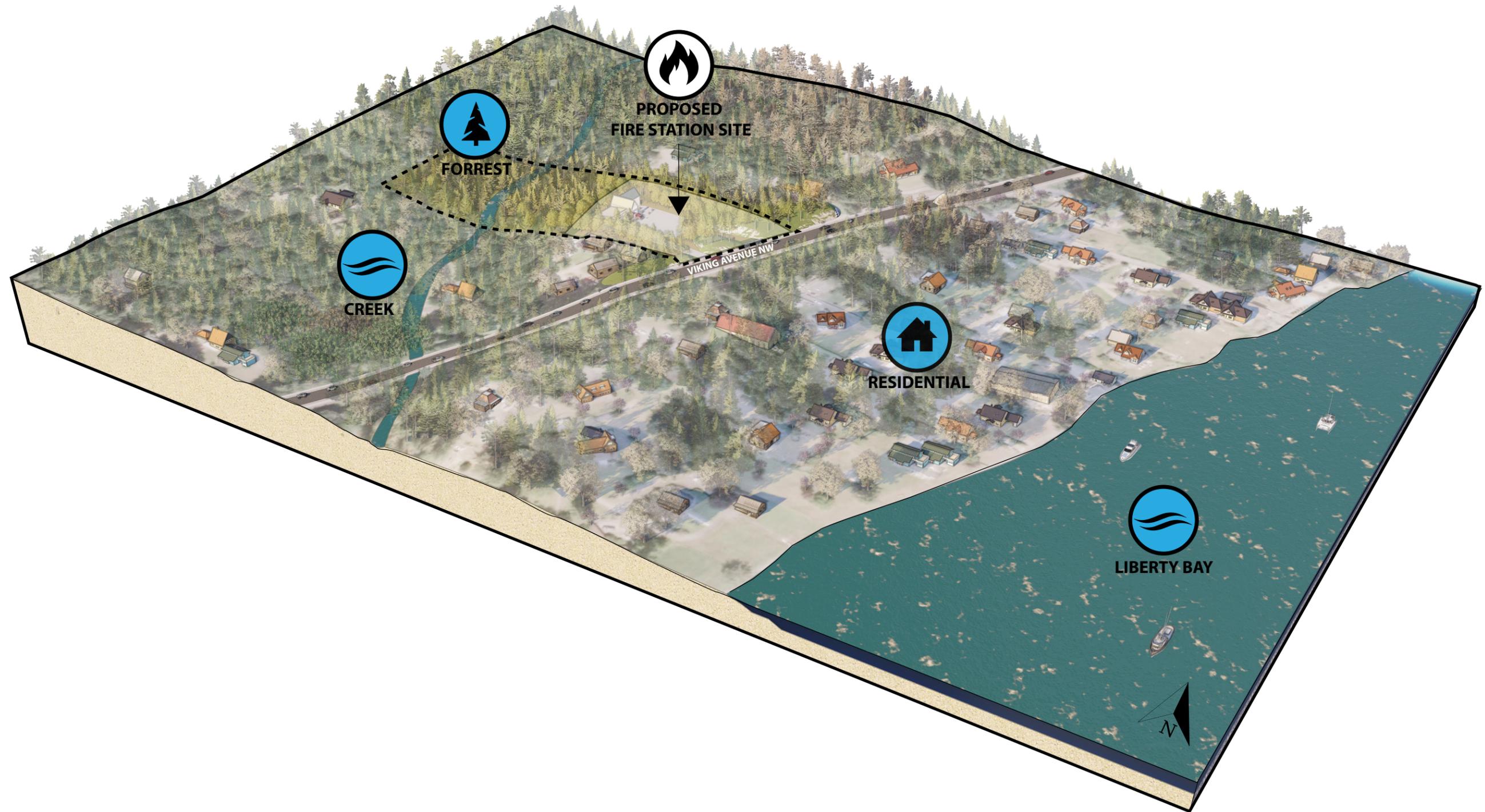
Photo 1. Road cut (North access)



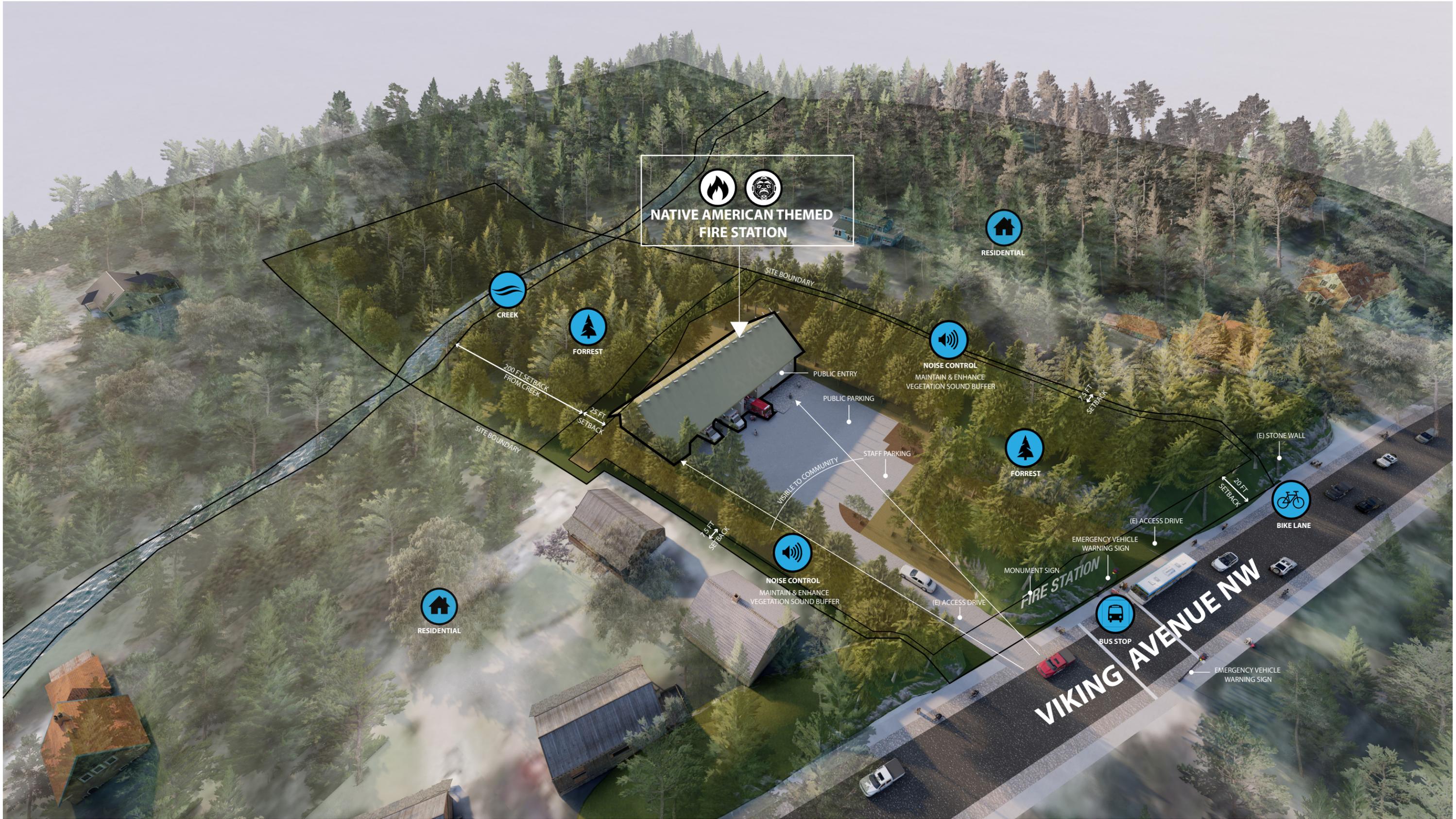
Photo 2. Viking Way (South Access)



Photos 3. And 4. Johnson Creek Culvert (North Fork) provided by Kitsap County



SITE OVERVIEW



OPTION 2

