



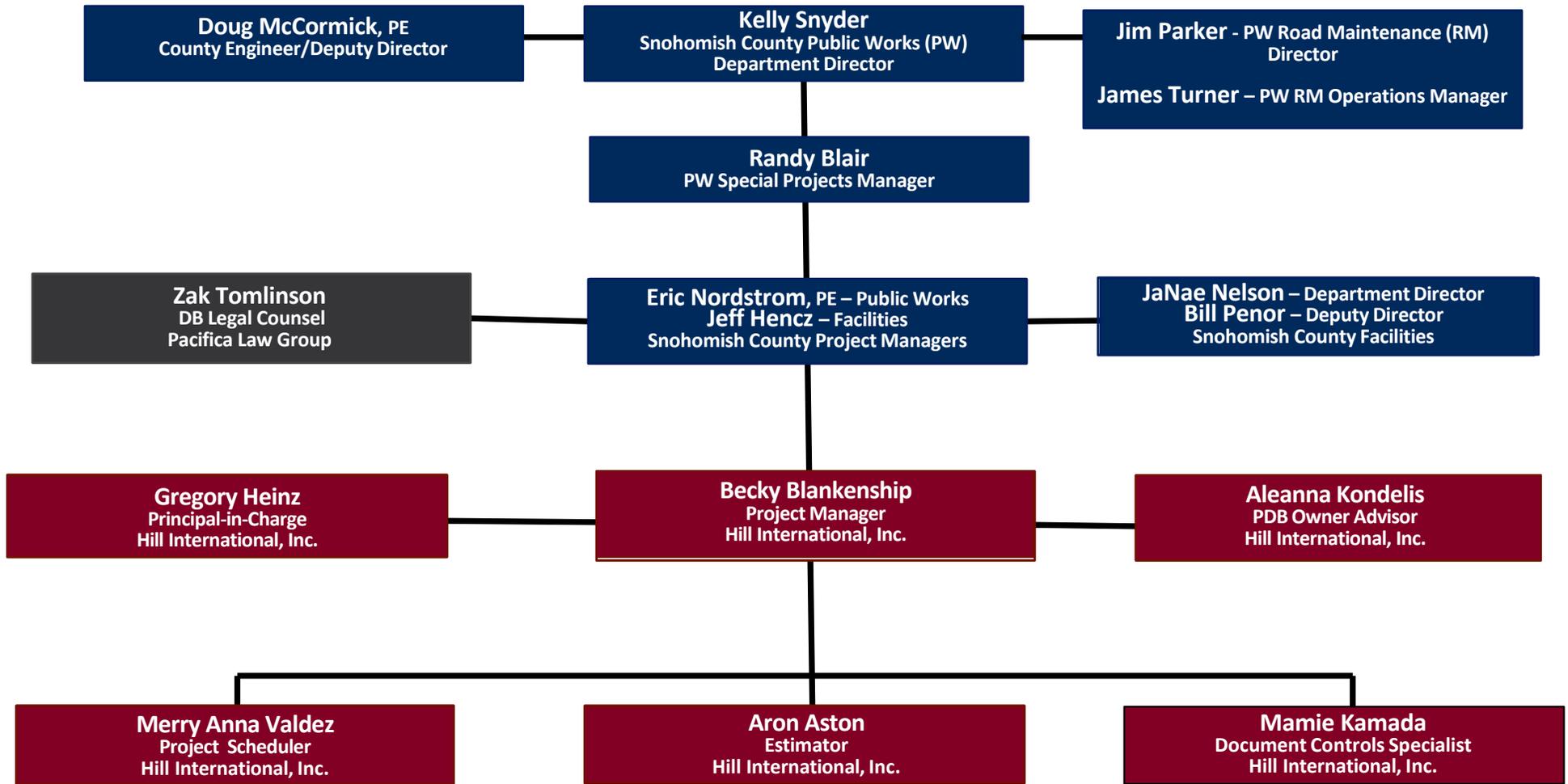
Hill International



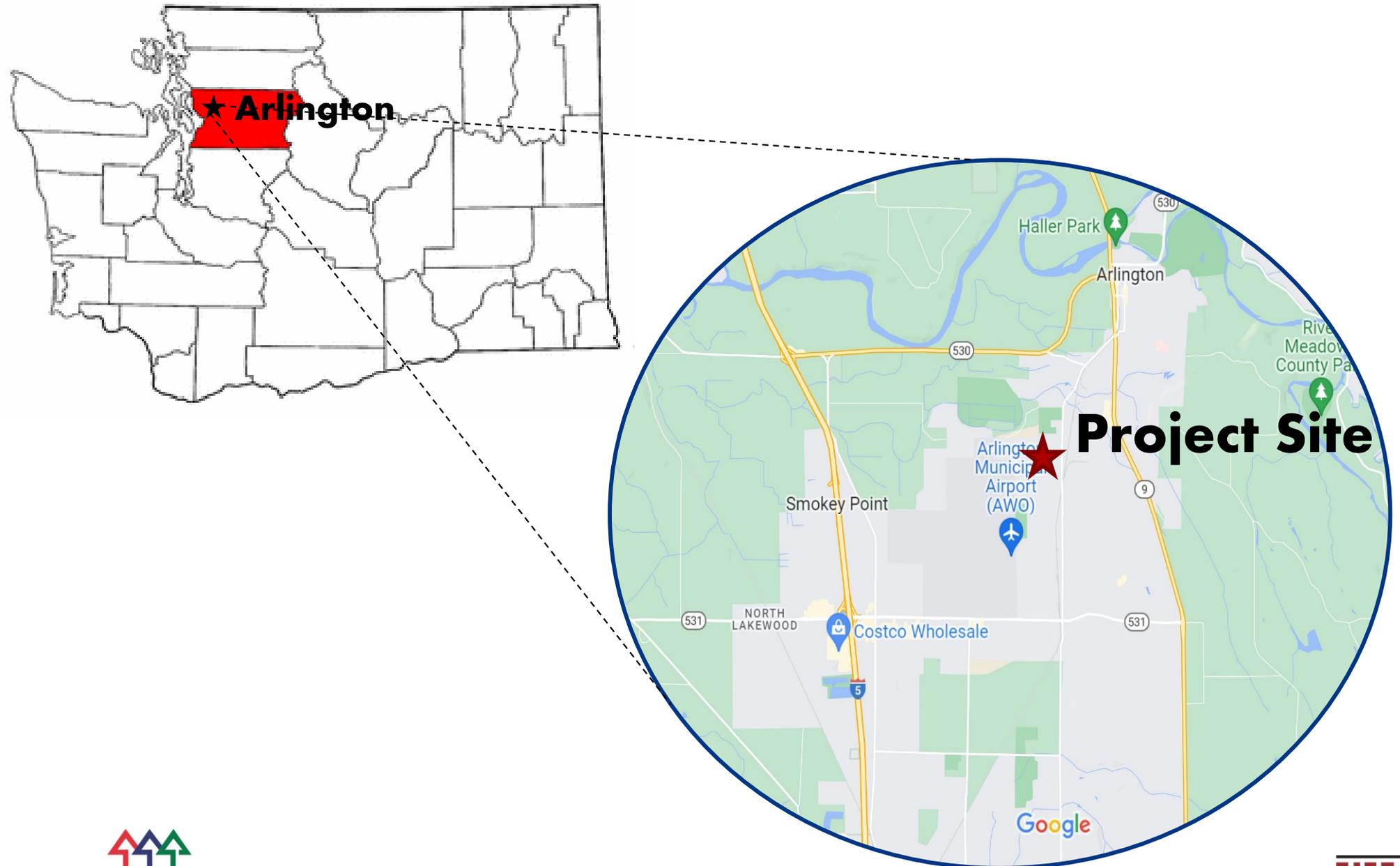
# Snohomish County Arlington Operations Center

Project Review Committee | Project Approval Process  
May 26, 2022

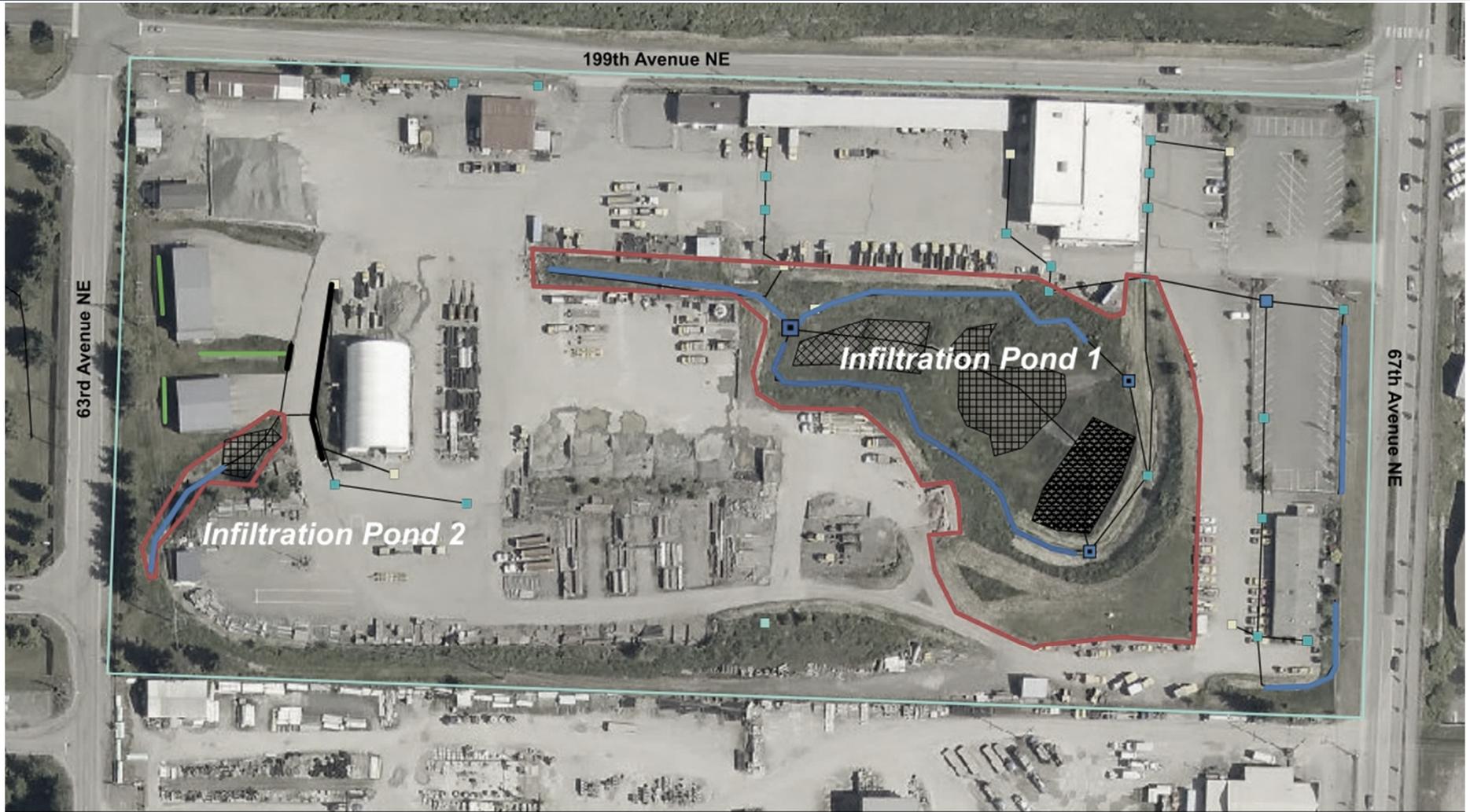
# Organizational Chart



# Project Site Location



# Arlington Facility Project Site



2  
Feature Map

- |   |                         |  |                                     |
|---|-------------------------|--|-------------------------------------|
|  | Infiltration Ponds      |  | Infiltration trench with rock media |
|  | West Water Quality Pond |  | Open ditch                          |
|  | East Water Quality Pond |  | Bioswales                           |
|   |                         |  | Property Line                       |



# Project Need/Site Challenges

## 1. Deficient buildings

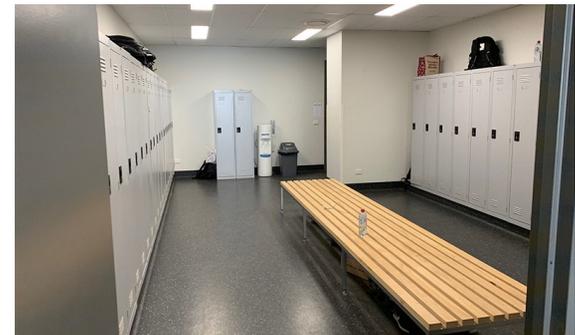


## 2. Inefficient Use of Space



# Arlington Operations Center Overview

- **New building - 12,000 to 15,000 SF**
  - Replace both crew modular buildings
  - Includes space for:
    - Road Crew and Bridge Crew Operations
    - Staff and Administrative Support
    - Training-Emergency Operations Room
    - Equipment/Gear Locker Storage



# Arlington Operations Center Overview

## ➤ Site Redevelopment

- Replace 2-acre open infiltration pond with underground stormwater facility
- Prepare site with utility infrastructure
- Remediate soil contamination
- Site security, additional parking



# Arlington Operations Center Overview

## ➤ Project Challenges

- Keep site operations going during construction



- LEED Gold & Resiliency In Disaster



- Limited Budget → dialing in GMP



# Project Budget

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<b>Professional Services</b>	<b>\$ 50,000</b>
<b>Construction Cost</b>	<b>\$ 27,000,000</b>
<b>Equip. &amp; Furnishings</b>	<b>\$ 300,000</b>
<b>Contract Administration</b>	<b>\$ 1,000,000</b>
<b>Owner Contingency</b>	<b>\$ 1,000,000</b>
<b>Other Related Project Expenses</b>	<b>\$ 500,000</b>
<b>WSST</b>	<b><u>\$ 3,000,000</u></b>
<b>Total Project Cost</b>	<b>\$ 35,000,000</b>

# Project Funding

<b>Existing Road Funds</b>	<b>\$ 2,750,000</b>
<b>*Property Surplus Sale</b>	<b>\$ 8,000,000</b>
<b>*Non-Voted Bonds</b>	<b><u>\$ 18,250,000</u></b>
<b>Total Project Funds</b>	<b>\$ 35,000,000</b>

*\*Funds will be secured to allow for construction*



# Schedule



Issue RFQ	Sept 1, 2022
SOQ Due	Sept 22, 2022
Shortlist Finalists	Oct 6, 2022
Issue RFP	Oct 27, 2022
DB Team/Owner Interactive Mtg	Nov - 2022
Proposals Due	Dec 7, 2022
DB Team Interviews	Dec - 2022
Selection of DB Team	Jan 12, 2023
Design	Feb 2023 thru Jul 2024
Construction	May 2024 thru Oct 2025

# Progressive Design-Build Advantages

## ➤ Greater Innovation & Efficiencies Between the Designer and the Builder

- Coordination of design and construction
- Collaboration to provide greatest project value
- Cost efficiency to address challenges

## ➤ Significant Savings in Project Delivery Time

## ➤ Deliver “Best Value” for this redevelopment







***Thank you!***