State of Washington

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 Conservation District**
b) Mailing Address: **528 91st Ave NE, Lake Stevens, WA 98258**
c) Contact Person Name: **Linda Lyshall** Title: **Executive Director**
d) Phone Number: **425-327-9862** E-mail: **llyshall@snohomishcd.org**

1. Brief Description of Proposed Project

a) Name of Project: **Snohomish Conservation District's Natural Resources Center**
b) County of Project Location: **Snohomish, WA**
c) Please describe the project in no more than two short paragraphs. *(See Attachment A for an example.)*

The Snohomish Conservation District's (SCD) Natural Resources Center will serve as a multipurpose community center with indoor and outdoor classrooms for environmental education, demonstration practices for homes and farms, nature interpretive trails, and a LEED certified building at the SCD's 12-acre campus in Lake Stevens. The building is anticipated to be approximately 13,000 square feet and will include an indoor classroom/s, meeting and office space, and mud room for the crews and habitat restoration specialists.

The Natural Resources Center will bring workforce development and environmental learning opportunities for residents, provide immersive nature-based educational experiences for youth and families, and continue our long-standing program of conservation technical assistance for urban and rural properties. Climate resilient demonstration practices will include on-site examples of building soil health, stream, wetland, and wildlife habitat restoration, food forests and agroforestry, green stormwater infrastructure, pollinator habitat, wildfire resilience, and renewable energy.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, within DB Contract.)	$ 750,000
Estimated project construction costs *(including construction contingencies)*:	$ 7,250,000
Subtotal – Estimated Design-Build Contract Amount	$ **8,000,000**
Costs for Professional Services (Legal, outside DB Contract)	$ 50,000
Equipment and furnishing costs	$ 125,000
Off-site costs	$ 100,000
Contract administration costs (owner, cm etc.)	$ 300,000
Contingencies (owner)	$ 1,400,000
Other related project costs (investigations, special inspection, commissioning)	$ 325,000
Sales Tax	$ 1,000,000
Total	$ **11,300,000**

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*

SCD has secured $9.3M in funding for the project via SCD reserves and an approved loan. An additional funding request for $2M is pending, with anticipated approval by October 2024.

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.

DESCRIPTION	**STATUS/DURATION**
Procure Management Consultant (including Design-Build Advisor)	Completed
Procure Design-Build Legal Services	May 2024
PDB PROCUREMENT	
Anticipated PRC Approval	6/27/2024
PDB RFQ Advertisement #1	6/28/2024
PDB RFQ Advertisement #2	7/9//2024
Pre-Proposal Meeting	7/10/2024
PDB SOQ Due	7/30/2024
Selection Committee SOQ Review and Scoring	7/31/2024 – 8/7/2024
Announce Shortlisted Teams	8/7/2024
Issue RFP to Finalists	8/13/2024
PDB Interactive Meetings	8/20/2024 – 8/21/2024
PDB Management Plan and Fee Proposal Due	9/6/2024
Management Plan and Fee Review and Scoring	9/9/2024 – 9/13/2024
Announce Apparent Successful Proposer	9/16/2024
Contracting Negotiations	9/20/2024 – 10/11/2024
Design-Builder NTP	October 2024
DESIGN AND CONSTRUCTION (*anticipated, to be refined with DB*)	
Project Definition Phase	Oct. 2024 – Nov. 2024
Design	Dec. 2025 – May 2025
Construction	April 2025 – Jan. 2026
Closeout	Feb 2026 – Mar. 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:

The Natural Resources Center meets the second two criteria for use of (Progressive) Design-Build. See justification below.

- 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.

  The Natural Resources Center project aims to maximize value within the available budget. Given the unique features of the project, there are several opportunities for innovation and efficiencies through the use of Progressive Design-Build (PDB).

  - PDB will be particularly beneficial for meeting SCD's LEED certification goals. The early involvement of the entire project team, including specialty contractors and suppliers who are part of the PDB process, will allow for the identification and integration of LEED opportunities early in the project lifecycle. Since PDB involves ongoing collaboration throughout the project, it can lead to reduced rework caused by miscommunication or design incompatibilities. This efficiency will be particularly beneficial for the LEED aspect of the Natural Resources Center, where specific materials and designs will be required to align with stringent sustainability criteria. Reducing rework

not only saves time but also reduces waste and inefficiency, further contributing to the environmental goals of LEED.

- PDB will also be valuable for the design and construction of the customized features that support SCD's educational goals for the project. For example, integrated teams can creatively design interactive, nature-based educational tools within the landscape, such as demonstration plots and interpretive trails that are directly linked to the indoor learning spaces. These innovations will be more effectively accomplished when designers and builders work under a single contract, sharing a unified vision from the outset.
- The close collaboration in PDB will allow for real-time problem solving as designers and builders can immediately address issues together. This is particularly beneficial for the SCD project, which involves complex environmental considerations. The PDB team can quickly adapt designs to include best practices for soil health, stormwater management, and habitat restoration, ensuring that each element not only serves an educational purpose but is also functionally and environmentally optimized.

The SCD will look to the selected PDB team to provide innovative and creative solutions for program elements, expedite permitting, enhance sustainability, and optimize schedule duration. Early involvement of the PDB team will help identify and mitigate risks and opportunities early, minimizing the potential for redesigns and unforeseen project costs.

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

  The SCD has a limited and fixed budget for this project and after comparing the opportunities and limitations of the various delivery methods available for use in Washinton, has chosen PDB for its potential to shorten the project duration, ensuring more funds are allocated to the program rather than escalation costs. The SCD expects the selected PDB team to maximize schedule efficiency by exploring opportunities to overlap work, such as phased permitting, concurrent design and construction activities, and early involvement of key subcontractors. For the Natural Resources Center, foundational and site preparation work can commence while finalizing designs for the more complex features like the LEED building and site components and specialized educational portions of the project. This approach can significantly accelerate project timelines, which is crucial for the SCD project to start serving the community sooner.

  Since the design and construction teams collaborate from the project's beginning, there will be a significant reduction in the likelihood of rework due to design errors or miscommunications. During preconstruction, the PDB team will conduct site investigations to minimize the risk of unforeseen conditions related to underground utilities and soil conditions. Additionally, the PDB team will identify long-lead materials and equipment and bid for those items early to prevent schedule delays. These inherent efficiencies in the PDB process will ensure that the project progresses faster and adheres more closely to the scheduled timelines, thereby saving time and resources.

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

  The SCD will benefit significantly from using the PDB delivery model because of its ability to manage costs more effectively, deliver the project faster, and foster a collaborative environment. The PDB model offers substantial fiscal advantages by allowing for early contractor engagement, which enables efficient planning, overlap of design and construction, early permitting, and early procurement of long-lead items and materials. This approach helps mitigate the impact of cost escalation and reconciles the project scope with the total budget much earlier, thereby reducing the risk of cost overruns. Additionally, PDB will provide opportunities for innovative timing in material procurement and leverage Target Value Design to ensure the project stays within the SCD's budget, despite market volatility.

  Another factor often overlooked is the opportunity for long-term operational and maintenance savings for an owner like the SCD that lacks a robust long-term maintenance budget and/or resources. With

PDB, the early integration of the construction team allows for a focus on not just the capital cost of building but also on the operational and maintenance costs over the Natural Resources Center's lifetime. The SCD will work with the PDB team to emphasize selection of systems and materials that, while perhaps more expensive upfront, will lead to lower maintenance costs and longer life spans, providing substantial long-term savings.

- 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.

  Traditional Design-Bid-Build (DBB) is impractical for this project for several reasons:

  Schedule – The DBB process would take significantly longer than PDB due to inability to overlap design and construction phases, lack of early contractor input, and inability to procure long-lead items before the contractor would be contracted in DBB. Additionally, DBB requires more detailed design documents and often necessitates rework once the contractor is involved, further extending the timeline. The DBB procurement process and the absence of the collaborative efficiencies inherent in the PDB process also contribute to longer project duration.

  Cost – DBB would incur higher costs, particularly due to price escalation associated a protracted schedule. The absence of builder input on constructability and logistics during the design phase would lead to inefficiencies and additional costs. This could also result in extended timelines for design changes, material procurement delays, and associated change orders, further inflating the project cost.

  Compromised Quality for Cost - Since contracts in the DBB method are typically awarded to the lowest bidder, there is a risk that contractors may cut corners to meet the budget constraints, potentially compromising the quality of materials and workmanship. This can be particularly problematic for a project like the Natural Resources Center, where high-quality standards are critical to the project's educational and environmental missions.

6. Public Body Qualifications

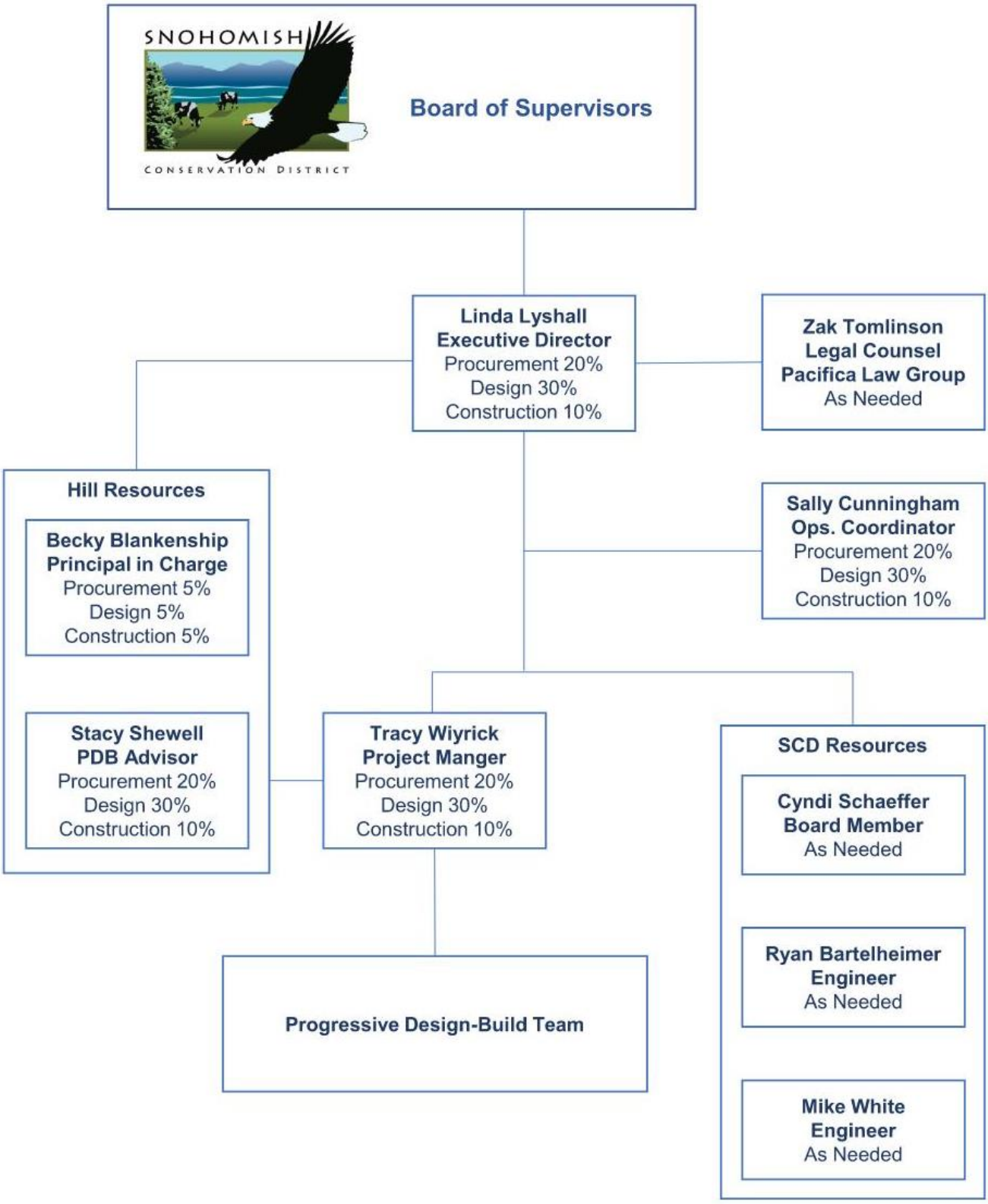
Please provide:

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

  SCD's primary focus is on conserving natural resources in Snohomish County through various means, including removing fish passage barriers and constructing salmon friendly bridge crossings, installing bioswales and dairy infrastructure, promoting conservation practices, offering technical assistance to landowners, implementing conservation programs, and conducting educational outreach. This work encompasses numerous projects centered around resource conservation within the county, which has honed the project management skills of many staff members. To ensure the successful delivery of the new facility using the Progressive Design-Build (PDB) approach, SCD has enlisted Hill International for Owner Advisory and Project Management services. Hill International will oversee the project on behalf of SCD, providing comprehensive Project and Construction Management expertise throughout the duration of the Natural Resources Center project. Additionally, Zak Tomlinson from Pacifica Law Group will serve as SCD's attorney, leveraging his team's extensive experience in alternative project delivery contracts, including Design-Build, to provide legal and contract-related services.

- 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 that demonstrate experience with DB contracting and projects (not complete résumés).

Linda Lyshall, PhD, Executive Director, Snohomish Conservation District

Linda is SCD's project manager for the Natural Resources Center project. She has 20+ years' experience in operations and facility management, including property acquisition, office remodel projects, and leasing agreements. Linda oversees the budget, operations, and activities for 42 staff at SCD. Linda will lead the project team and will be the primary decision maker for contractor selection, design, and construction.

Sally Cunningham, Operations Coordinator, Snohomish Conservation District

Sally oversees facility and operations management for SCD's current properties. She has background experience in facility construction and operations. Sally will serve on the project team and will assist in contractor selection; design, budget, and contract review; and overall project coordination.

Cyndi Schaeffer, PhD, Snohomish Conservation District

Cyndi is SCD's Board of Supervisors representative and brings experience in overseeing construction of the Lynnwood DSHS office, as well as 30+ years' experience developing and executing ROI frameworks and business plans. Cyndi will serve on the project team and will assist in contractor selection, design review, and overall decision making.

Ryan Bartelheimer, PE, Senior Natural Resource Engineer, Snohomish Conservation District

Ryan oversees construction projects for agricultural operations, fish passage, and habitat improvement for SCD. Ryan will serve on the project team, provide input to decision makers, and will provide expertise in design review and permitting.

Mike White, CE, Engineer, Snohomish Conservation District

Mike is a Civil Engineer with an extensive background in land development; stormwater modeling; Low Impact Development (LID) design / construction and construction management. Mike will complete the drainage plan and design the green stormwater infrastructure.

Becky Blankenship, FDBIA, Principal in Charge, Hill International, Inc.

Becky will serve as act as the Principal in Charge for Hill on this project ensuring SCD needs are fully met and that her team is supported throughout the project. She has extensive experience leading and overseeing alternative delivery teams as a designer, a construction manager, and an owner advisor. She has served in a leadership role on 28 PDB projects, placing an emphasis on team dynamics, innovative processes, and continuous improvement of the delivery method. Becky was recently recognized by the Design Build Institute of America (DBIA) as a Fellow, largely due to her dedication to training and guiding new owners through the PDB process.

Stacy Shewell DBIA, PMP, DB Advisor, Hill International

Stacy has more than a decade of experience in the construction industry with a proven track record in alternative delivery of both Design-Build and GC/CM projects. She has worked on multiple Design-Build projects varying in scope, complexity, and design-build procurement style, from traditional to progressive, with a combined value of over $500 million dollars. On these projects, she has acted both in Advisor and Project Manager roles, overseeing the procurement process, ensuring compliance with WA State RCWs and ongoing project management to ensure successful implementation of the alternative delivery process. Her Design-Build projects include two that were honored at the national level by DBIA for excellence in teaming and process.

Tracy Wiyrick, DBIA, PMP, Project Manager, Hill International
Tracy will work directly with SCD on a day-to-day basis as the Project Manager. She has managed a variety of alternative delivery projects and is adept at guiding collaborative teams through project validation, target value design, and negotiation of the Guaranteed Maximum Price (GMP). Tracy has managed PDB projects as both a construction manager and as an owner advisor. Her PDB projects include Poulsbo Fire Station #76, the City of Richland's City Hall, the City of Richland's Fire Station 74; and WSU's Tri-Cities Campus Student Union Building.

Zak Tomlinson, Legal Counsel, Pacifica Law Group
Zak Tomlinson is a construction and procurement lawyer who represents a wide variety of public and private owners, including cities, port districts, school districts, utility districts and a number of special purpose districts.
Zak counsels clients at the initial phase of the procurement and construction process, including development and review of procurement policies and procedures, preparation of RFQ/RFP documents (including both traditional design/bid/build projects and alternative GC/CM, Design-Build and progressive Design-Build procurement), and drafting and negotiation of design and construction contracts.
Zak is currently acting as counsel on multiple progressive Design-Build projects with Lake Washington School District, Snohomish County, Snohomish Parks & Recreation, the City of Everett, and Snohomish County 911.

- 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.)*

  See Attachment A – 'Consultant Experience'.

- 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.

  Refer to above bios and attachment A – 'Consultant Experience'.

- 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.

  N/A

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

  SCD manages conservation projects spanning from several thousand dollars to $1-2 million in value. Our staff members skilled in project management are integral project resources. However, acknowledging the specialized expertise required for building projects, we have engaged Hill International to serve as our day-to-day project manager and Owner Advisor. Hill International was chosen through a competitive selection process for their extensive experience in executing similar projects across the region.

  Refer to Staff Bios and Attachment A for additional details.

- 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 Linda Lyshall with implementation by Tracy Wiyrick.

  Hill International staff will meet regularly with Linda and her staff to discuss project/program needs, milestones and develop strategy recommendations and courses of action for implementing the project. Tracy will be the PDB team's point of contact.

  Communications – Hill International, in partnership with SCD, 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, SCD will advertise the PDB RFQ via common solicitation platforms. During the RFP phase the Selection Committee will meet with the shortlisted firms in interactive meetings to discuss project objectives and approach provide feedback. During project implementation regular project meetings will occur between the Owner PM team, leadership, project stakeholders, and the PDB team to ensure the project is progressing as expected by the owner. Formal and informal interim reviews of drawings, schedule and budget will also be conducted.

  Budget Monitoring – Hill International will be managing and tracking the program finances. Financial reporting will be provided on a regular basis to SCD. SCD will maintain an owner contingency the project budget to address any unforeseen conditions, owner betterment changes and appropriate change orders.

  Schedule - The overall target project schedule will be provided in the PDB RFQ. During project validation input from the PDB team will inform the updated schedule. The PDB GMP amendment will contractually obligate the Design-Builder to substantial and final completion dates. The Design-Builder will be required to provide monthly schedule updates, which will be reviewed by Hill International controls staff.

- 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 (RFQ) with a project description, evaluation criteria, proposed project budget, target schedule, and draft PDB contract documents. Statement of Qualifications received in response to the RFQ will be reviewed and scored by the Selection Committee based on the evaluation criteria published in the RFQ, which will include at minimum: key team member qualifications, successful completion of projects of similar scope and complexity and previous performance contracting with small and disadvantaged business enterprises. Announcement of the highest scoring Proposers (Shortlist) will be provided to all Proposers.

  Following the protest period, shortlisted proposers will be invited to respond to a Request for Proposal (RFP), which will include team's project specific Management Plan (including OMWBE outreach plan), participation in Interactive Meetings and Fee Proposal. Evaluation criteria for the Proposal components will be outlined in the RFP. Selection of the successful Design-Builder will be based upon combined scoring of their SOQ and Proposal per the criteria outlined in the RFQ and RFP.

  The highest scoring Proposer will be announced to all shortlisted firms and invited to enter contract negotiations with SCD.

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

  SCD will work with Zak Tomlinson of Pacifica Law Group to develop the PDB contract terms and conditions. Hill will work together with SCD and Pacifica Law Group to prepare and tailor the RFQ and RFP documents to meet the needs of this project. SCD intends to utilize a modified DBIA 544 Standard Form: Progressive Design-Build Agreement, 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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

The SCD team does not have experience in delivering building projects. Hill, with extensive design and construction management expertise, will effectively oversee construction activities and provide valuable guidance to SCD throughout the project delivery.

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

See Attachment B – 'Preliminary Concepts'

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.

None

10. Subcontractor Outreach

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

SCD recognizes that diversity, equity, and inclusion is key to our success as an organization, and as such is included as one of our Overarching Priorities in current 5-Year Strategic Plan (2023-2028). The Natural Resources Center provides us with a unique opportunity to embrace this core value through inclusion of small and disadvantages businesses within the design and construction

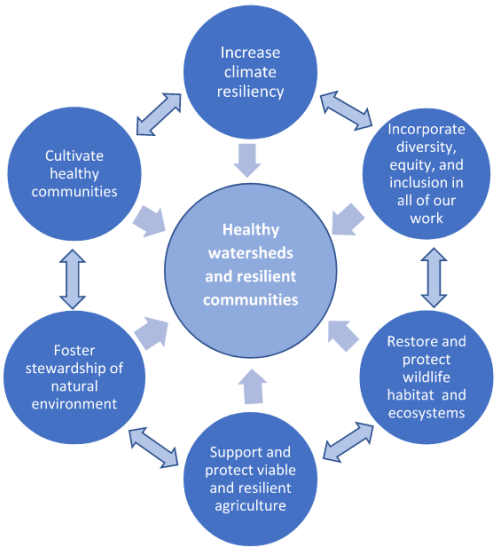


Figure 1 – Snohomish Conservation District 5-Year Strategic Plan - Overarching Priorities

industry. Our Strategic Plan outlines our commitment to addressing diversity, equity, and inclusion as an organization and can be referred to using this link:

Snohomish Conservation District 5-Year Strategic Plan (2023-2028)

Specifically, for the Natural Resources Center, SCD and Hill will collaborate with the selected PDB team to ensure maximum participation, employing the following strategies:

1. Establishing Project-Specific Inclusion Goals: We will set minimum and aspirational inclusion goals for each phase and aspect of the project, encompassing professional services, goods, and trades.

2. Outreach and Engagement: Immediately following PRC approval, the project team will engage with the diverse business community to establish strong connections as we onboard the PDB team. We will ensure advocacy groups and resource centers have accurate, up-to-date project information and maintain an updated project website to reach diverse businesses effectively.

3. Design-Build Inclusion Requirements: Our procurement documents and contracts will mandate that the PDB team develop their inclusion approach and plan, including scoring components based on their past performance.

4. Transparency and Reporting: The project team is committed to transparently tracking and reporting our progress toward meeting inclusion goals, plans, and utilization numbers throughout the project lifecycle.

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: *(please print)* _____ *(public body personnel)*

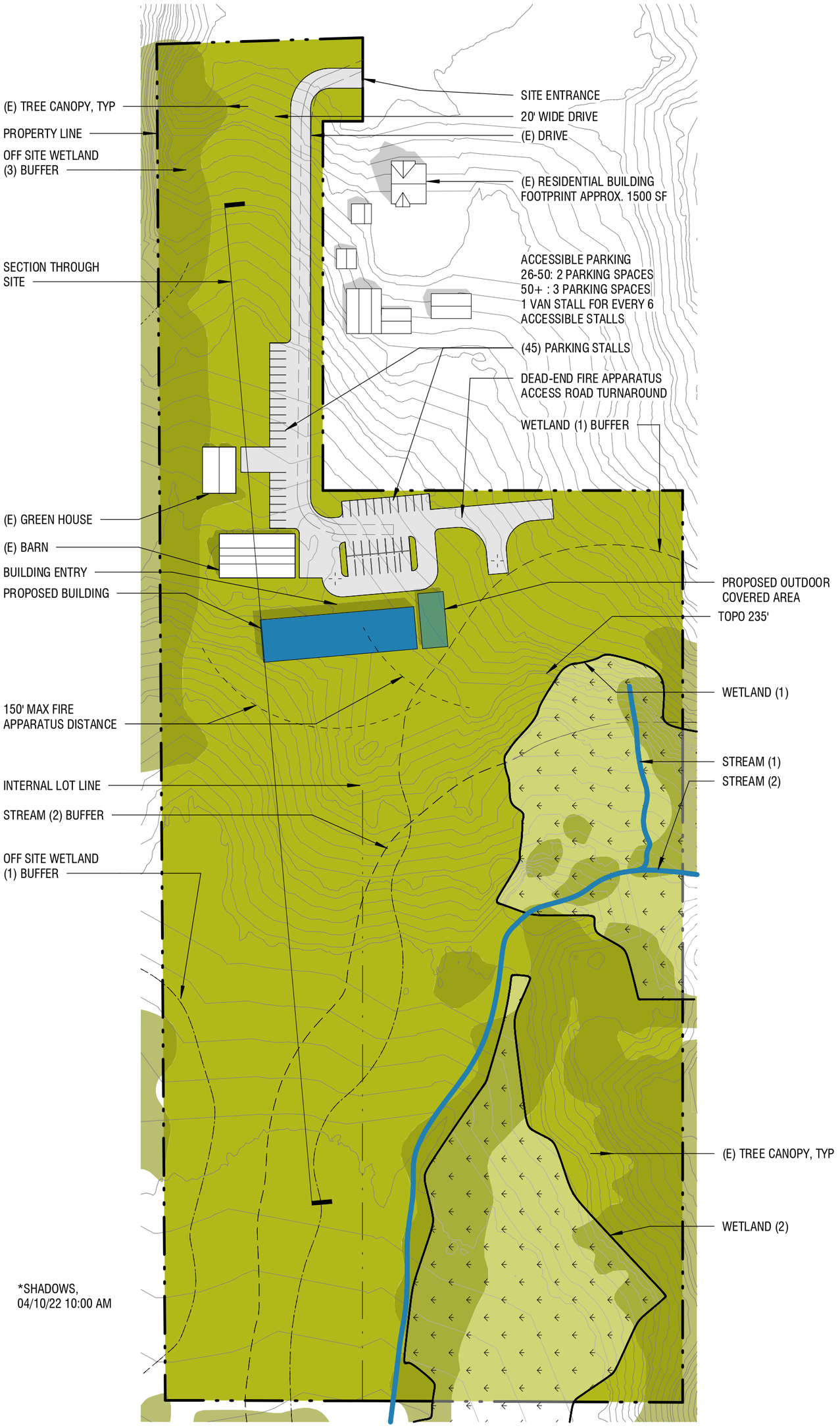
Title: _____

Date: _____

Attachment A - Consultant Experience

Name	*Affiliation/Project Role*	*Project*	*Construction Budget*	*Procurement Type*	*Planning Role*	*Design Role*	*Construction Role*
Becky Blankenship Assoc. AIA, FDBIA	Hill International Principal in Charge	Grant County PUD, New Ephrata Service Center	$165M	PDB	N/A	PIC	In progress
		Snohomish County, Food and Farming Center	$40M	PDB	PDB Advisor	PDB Advisor	In progress
		Snohomish County, Arlington Operations Complex	$27M	PDB	PDB Advisor	PDB Advisor	In progress
		Poulsbo Fire Station #76	$6M	PDB	PDB Advisor	PIC	In progress
		Benton County Justice Center	$35M	PDB	PDB Advisor	PIC	In progress
		Three Rivers Behavioral Health Recovery Center	$16M	PDB	PDB Advisor	PIC	In progress
		Spokane County Operations Facility	$20M	PDB	PIC		In progress
		FARM II Arena, Blue Mountain Community College	$13M	PDB	PIC	PIC	In progress
		Richland Public Safety 76	$12M	PDB	PM	PM	PIC
		Pasco Zone 3 Water Reservoir	$12M	PDB	PDB Advisor	N/A	N/A
		North Mason Regional Fire Authority Headquarters Station	$10M	PDB	PM	PM	PM
		Boardman Fire Station #81	$6.5M	PDB	PM	PM/PIC	PIC
		West Richland Police Station	$12M	PDB	PM	PM	PIC
		Morrow County Administrative Building	$6.8M	PDB	PDB Advisor	PM	PDB Advisor
		Richland Public Safety Facilities 73 & 75	$9.5M	PDB	PM	PM	PM
		Richland City Hall	$18M	PDB	PM	PM	PM
		WSU Tri-Cities Student Union	$4M	PDB	PM	PM	PM
		Richland Fire Station #74	$3.4M	PDB	PM	PM	PM
Stacy Shewell DBIA, PMP	Hill International Owner Advisor	Snohomish County, Food and Farming Center	$40M	PDB	PM	PM	In progress
		Snohomish County, Arlington Operations Complex	$27M	PDB	PM	In progress	In progress
		Grant County PUD, New Ephrata Service Center	$165M	PDB	PDB Advisor & PM		In progress
		Snohomish County 911, Emergency Communications Center	$37M	PDB	PDB Advisor	PDB Advisor	N/A
		Northshore School District, Elem. Mods. – SECC, FW, CS, WO	$51M	PDB	PDB Advisor	PDB Advisor	N/A
		Northshore School District, Elem. Exp. – SECC, FW, CS, WO	$77M	PDB	PDB Advisor	PDB Advisor	N/A
		Jefferson Healthcare, South Campus Replacement and Add.	$113M	PDB	PDB Advisor	PDB Advisor	N/A
		Central Kitsap School District – WSTSC	$83M	PDB	PDB Advisor	PDB Advisor	N/A
		Central Kitsap School District, Fairview Middle School	$65M	PDB	PDB Advisor	PDB Advisor	N/A
		Sound Transit, Sounder Maintenance Base	$100M	DB	PM	N/A	N/A
		Bothell Fire Stations 42&45	$36M	PDB	PDB Advisor	PDB Advisor	PDB Advisor
		Washington State University, Spark Academic Building	$65M	DB	PM	PM	N/A
		Washington State University, Everett Academic Center	$65M	DB	PM	PM	PM
		Spokane Central Services Center	$15.6M	DB	PM	PM	PM
Tracy Wiyrick DBIA, PMP	Hill International Project Manager	Poulsbo Fire Station #76	$6M	PDB	PM	PM	PM
		Sound Transit East Link E360 to Microsoft Campus Phase	$227M	DB	N/A	N/A	PM
		Richland City Hall	$18M	PDB	Asst. PM	Asst. PM	Asst. PM
		Richand Fire Station #74	$3.4M	PDB	Asst. PM	Asst. PM	Asst. PM
		WSU Tri-Cities Student Union	$4M	PDB	Asst. PM	Asst. PM	Asst. PM

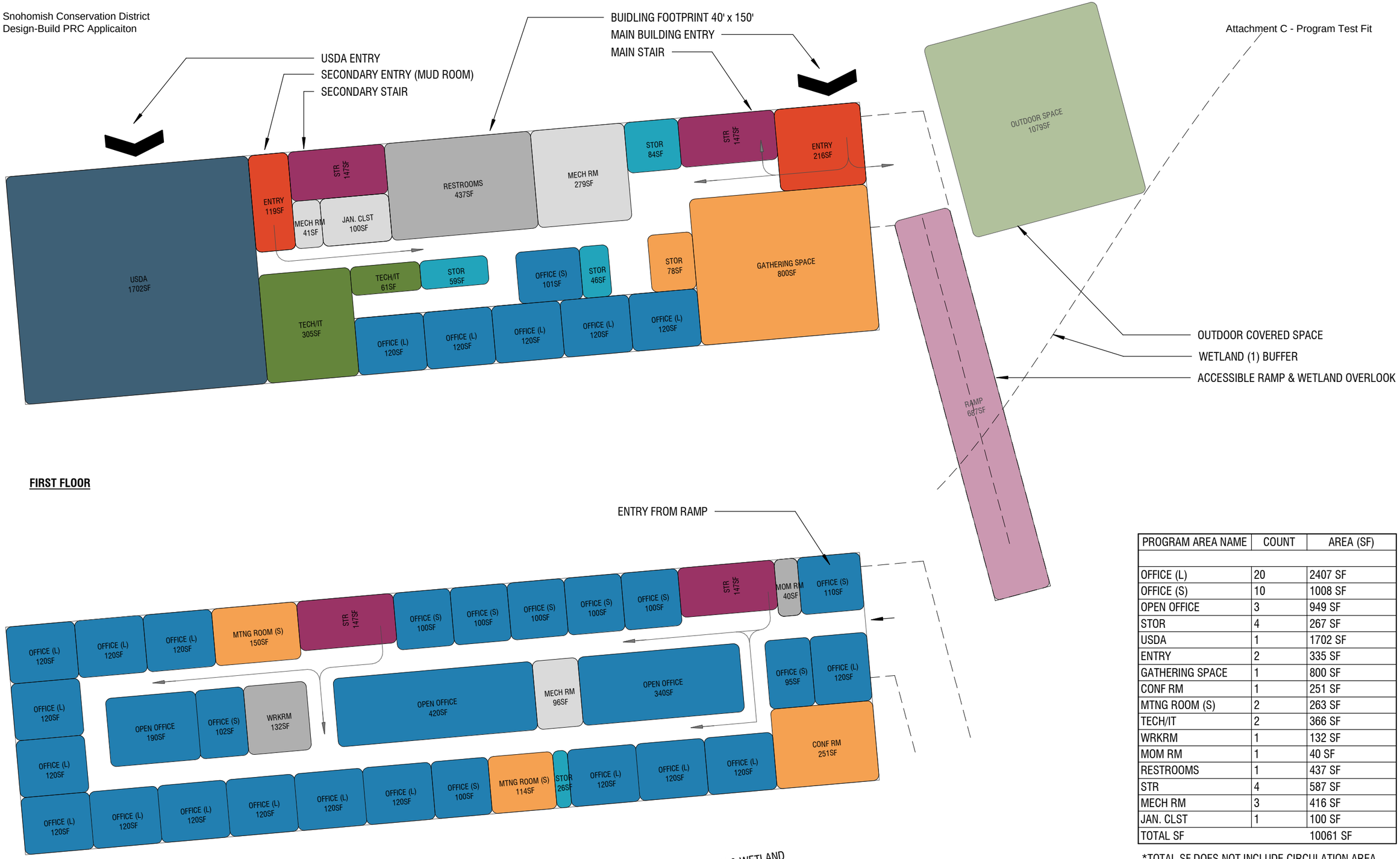
Attachment B - Preliminary Concepts - Site Test-Fit



Attachment B - Preliminary Concepts - Program Test-Fit

Snohomish Conservation District
Design-Build PRC Applicaiton

Attachment C - Program Test Fit



PROGRAM AREA NAME	COUNT	AREA (SF)
OFFICE (L)	20	2407 SF
OFFICE (S)	10	1008 SF
OPEN OFFICE	3	949 SF
STOR	4	267 SF
USDA	1	1702 SF
ENTRY	2	335 SF
GATHERING SPACE	1	800 SF
CONF RM	1	251 SF
MTNG ROOM (S)	2	263 SF
TECH/IT	2	366 SF
WRKRM	1	132 SF
MOM RM	1	40 SF
RESTROOMS	1	437 SF
STR	4	587 SF
MECH RM	3	416 SF
JAN. CLST	1	100 SF
TOTAL SF		10061 SF

*TOTAL SF DOES NOT INCLUDE CIRCULATION AREA. 1927 SF OF TOTAL CIRCULATION, APPROX 16% OF TOTAL BUILDING AREA