State of Washington

PROJECT REVIEW COMMITTEE (PRC)

GC/CM PROJECT APPLICATION

To Use the General Contractor/Construction Manager (GC/CM) Alternative Contracting Procedure

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages *(font size 11 or larger)*. Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

a) Legal name of Public Body (your organization): **Snohomish County Fire District #4**

b) Mailing Address: **1525 Avenue D, Snohomish, WA 98290**

c) Contact Person Name: **Donald D. Waller** Title: **Chief**

d) Phone Number: **(360) 568-2141** E-mail: **donw@snohomishfire.org**

1. Brief Description of Proposed Project

a) Name of Project: **Snohomish County Fire Station #42**

b) County of Project Location: **Snohomish**

c) Please describe the project in no more than two short paragraphs. *(See Example on Project Description)*

The Snohomish County Fire District #4 new Fire Station #42 project will feature 10,500 square feet of station space to support both emergency operations and personnel wellness. The facility will house three (3) apparatus bays with strategically positioned support spaces including bunker gear storage, decontamination room, air compressor, shop, and storage areas—all designed for immediate accessibility during emergency responses. Four (4) individual dorms with direct apparatus bay access ensure rapid deployment capabilities.

The new station will be constructed on the District's existing 4.4-acre site, with the current facility remaining operational until the new building is complete. Comprehensive crew living spaces include three (3) individual restroom/shower facilities, an exercise room, laundry, study room, kitchen/dining area, and day room, creating a supportive environment for extended shifts. Administrative functions are accommodated through a station office, report room, small lobby, and public restroom, while essential building systems spaces ensure efficient operations. Environmental considerations are being carefully addressed, with wetlands studies confirming the new station can be positioned outside required setback areas, demonstrating the District's commitment to both community safety and environmental stewardship.

d) Applying for permission to utilize Alternative Subcontractor Selection with this application? ~~**Yes**~~ / **No**
(if no, applicant must apply separately at a later date utilizing Supplement B*)*

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	$ **1,388,900**
Estimated project construction costs (including construction contingencies):	$ **11,080,152**
Equipment and furnishing costs	$ **386,157**
Off-site costs	$ **0**
Contract administration costs (owner, cm etc.)	$ **135,000**
Contingencies (design & owner)	$ **1,358,464**
Other related project costs (briefly describe)	$ **374,057**
Alternative Subcontractor Selection costs	$ **0**
Sales Tax	$ **947,671**
Total	***$*** **15,670,401**

B. Funding Status

e) Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

The District is funding the project fully out of their general fund, using three separate "buckets." The total cost from inception to the completion of three fire stations is approximately $45-55 million. The first bucket is capital savings. The District started the project with $12 million in savings. The second bucket is cash funding directly from the annual budgets. This is approximately $4 million a year for 2026, 2027, 2028, 2029, totaling ~$16 million. The remaining $17-27 million will be from the third bucket of councilmanic bonds (non-voted/additional taxes). The District has already sold $12 million in bonds. The remaining $5-15 million in bonds will be sold in a second and possibly third series in 2026 and 2027 if needed. The District has achieved a AA+ bond rating from S&P Global, due to our financial health, fiduciary responsibility and long term financial planning.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

a) Procurement; *(including the use of alternative subcontractor selection, if applicable)*

The District has retained Lawhead Architects for the design of the new station. Conceptual plans have been developed with completion of Schematic design anticipated in early 2026. The district anticipates commencing procurement of the GCCM immediately after approval and hiring the GCCM in early February 2026. We do not anticipate using Alternative Subcontractor Selection for this project.

b) Hiring consultants if not already hired; and

The District has engaged the services of Turner &Townsend Heery. (TTH) TTH's services will include GCCM Procurement and selection and Construction management services for the duration of the project.

c) Employing staff or hiring consultants to manage the project if not already employed or hired. *(See Example on Design & Construction Schedule)*

The District has engaged the services of Turner &Townsend Heery. (TTH) TTH's services will include GCCM Procurement and selection and Construction management services for the duration of the project

d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process. *(If applicable)*

Date	Activity
October 20, 2025	Submit PRC Application
December 4, 2025	PRC Approval
December 9, 2025	1st Advertisement for RFQ Responses
December 16, 2025	2nd Advertisement for RFQ Responses
January 8, 2026	RFQ Responses Due
January 15, 2026	Notify Shortlisted GC/CM Candidates
January 28-29, 2026	GC/CM Interviews
February 3, 2026	GC and Fee Proposals Due
February 4, 2026	Notify Successful GC/CM
Complete by end of 2026	Design
Complete Fall of 2027	Permitting
Complete Summer of 2028	Construction

4. Why the GC/CM 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 implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

Scheduling and phasing are complex due to the ongoing operations of the existing fire station on the same site. Construction activities must give way to ongoing fire station activities**.**

- 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?
  The existing Fire Station ais an essential Services facilities and any interruption of services may cause a safety risk to the community. The Fire Station operates 24/7/365. Having an experienced GCCM on the team for planning and implementation of the schedule and phasing is critical for this project.

- ***Note:*** *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 8.*
  The current Fire station is on the same site and must remain operational at all times. This is a 24/7/365 essential facility that is also open to the public at times during the day. Access to and from the existing station must remain unimpeded all times.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
  The modern fire station has many complex systems and technologies. Having an experienced GCCM on the team during design to assist with planning and coordination of these systems will make the process more efficient and effective. During the design phase we anticipate creating a complex phasing plan that will enable the existing station to stay operational at all times. Having an experienced GCCM on the team will enable us to create the most accurate and achievable plan.

- If the project encompasses a complex or technical work environment, what is this environment?
  The work environment is an open and active fire station with public access and emergency response teams onsite

- 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?
  N/A

- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?
  N/A

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest *(For Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance)*. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
  The potential need for phased construction in order to accommodate the permit processes and an operational site can be better implemented with the GC/CM as a design partner in the project team. Due to the complexity of the fire station, it is beneficial if the GCCM has prior experience in planning and building fire station sand other essential facilities. By utilizing preconstruction services for this project we can be most efficient with e funds allocated for this project. Early planning will help us to eliminate unforeseen conditions that could jeopardize current station operations.

- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules. Early coordination and planning will benefit the project.
  Because the site also houses the existing station phasing plans and early work packages will be critical to get the new station completed as quickly as possible without disrupting ongoing services. Use of traditional delivery methods will not allow us to make the detailed phasing and project schedule that will be vital to always keeping the station operational.

- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.
  N/A

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
  This is the Fire Departments first GCCM project. The District has retained the services of TTH to assist and advise for the duration of the project. TTH has overseen and managed Alternative delivery project since the inception of RCW 39.10

- 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 Example on Project Organizational Chart)*
  See Exhibit A

- Staff and consultant short biographies *(not complete résumés)*.

  Don Waller, Fire Chief – Snohomish County Fire District
  Role on this project:

  Don brings decades of leadership experience to the fire service. After earning a Bachelor of Science, he advanced his career in fire service, serving as Battalion Chief with the Spokane Fire Department and Deputy Chief for the District. During his terms as President of IAFF Local #29, Chief Waller managed five independent budgets and founded the Spokane Firefighters Benefits Trust (the "Trust"). Under his leadership, the Trust grew from zero reserves to $7.5 million by 2018, with $18 million in annual assets. He currently leads in budget creation, long-term financial planning, and project management. Known for his deep understanding of labor relations, he is respected for aligning departmental goals with labor priorities. His commitment to continual education and passionate work ethic led him to complete his Master of Science in Health Policy and Administration as well as attend continuous trainings including project management. Chief Waller builds community relationships to provide the best EMS and fire services possible while protecting the health and safety of District firefighters.

  Bill Dobyns, Sr. Project Management Director – Turner & Townsend Heery
  Role on this project: Alternative Delivery Advisor

  Bill is the past Vice Chair of CPARB and past PRC Member. He has managed and overseen over twenty alternative delivery projects. He is familiar with all requirements of RCW 39.10 and will assist in the procurement efforts through selection of GCCM and negotiation of the GMP. Bill is currently serving as an Alternative deliver advisor on 4 projects where the agency is using Alternative Delivery for the first time. Bill has 40 years of experience as both a Public Works Contractor and Owner's representative.

Representative Project Experience for Bill Dobyns

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
Mountlake Terrace HS HVAC Upgrades	$13M	**PDB**	PDB Advisor	Apr 2023 – Present
SPS AV & Security Upgrades	$145M	**PDB**	PDB Advisor	May 2024- Present
Stevens County Justice Center	$72M	**GCCM**	GC/CM Advisor	Feb 2025-Present
Bellevue Airfield Park/Aquatics Center	$26M	**TBD**	Alt Delivery Advisor	Sep 2024-Present
Thurston County WARC Transfer Station	$38M	**GC/CM**	GC/CM Advisor	Sep 2025-Present
Tacoma Union Station Seismic Study and Electric Upgrade	$82M	**DB**	DB Advisor, CM	Jan 2023-Oct 2025
Lincoln HS Upgrades Phase 2	$62M	**GCCM**	Owners Rep	Jan 2021- Mar 2023

Spokane Valley City Hall Renovations	$32M	**PDB**	PDB Advisor	Mar 2021-June 2024
Lincoln HS Upgrades Phase 1	$62 M	**GC/CM**	GC/CM Project Exec.	Feb 2018-Sep 2020

Ralph Rohwer, Director – Turner & Townsend Heery
Role on this project: Project Management

Ralph has provided construction project management services to owners for over 30 years while at Turner & Townsend Heery. As part of his project management experience, he was also the GCCM consultant for nine different projects, including three for Seattle Public Schools, two for Spokane Public Schools, two for Lake Washington SD, one for Snohomish School District and one for White Salmon hospital. Ralph is familiar with RCW 39.10. Currently Ralph serves as project manager to the Snohomish Fire District 4 reporting to Chief Don Waller. Prior to working for Heery / Turner & Townsend, he was a project manager for a construction company and involved in design build work.

Frank Lawhead, Principal – Lawhead Architects, P.S.
Role on this project: Managing Principal

Over 43 years of experience in public safety facility planning, design, and project management. In addition to providing complete design services for Snohomish County Fire Districts #4 and #5, Frank has been responsible for site planning, zoning and code research, schematic design, pre-design studies, contract documents and construction administration for a variety of new and remodel public safety facility projects including fire stations, administration facilities, public safety buildings, and large fire training campus projects.

Representative Project Experience for Frank Lawhead

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Snohomish County Fire District #4 – FS #41, FS #43, & Infrastructure Upgrades	$25M	**DBB**	Architect, Project Management, Construction Administration	Apr 2021-Present
Gig Harbor Public Works – Service Center	$3.8M	**DBB**	Architect, Project Management, Construction Administration	Jan 2021-May 2024
Snohomish County Fire District #5 – FS #51	$5.8M	**DBB**	Architect, Project Management, Construction Administration	Mar 2018-Nov 2021
Tacoma Fire Station #5	$3.8M	**DBB**	Architect, Project Management, Construction Administration	May 2018-March 2021
Clallam County PUD – Forks Service Center	$3.1M	**DBB**	Architect, Project Management, Construction Administration	Jan 2019-Apr 2021
North Bend City Hall	$6.8M	**DBB**	Architect, Project Management, Construction Administration	Jan 2017-May 2020
Washington State DNR – Olympic Region Shop	$2.1M	**DBB**	Architect, Project Management,	Jan 2015-Jan 2017

			Construction Administration	
Clallam County PUD – Admin Bldg, Maint Shop, & Office TI	$10.2M	**DBB**	Architect, Project Management, Construction Administration	Jan 2015-Dec 2016
City of Seattle – Fire Station #29 TI & Addition	$1.7M	**DBB**	Architect, Project Management, Construction Administration	Apr 2014-Dec 2016

Seth Wilson, Title – CDS Attorneys at Law
Role on this project: GC/CM Legal Advisor

Seth represents individuals, businesses, insurance companies, and governments in a variety of construction, contractual, real estate, and litigation matters. During his nineteen plus years of practice, Seth has developed significant experience representing construction contractors, port districts conservation districts, fire districts, and other government entities in a wide variety of circumstances including public works procurement and contracting, contract negotiations, general governance, construction claims management, and dispute resolution. That experience includes working on several alternative contracting approaches including GC/CM and design-build contract drafting, negotiations and administration for both government and private clients utilizing bespoke and industry contract forms including, but not limited to, AIA and DBIA forms. Those projects include construction of a new high school and sports facilities, a college gymnasium, a special education facility, and numerous biodigester facilities.

- Provide the ***experience and role on previous GC/CM projects delivered*** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.
  (See Example Staff\Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.)
  Experience and roles are described in the staff and consultant biographies above.

- The qualifications of the existing or planned project manager and consultants.
  Qualifications of the project manager and consultants are described in the staff and consultant biographies above.

- 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.
  The District has retained TTH to provide GC/CM advisory services which will supplement the design and District team. The Heery team will serve in this capacity throughout the project duration and will provide additional consulting services as needed in support of District staff. Funding for associated services is in the budget and planned for through completion.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
  Construction experience for each proposed staff member and consultant is described in the staff biographies.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.
  The Department has retained Turner & Townsend Heery (TTH) to manage the GCCM and Construction process. The TTH Team is experienced in GCCM Procurement and Project management and has proven processes ibn place for Budget control, procurement, RFI management, Change order management, Commissioning and closeout processes including warranty management.

- A brief description of your planned GC/CM procurement process.
  TTH will create an RFQ that will attract builders from around the area. Scoring will value, prior GCCM projects, similar Fire Station or essential services projects and utilization of disadvantaged businesses. The SOQ will be evaluated and scored, and the three highest scoring teams will be shortlisted to the Interview stage. Interviews will be conducted to help further evaluate the team's competencies and abilities and experience being part of a highly collaborative team. The teams will submit a proposal for Specified GC's and Fee as the third and final step in the selection process. The highest scoring team will enter into a contract with the Department to begin pre-construction services. Project budgets and estimates will be reviewed and validated by a third-party estimator at each stage. A GMP will be negotiated just prior to construction ant approximately 95% CD stage.

- Verification that your organization has already developed *(or provide your plan to develop)* specific GC/CM or heavy civil GC/CM contract terms.
  TTH has a vast library of Alternative Delivery RFQ,s, Contracts and other documents necessary to complete this project. Our Legal Advisor, Seth Wilson, will review each document for compliance with Current Fire District processed and legal requirements. The contract will be drafted to comply with Washington State law, TTH best practices and the District's policies and procedures. TTH will work with Lawhead Architects and the Fire District to develop selection criteria and to write Divisions 00 language that will address specific requirements of the project, including a comprehensive pre-construction services.

7. Owner Readiness *(To be answered by the Owner)*

a) What have you done as an Owner to prepare yourself and your staff for this GC/CM project?

i. How have you communicated with other public owners to understand the organizational alignment and administrative time needed to manage an alternative delivery project?
The District has not communicated directly with other Agencies. TTH has worked with many agencies and will bring that experience to the team

ii. What training have you as an Owner and your staff taken?
None. We have hired TTH to provide GC/CM expertise and experience. With their expertise and experience, the Snohomish Fire District No. 4 maximizes the benefits of alternative construction delivery process for this active, occupied site. Additionally, the Fire District will utilize GC/CM to achieve an efficient and effective use of public funds for the benefit of the community.

iii. How have you considered the differences in alternative delivery vs Design Bid Build with regards to contract requirements around risk allocation, attitudes towards contract changes, disputes, etc.?
This Fire station is the third of three. The design team, Lawhead Architects, was retained to do all three facilities for sake of continuity across the District. The first stations were not occupied and were better suited for traditional DBB.

b) How does your organization ensure that knowledge is passed down to your staff and project team?
Fire District staff will shadow Chief Waller and TTH during the project. Working with TTH we will create a best practices manual for use on future projects**.**

c) How have you familiarized yourself and your staff with GC/CM Best Practices?
The TTH representative did a workshop and presentation with the fire commissioners and key fire district executives that report to the fire chief along with the fire marshal. Excerpts from RCW 39.10 were provided along with summary information regarding the merits and details of alternative contracting requirements. There was a detailed discussion on the procurement process and a Q & A session. The meeting was at the regular monthly meeting of September 9, 2025.

d) What is your role in monitoring GC/CM Subcontractor Bid Packaging, and do you have staff allocated to provide oversight in Prime contractor's bidding and subcontract terms?
We have contracted with TTH to provide expertise in working with our GC/CM to review bid packages. Through this process, and TTH's extensive GC/CM experience, we will ensure that bid packages are structured in a way to maximize competition, while also providing opportunities for small, local, and

MWBE firms. TTH has also provided guidance in providing the appropriate front-end documents required for the project. TTH will attend Bid Package opening along with District staff. For Self-performed Bid Packaging, TTH will manage the process with the assistance of District staff.

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: *(See Example Construction History. 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

   See Exhibit 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. *(See Example concepts, sketches or plans depicting the project.)* 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.*

   See Exhibit C

10. Resolution of Audit Findings on Previous Public Works Projects
If your organization had audit findings on ***any*** project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.
We have had no Audits or Audit findings

11. Subcontractor Outreach
Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation. Please include past performance inclusion goals (%) and actual utilization ($).
Prior to advertising for GCCM selection we will hold an outreach event to familiarize the contracting community, including disadvantaged business, about the opportunities this project presents. We will take feedback from disadvantaged businesses on ways the procurement process can be adjusted to create better opportunities for increased participation. The RFQ will include scoring components that will emphasize use of disadvantaged business in the project. The Fire District does not have any historic data on past project performance.

12. Alternative Subcontractor Selection
- If your organization anticipates using this method of subcontractor selection and the scope of work is anticipated to be over $3M, please provide a completed *Supplement A, Alternative Subcontractor Selection Application* document, *one per each desired subcontractor/subcontract package.*
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under $3M, respond with **N/A** to this question.
- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over $3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application and* submit it to the PRC for consideration at a future meeting.

  We do not anticipate using Alternative Subcontractor Selection for this project.

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 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 that will need to be closely coordinated during the design phase. Having an experience GCCM on the team during design will make this process more efficient and effective. as developed by CPARB and attend any relevant applicable training. If the PRC approves your request to use the GC/CM contracting procedure, you also you also agree to provide additional information if requested. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

Signature: 

Name *(please print)*: Donald D. Waller *(public body personnel)*

Title: Fire Chief

Date: 10-20-2025

EXHIBIT A

SNOHOMISH COUNTY FIRE DISTRICT #4
FIRE STATION #42 PROJECT
ORGANIZATION CHART

Turner & Townsend Heery

LAWHEAD ARCHITECTS P.S.

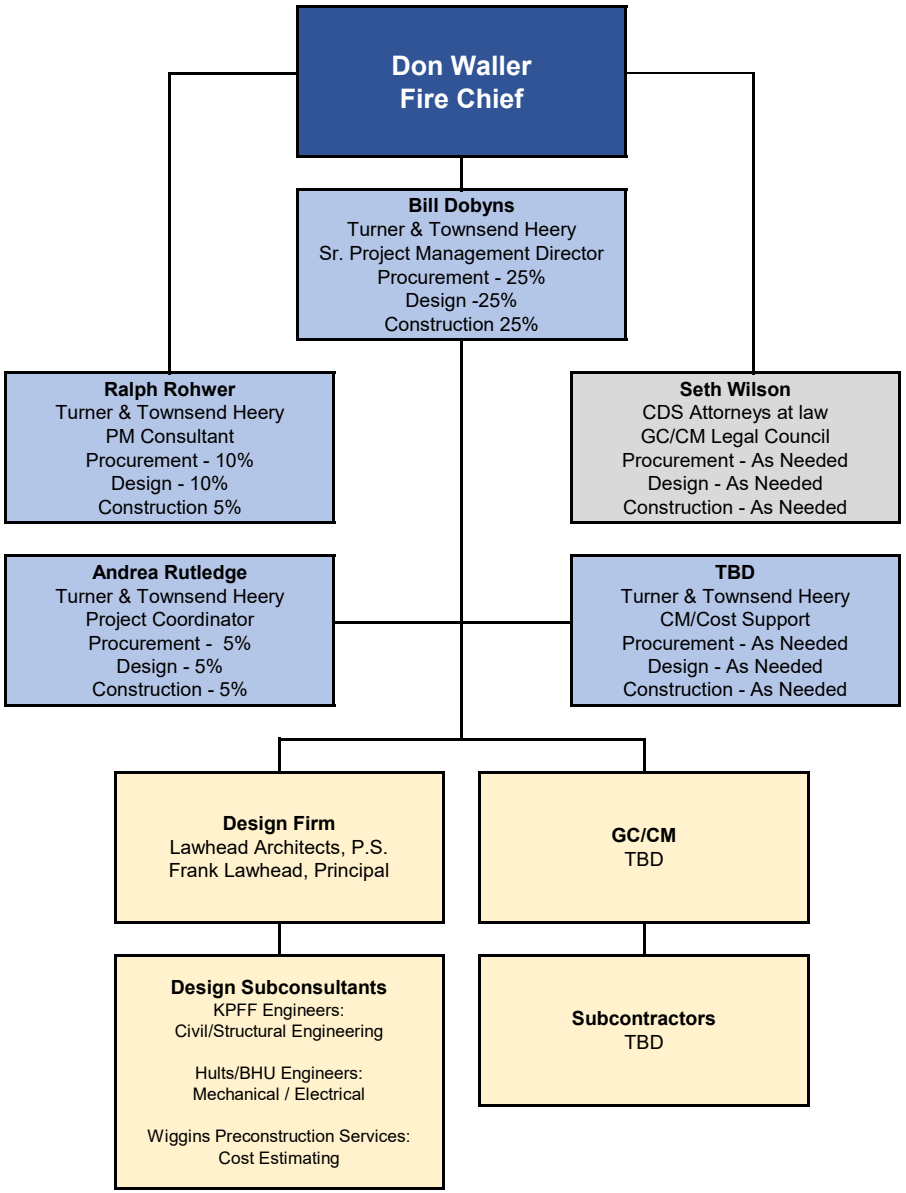
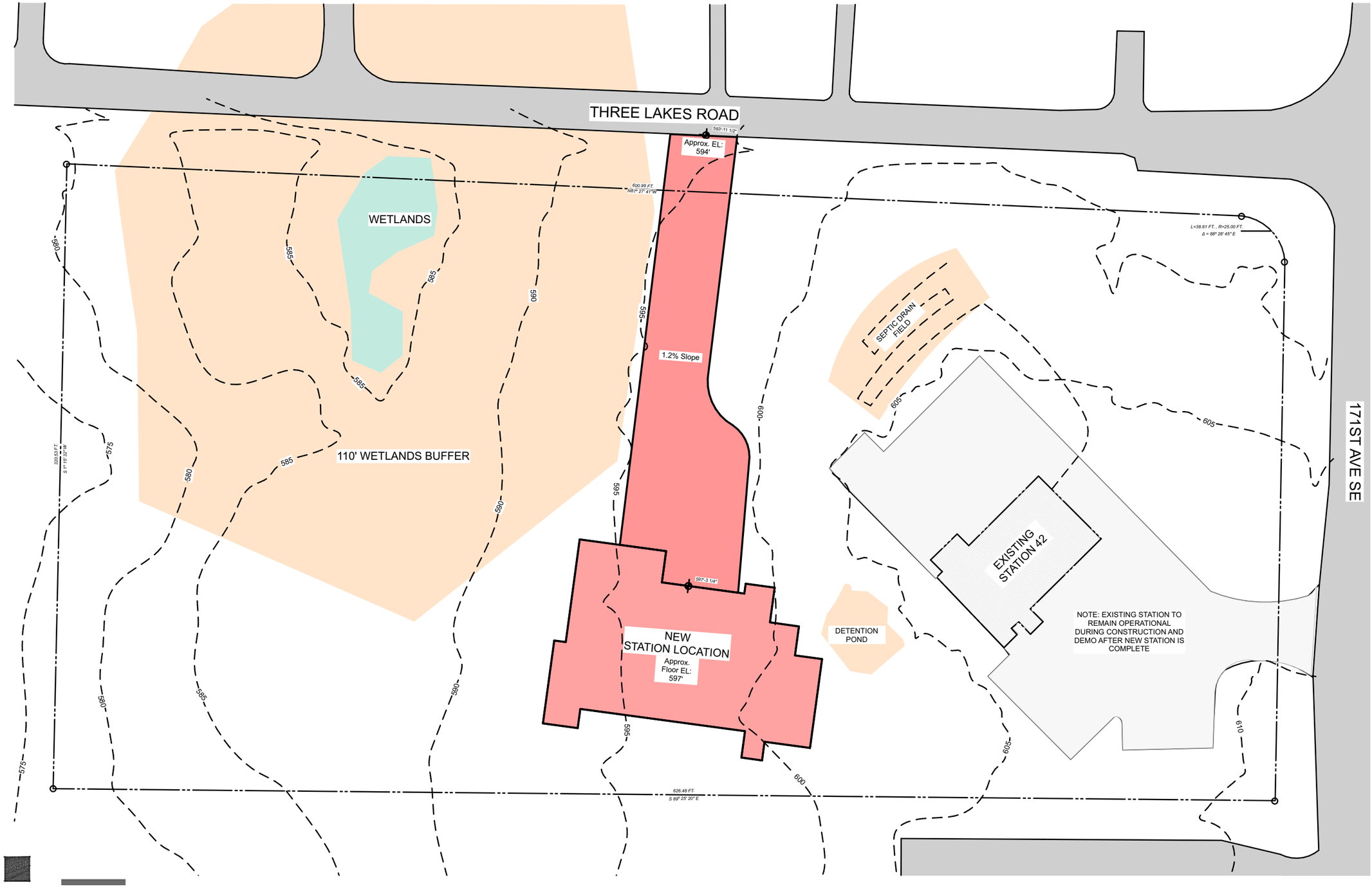


EXHIBIT B

PROJECT EXPERIENCE MATRIX

Project Name	Project Description	Contracting Method	Planned Start / End Dates	Actual Start / End	Planned / Actual Budgets	Comments
Snohomish County Fire District #4 Fire Station #41	A new 22,000 sf headquarters fire station featuring five apparatus bays sized to accommodate modern apparatus including the district's new ladder truck. The station is organized into distinct functional areas: an office administrative wing with break room and public access; a public conference room with separate entrance for shared use with adjacent city facilities; crew quarters including seven dormitories, studies, library, kitchen, dining, and day room with covered patio; and comprehensive support spaces along the north side.	Design Bid Build	May 2025 to Aug 2026	May 2025 to Present	$16M / $12.1M (Bid)	Designed to comply with current seismic standards and constructed using a variety of gray tones, brick accents, and honed concrete masonry units, Station #41 incorporates sustainable design elements including solar panel integration. The facility addresses the district's critical needs for proper PPE storage, enhanced decontamination capabilities, and earthquake-resistant construction while supporting planned staffing increases from three to six personnel per day over the next three to eight years.
Snohomish County Fire District #4 Fire Station #43	A new 11,000 sf station will replace an aging existing station. The modernized station incorporates contemporary firefighter safety features including proper apparatus storage, decontamination spaces, and improved PPE storage—essential upgrades that cannot be accommodated in the aging infrastructure.	Design Bid Build	July 2026 to July 2027	TBD	$11M / $7.9M (Bid)	The replacement of Station #43 addresses critical safety deficiencies in the existing structure, which was not built to current earthquake standards.
Snohomish County Fire District #5 Fire Station #51	A new 15,000-square-foot fire station and public safety center. We provided complete design and construction administration services for this facility, which serves dual purposes as both an operational fire station and a community emergency preparedness hub. The facility features a full apparatus bay supported by specialized spaces that address contemporary firefighter health and safety standards, including dedicated decontamination areas, SCBA storage, compressor room, and bunker gear storage.	Design Bid Build	May 2020 to May 2021	May 2020 to November 2021	$6.3M / $5.9M	A key feature of the design is the multipurpose public meeting room, which incorporates the flexibility to convert into a regional emergency operations center. This dual-function space strengthened community engagement during normal operations while providing critical incident command infrastructure, maximizing the facility's value to the region beyond day-to-day fire and EMS response.
Snohomish County Fire District #26 New Station #54	Transformed a modest 1970s wooden-pole structure into a modern fire station through a strategic phased approach that preserved the existing structural frame while completely updating the facility. Our firm designed new pre-manufactured steel apparatus bays featuring drive-through capabilities for double-stacking, a dedicated medic bay, and essential support spaces including shop, decontamination, and storage areas with modern vehicle exhaust systems and power drops. Final complete station was 6,300 sf.	Design Bid Build	June 2003 to June 2004	June 2003 to June 2004	$1M / $750K	The project began with new apparatus bays constructed using a pre-manufactured steel structure, providing two drive-through bays for double-stacking capabilities and a dedicated medic bay. Adjacent support spaces include shop, decontamination, and storage areas. Modern amenities such as vehicle exhaust systems and power drops were integrated, with bay sizing accommodating today's larger apparatus and surplus equipment storage. Rather than complete demolition, the existing pole building's structural frame was preserved and completely renovated. All partitions, siding, and roofing were removed and replaced, creating updated spaces including a training room, kitchen, day room, and toilet and shower facilities. A subsequent phase added ten individual dormitory rooms and an exercise area, addressing crew wellness and 24-hour staffing requirements.

EXHIBIT C



LAWHEAD
ARCHITECTS
P.S.

NOTES / LEGEND...

JOB NAME...

SCFD #4

STATION 42

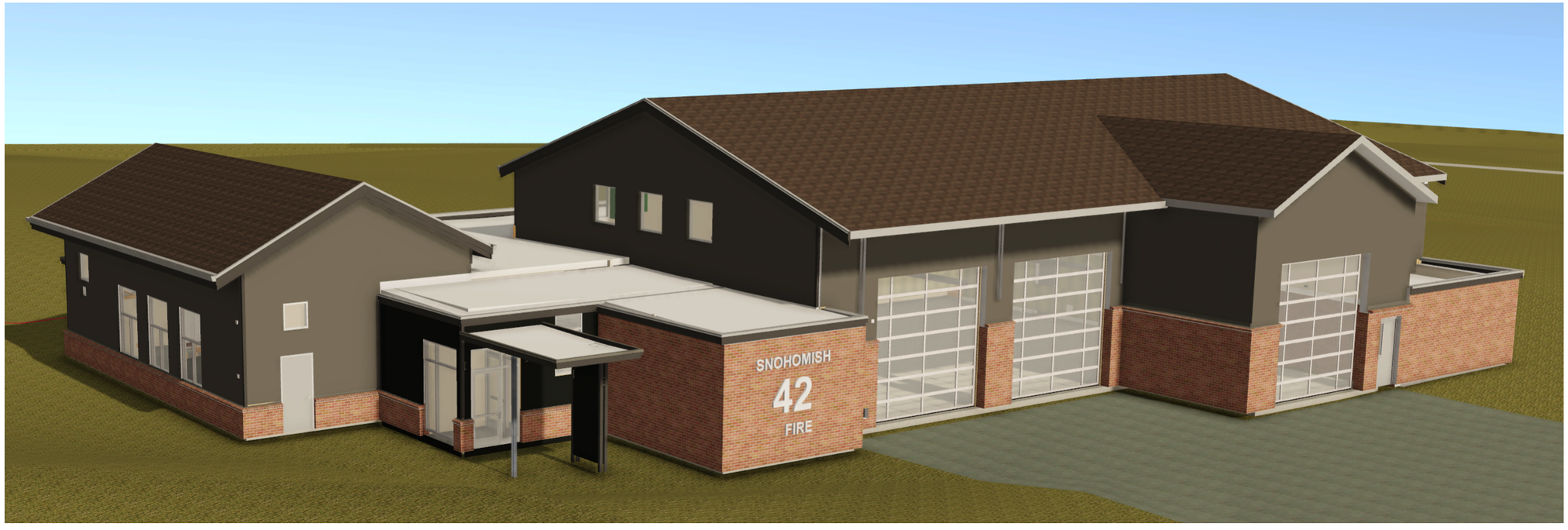
JOB NO...	**25-01**
DATE...	**10/9/25**
TITLE...	**Concept Site Plan**
SHEET...	**1**

1 **Site Plan**

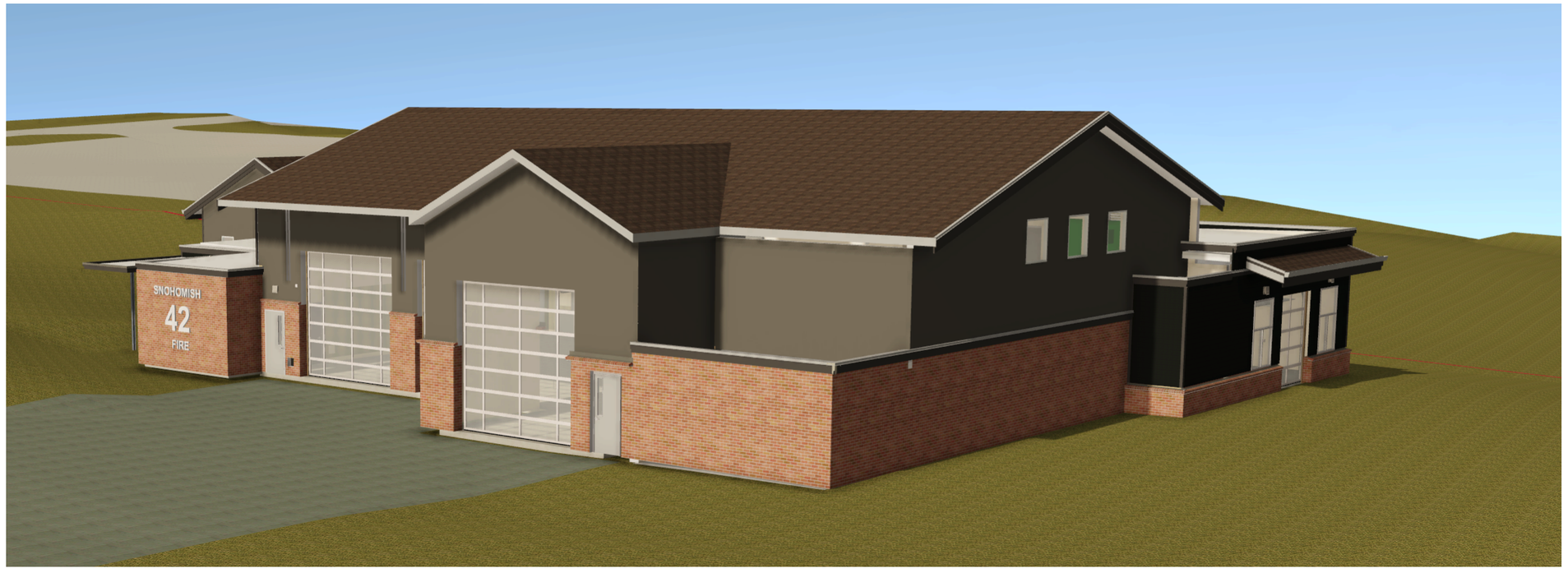
1" = 50'

N

EXHIBIT C



NE VIEW



NW VIEW

LAWHEAD
ARCHITECTS
P.S.

NOTES / LEGEND...

JOB NAME...
SCFD #4

STATION 42

JOB NO... **25-01**

DATE... **10/9/25**

TITLE... **3D Views**

SHEET... **4**