



Snohomish County

Public Works Department

3000 Rockefeller Ave., M/S XXX
Everett, WA 98201-4046
(425) 388-3488
www.snoco.org

4/19/2022

Dave Somers
County Executive

Talia Baker, PRC Administrative Support
Engineering & Architectural Services
Department of Enterprise Services
PO Box 41476
Olympia, WA 98504-1476

Re: Snohomish County Application for Project Approval Using Progressive Design-Build Alternative
Public Works Contract Delivery for the Arlington Operations Center Project

Dear Members of the Project Review Committee:

Snohomish County is pleased to submit our application for project approval to use Progressive Design-Build (PDB) alternative public works contract delivery pursuant to RCW 39.10.280 and RCW 39.10.250(3).

The proposed Arlington Operations Center project will address needed facility improvements to support our Public Works maintenance operations in northern Snohomish County. This critical facility project will complete necessary building and site improvements along with the creation of a master plan for the site's other planned improvements. The project will improve this facility for sustainable and efficient maintenance operations by providing comprehensive design and full collaboration with the PDB team.

We are confident this project meets the requirements for use of PDB alternate contracting procedure per RCW 39.10.300(1). The PDB method will allow for a reduced overall project schedule to deliver this site redevelopment and satisfy the criteria in RCW 39.10.300(1)(c). We are eager to finally include a PDB partner to complete our project team that will bring innovative design and advanced construction solutions to ensure the Arlington Operations Center project is a success.

Thank you for your consideration of our application to utilize an alternative project delivery method for this essential public facility project. We look forward to the opportunity to share more about this project at the next PRC meeting on May 26th, 2022. If you have any questions or require additional information regarding our project's enclosed application, I can be reached at (425) 388-6652 or kelly.snyder@snoco.org.

Sincerely,

Kelly Snyder
Public Works Director

Enclosure: Snohomish County PDB Application (with Attachments)

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 CPARB 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 County**
- b) Address: **3000 Rockefeller Ave M/S 607**
- c) Contact Person Name: **Kelly Snyder** Title: **Public Works Director**
- d) Phone Number: **(425) 388-6652** Email: **Kelly.Snyder@snoco.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Arlington Operations Center**
- b) County of Project Location: **Snohomish**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The project includes a renovation of Snohomish County’s existing Arlington maintenance site to provide an anticipated 10,000 square feet of new/replaced office building space, recapturing 2-acres of open stormwater pond into an underground vault, utility improvements, contaminated soil remediation, and creation of a master plan for other site improvements to occur later. Other site improvements that may be considered if budget allows are: 135 parking spaces for employees and visitors, 11,000 square feet of enclosed and heated storage, 39,000 square feet of open covered storage, and 138,000 square feet of uncovered parking area (to include space for approximately 200 pieces of equipment). The project will have to facilitate existing operations during construction as site redevelopment occurs.

Future site improvements that are anticipated to be part of the master plan, but not in this project, are: modification or replacement of the existing fleet maintenance building, addition of a new fueling station, vehicle washdown station, decant facility, and a vehicle scale.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services	\$ 50,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$ 27,000,000
Equipment and furnishing costs	\$ 300,000
Off-site costs	\$ 1,000,000
Contract administration costs	\$ 1,000,000
Contingencies (design & owner)	\$ 2,500,000
Other related project costs (inspections/testing, NREC, SEPA, Geotechnical, Report, Commissioning)	\$ 500,000
Sales Tax	\$ 3,000,000
Total	\$ 35,000,000

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*

This project will be funded by the County through existing County Road Fund local funds, the sale of surplus properties owned by County Road Fund, and the issuance of non-voted bonds.

Funds are currently available for the Phase 1 preconstruction portion of the project, and the remaining funds will be available prior to commencement of construction in Phase 2.

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.

Activity	Projected Date
Procure DB Project Management Consultant	Completed
PRC Presentation	26-May-22
DB RFQ Advertisement	01-Sep-22
DB SOQ Due	22-Sep-22
Shortlist finalists	06-Oct-22
Issue RFP	27-Oct-22
DB Team/Owner Proprietary Meetings	Nov-22
RFP Due	07-Dec-22
DB Team Interviews	Dec-22
Select DB Team	12-Jan-23
Notice to proceed	01-Feb-23
Design Phase	Feb-23 thru Jul-24
Construction Phase	May-24 thru Oct-25
Close Out Phase	Oct-25 thru Dec-25

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.

The construction of the Arlington Operations Center will require a high level of coordination between the designer and contractor to manage the risk involved with unknown site conditions and phasing the work so it will result in minimal impact to operations during construction at an occupied site. It will be critical to use the design-build delivery method so that the constructor and designer can work together to creatively seek the most efficient and constructable design solutions.

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

One of the key benefits of DB delivery is the ability to phase the construction of the project, subject to the ability to obtain phased permitting. 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. Creatively phasing the work so that County operations can remain functional as long as possible will save substantial time in the overall project duration. 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.

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: The County will benefit financially by using the DB contracting procedure because the County will be able to reconcile the project scope with the total project budget much earlier than using the traditional DBB delivery method, thereby limiting the County’s financial risk of cost overruns. With the current volatility of the market, the use of the Progressive Design Build model will allow opportunities for creative timing for procurement of materials that isn’t possible in a traditional lump sum contract. Further, the County intends to take advantage of the innovations possible through early integration of the designer and constructor and the requirement to utilize Target Value Design to keep the project within the County’s budget.

6. Public Body Qualifications

Please provide:

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

Snohomish County’s internal staff have extensive capital project experience and recent alternative delivery experience. The County’s project manager, Eric Nordstrom, holds an Associate DBIA certification and represented Counties on the CPARB committee for the recent reauthorization of RCW 39.10.

To enhance the project team’s depth of DB expertise, the County has hired Hill International, Inc. (Hill), a team with extensive DB experience to assist with the management and administration of the PDB procurement and project delivery.

- 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).

Gregory Heinz, Principal-in-Charge, Hill International, Inc. Greg will serve as the 3rd party Principal-in-Charge for the Arlington Operations Center project. Greg possesses over 25 years of project and construction management experience using traditional and alternative construction contracting methods. His Washington State public works alternate contracting experience includes serving as the Principal-in-Charge for the \$66.5M GC/CM Wenatchee School District No. 246 Capital Program in Wenatchee; the

Officer-in-Charge for the \$38M Washington State Department of Transportation (WSDOT), Dayton Avenue Facility Improvements Project in Shoreline, WA, providing Design-Build Project Management services; Principal-in-Charge for the Spokane Public Facilities District's \$55M DB Convention Center Completion project; and as Principal-in-Charge for pre-bond project management services for the Spokane Public Facilities District \$27M DB Sportsplex Facility.

Aleanna Kondelis, MPA, Progressive Design Build Trainer and Owner Advisor. Aleanna will serve as the 3rd party alternative delivery trainer and owner advisor for the Arlington Operations Center project. Aleanna has extensive experience leading and overseeing public works construction contracting programs and internal control/process improvement initiatives for public owners in Washington. Aleanna has served as the contracting authority and public procurement officer for several Design-Build projects including, but not limited to those in City of Seattle and for the University of Washington. Aleanna led owners to certification and recertification while in public service. Aleanna has held project management and program management roles in capital project delivery prior to leading public works contracting programs. Aleanna has been a volunteer to the Capital Projects Advisory Review Board since 2012 where she contributed to 2013-2014 reauthorization initiatives and several legislative changes. Aleanna has participated in DBIA since 2015 as an owner-member and a private industry member.

Becky Blankenship, DBIA, Project Manager, Hill International, Inc. Becky will serve as the 3rd party alternative project delivery advisor for the Arlington Operations Center 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 Architectural Project Manager for: Gonzaga's \$52M Hemmingson Center, the DB Award winning \$15.6M Spokane Central Service Center, the \$6M DB Boeing Associated Paint Hangar, the \$15.6M DB Operational Readiness training Complex Barracks at Joint Base Lewis McChord, the \$8M DB Fairchild Resistance Training Facility, the \$12.5M DB S.E.R.E. Force Support Headquarters, and three DB Armed Forces Reserve Centers located in Spokane, Vancouver, and Yakima – ranging in value from \$19.7M to \$29.8M each. She was the owner-advisor and project manager for the \$9.5M PDB Richland Fire Station/Public Safety 73 & 75, the \$12M PDB West Richland Police Facility, the \$5.3M PDB Morrow County Administration Building, and the \$9M Richland Public Safety 76. She served as the owner-advisor for the procurement phase of the \$12M PDB City of Pasco Zone 3 Reservoir Storage Tank project. Becky has been a DBIA Certified Professional for 9 years.

Charles Westover, PMP, CCM, DBIA, Construction Manager, Hill International, Inc. Charles Westover, Project Manager, Hill International Inc. Charles will serve as the 3rd party Project Manager for the Arlington Operations Center project and will support the County providing construction management during the Progressive Design-Build (PDB) procurement, construction, and closeout phases. Charles has extensive DB experience leading and overseeing DB teams from RFQ/RFP development through procurement and construction. He has served as the Assistant Project Engineer for the Washington State Department of Transportation (WSDOT) \$8M DB Award winning US-12 Wildcat Creek Bridge Replacement; and DB Advisor/SME for WSDOT's Union Gap Interchange and US-12 Nine Mile to Frenchtown DB projects totaling over \$100M. He served as the Project Manager for South Sound 911's \$60M Public Safety Communications Center and Design Build Project Engineer (DBPE) for WSDOT's \$17M DB US-395/North Spokane Corridor Shared-Use Path providing DB RFQ/RFP development and procurement assistance. Charles also has extensive alternative project delivery experience nationwide as a Project Manager on numerous PDB and DB projects for the Army and Air National Guard and US Department of Defense. Charles has been a DBIA Certified Professional for 7 years.

Lorraine Mead, PE, DBIA, Project Engineer Scheduler, Hill International, Inc. Lorraine has more than 30 years of experience in project controls and scheduling, estimating, subcontract administration, claims and change order management. She has performed all aspects of project controls 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 monthly schedule reviews for Spokane's Riverfront Park Pavilion project and is currently doing the same for the Spokane Public Library Bond projects. Lorraine will fill a similar role on the Arlington Operations Center project.

Patrick McChord, DBIA, 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 Arlington Operations Center 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.

Snohomish County has hired 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 the County 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.

Eric Nordstrom, PE, Assoc. DBIA, Project Manager, Snohomish County. Eric will serve as the County's Project Manager on behalf of the Public Works department. He will serve as the primary owner's representative and will be responsible for primary oversight of budget, schedule, and managing the PDB team. He has maintained his Associate DBIA certification and represented Counties on the CPARB committee for the recent reauthorization of RCW 39.10. He has worked for the County Public Works for 18-years and managed several large public infrastructure projects through design and construction. Eric will directly coordinate the efforts of Hill International, the County, and the other project team members and stakeholders.

Jeff Hencz, Project Manager, Snohomish County. Jeff will serve as the Project Manager on behalf of the County's Facilities department and will coordinate the efforts of Hill International and the project team. Jeff has over 30 years of design and construction project management experience and will work together with Eric and Hill International on the Arlington Operations Center project. Jeff has extensive prior experience as a Senior Project Manager in the private sector managing large, negotiated construction projects, as well as multiple projects for Snohomish County. Recent examples include the GCCM Snohomish County Courthouse Renovation and Addition, and the GCCM North Sound Behavioral Health and Treatment Facility.

Hill International

Snohomish County's project management consultant, Hill, has demonstrated successful owner's representative services on the following relevant DB projects: South Sound 911 \$60M DB Public Safety Communications Center; Sound Transit \$227M DB East Link E360 to Microsoft Campus Phase; WSDOT \$17M DB US-395/North Spokane Corridor Shared-Use Path providing DB RFQ/RFP development and procurement assistance; GSA \$43M Foley Courthouse Modernization, City of Spokane \$70M PDB U.S. Riverfront Park Redevelopment Program; City of Richland \$18M PDB City Hall, Pre-Bond services for the \$27M SPFD Sportsplex project, City of Richland \$2.8M PDB Fire Station 74, WSU \$23M Wine Science Center; Spokane Public Facilities District \$55M SPFD Spokane Convention Center Completion project, Bureau of Indian Affairs \$16M K12 Paschal Sherman Indian School, and Spokane International Airport \$16M parking garage. The team's qualifications and experience and the project organizational chart depict the depth, experience and commitment for successful project completion that will benefit Snohomish County, its constituents, and the 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.

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. Hill is committed to the day-to-day operations and functioning of the Snohomish County-Hill team and will be responsible to the Project Committee for the project.

The D-B Selection Committee 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.

Communications – Hill International, in partnership with Snohomish County, 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 the County will publicly advertise the RFQ and post the RFQ. 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 the County's expectations and vision of the finished project are achieved.

Project progress will be regularly reported to the Project Committee and other stakeholders.

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

The County will maintain its own contingency and Owner's Management Reserve line item in the 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 as well as the proposed contract. Submittals will be reviewed and scored by the Selection Committee with technical analysis and input from Hill and Pacifica Law Group's legal counsel as needed. The County 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, and performance specifications. The RFP submittal requirement will include: a project schedule, management approach, DB team experience, bonding capacity and proposal form. An interactive proprietary meeting 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 teams. Hill and Pacific Law Group's legal counsel will provide technical consultation during this phase. The honorarium for non-selected proposers will be in the range of \$8,000-\$10,000, which is consistent with other projects with similar deliverables during the procurement.

Qualitative factors such as design efficiency, project management plan, schedule, technical factors, exceeding the Project Goals, past and planned utilization of OMWBE firms, and other published criteria will be the primary criteria for selection. The County is considering various options in determining the required selection criteria based on cost or other price related factors.

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

Snohomish County has procured legal services from Pacifica Law Group, an attorney firm experienced in alternative project delivery to assist in developing the PDB contract terms and conditions. Hill will work together with Snohomish County and Pacifica Law Group to prepare and tailor the RFQ and RFP documents to meet the needs of this project. Snohomish County intends to utilize a modified DBIA 530 Standard Form of Agreement, supplemented 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

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:

- A overview site plan (*indicating existing structure and new structures*)

Please refer to Attachment D.

- 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

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.

Snohomish County has had one audit finding related to alleged inadequate internal controls for ensuring compliance with federal subrecipient monitoring requirements. The County had improperly charged portions of the Coronavirus Relief Fund for unallowable expenditures.

The County developed a corrective action plan to ensure existing internal controls clearly delineate federal awards and ensure we comply with Uniform Guidance and 2 CFR 200. The Washington State Auditor accepted the County's planned corrective action.

10. Subcontractor Outreach

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

Snohomish County has recommitted to inclusion of diverse businesses in public works, recently publishing a Public Works DEI Plan. Arlington Operations Center will pilot inclusive contracting tools. We believe that authentic, results-driven inclusion starts with an actionable plan that goes beyond good faith efforts and encouragement. At the minimum we are committed to:

1. Developing Project Specific Inclusion Goals – We are working with our consultants to set realistic, aspirational inclusion goals for every phase and opportunity of the project in professional services, goods, and trades.
2. Outreach and Engagement – The County and project staff will work on reaching out to the diverse business community immediately following PRC approval. We will lay a strong foundation as we are bringing on the DB team. We will make sure that advocacy groups and resource centers have accurate and up-to-date information on the project. We will create a project website and continuously keep it updated ensuring diverse businesses hear about the project and start forming teams. We will focus on our immediate county and tribal partners.
3. Mentorship Program – The County is also working with our consultants to develop and launch a public works mentorship pilot program where mentorship will be part of the programmatic outputs of the Arlington Operations Center.
4. Design-Build Inclusion Requirements – Our procurement documents and contract will require the DB team to develop their own inclusion approach and plan that will include scoring components connected to their past performance their ability to demonstrate meeting the project goals.
5. Transparency and Reporting – The County is committed to posting our inclusion goals, plans and utilization numbers throughout the 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 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 the 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.

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 understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the DB process. You also agree that your organization will complete these surveys within the time required by CPARB.

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

Signature: Kelly Snyder

Name: *(please print)* Kelly Snyder *(public body personnel)*

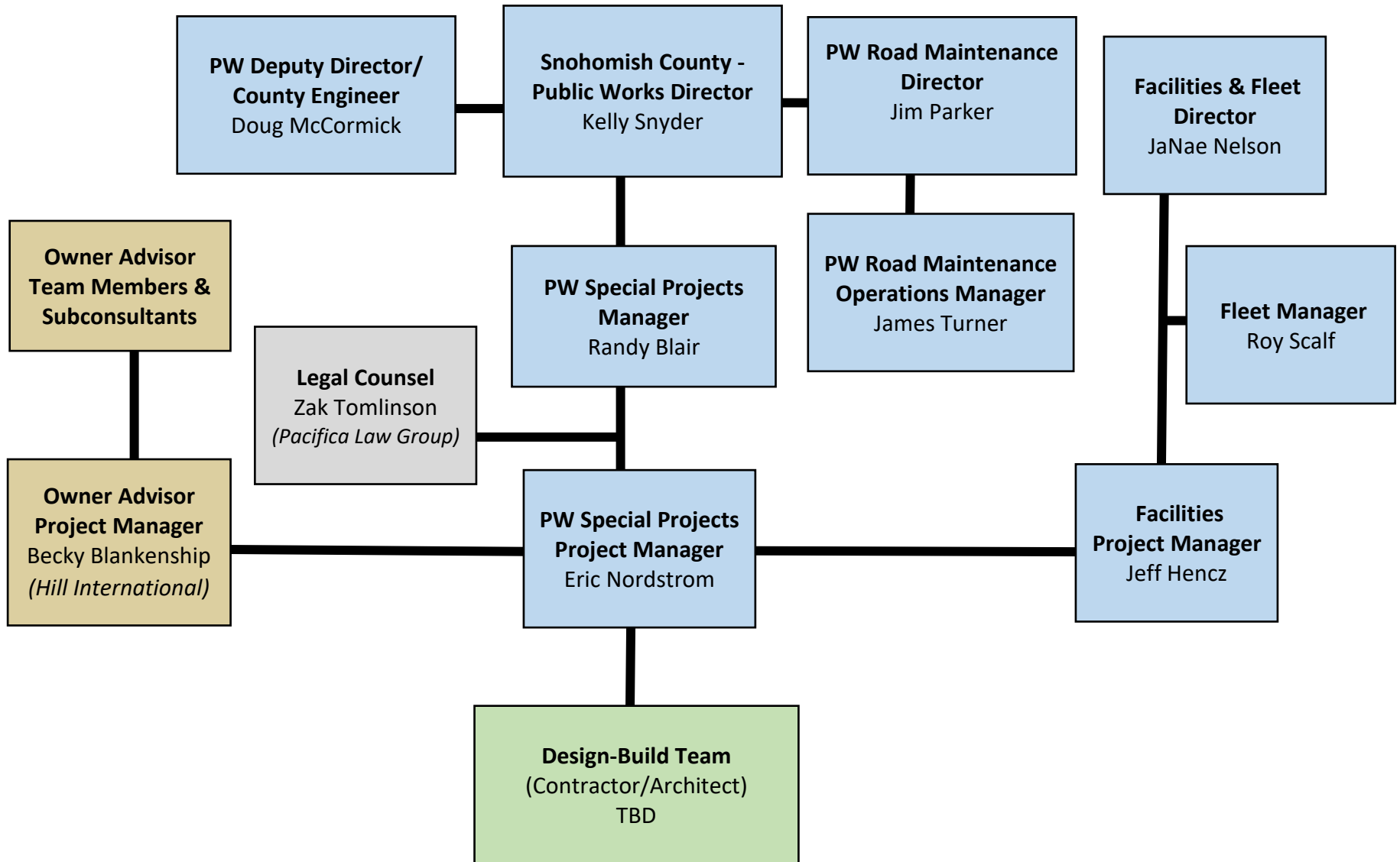
Title: Public Works Director

Date: 4/20/22

Snohomish County Public Works

Arlington Operations Center

Attachment A – Project Team Structure



**ATTACHMENT B
ARLINGTON OPERATIONS CENTER
D-B PROJECT APPLICATION**

SNOHOMISH COUNTY 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			
Jeff Hencz	Jeff will serve as the Project Manager on behalf of the County's Facilities department and will coordinate the efforts of Hill International and the project team. Jeff has over 30 years of design and construction project management experience as a Senior Project Manager in the private sector.	Snohomish County Courthouse	\$55M, 90K SF	GC/CM	PM	PM	PM	Feb-13	Mar-22	
		Safeco Redmond Campus Expansion	\$155M	Negotiated	PM	PM	PM	Oct-98	Aug-21	
		Safeco 2nd & Seneca Relocation	\$26.5M	Negotiated	PM	PM	PM	Mar-05	Jan-08	
		Safeco 4th & Madison Relocation	\$44.5M	Negotiated	PM	PM	PM	Jul-05	Mar-08	
		Safeco NW Region Reno	\$13.5M	Negotiated	PM	PM	PM	Aug-99	Jul-01	
		North Sound Behavioral Health	\$13M	GC/CM	PM	PM	PM	Apr-20	Jul-21	
		Mukilteo Evaluation & Treatment	\$2M	GC/CM	PM	PM	PM	Jul-20	Aug-21	
Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience										
Gregory Heinz	Greg will serve as Principal-in-Charge/Design-Build Advisor for the Arlington Operations Center Project; 25 years experience delivering infrastructure public works projects.	WSDOT Dayton Avenue Facility Improvements	\$38M, 160K SF	PDB	PIC	PIC	PIC	Jul-19	May-21	
		Spokane U.S. Pavilion	\$20.5M, 70K SF	PDB	PIC	PIC	PIC	Jul-19	Oct-19	
		Ellensburg School District Morgan Middle School Modernization	\$44.6M	GC/CM	PIC	PIC	PIC	Jul-15	Apr-19	
		Spokane Public Library Bond Projects (Shadle & Downtown)	\$31.5M, 160K SF	GC/CM	PIC	PIC	PIC	May-19	Ongoing	
		SPFD Sportsplex	\$27M, 100K SF	D-B	PIC	NA	NA	Feb-18	May-18	
		Wenatchee School District No. 246 Capital Program	\$66.5M	GC/CM	PIC	PIC	PIC	Jul-15	Jan-17	
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	PIC	PIC	PIC	Oct-12	Feb-15	
Aleanna Kondelis, MPA	Aleanna will serve as the 3rd party alternative delivery trainer and owner advisor for the Arlington Operations Center project. Aleanna has extensive experience leading on overseeing public works construction contracting programs and has held project management and program management roles in capital project delivery prior to leading public works contracting programs.	City of Seattle South Transfer Station	\$51M	DB	Contracts	Contracts	Contracts	2010	2013	
		Diablo Dam Turbine Rewinds (Units 31, 32)	\$50M	DB	Contracts	Contracts	Contracts	2016	2018	
		Seattle Fire Station #32	\$18M	GC/CM	Contracts	Contracts	Contracts	2016	2018	
		Seattle North Transfer Station	\$108M	GC/CM	Contracts	Contracts	Contracts	2014	2017	
		City of Seattle King Street Station	\$40M	GC/CM	Contracts	Contracts	Contracts	2010	2014	
		Elliot Bay Seawall	\$300M	GC/CM	Contracts	Contracts	Contracts	2013	2017	
		UW Seismic Improvements Program	\$30M	PDB	Contracts	Contracts	Contracts	2018	2021	
		UW Hans Rosling Center for Population Health	\$50M	PDB	Contracts	Contracts	Contracts	2018	2021	
		UW Parrington Hall Renovation	\$50M	PDB	Contracts	Contracts	Contracts	2018	2021	
Becky Blankenship Assoc. AIA, DBIA	Becky will serve as the Project Manager for the Arlington Operations Center project. She has over 30 years experience in civil engineering, architecture and construction, in these roles, Becky has managed over 30 design build projects.	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	\$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	PDB Advisor	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
		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		
Charles Westover, CCM, PMP, DBIA	Chuck will serve as the Construction Manager for the Arlington Operations Center Project and has over 32 years experience, including public works projects in Washington State and nationwide.	WSDOT US-395/North Spokane Corridor Shared Use Path	\$17M	DB	DBPE	NA	NA	Aug-19	Ongoing	
		WSDOT US 12 Wildcat Creek Bridge Replacement	\$ 8.0M	DB	Asst. PE	Asst. PE	Asst. PE	Oct-17	Oct-18	
		WSDOT South Union Gap Interchange	\$20M	DB	SME	NA	NA		Oct-17	Oct-18
		WSDOT US-12 Phase 7 Nine Mile to Frenchtown - New Highway	\$120M	DB	SME	NA	NA		Oct-17	Oct-18
Lorraine Mead PE, LEED AP, DBIA	Will serve as the Scheduler for the Arlington Operations Center project; 30+ years experience in PM/CM, project controls and scheduling	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, Early Childhood Learning Center	\$6.1M, 19K SF	GC/CM	Scheduler	Scheduler	Scheduler		Jul-14	Oct-16
		Talgrass Prairie Admin and Visitor Center	\$45M, 8.5K SF	DB	CM	CM	CM		Aug-11	May-12

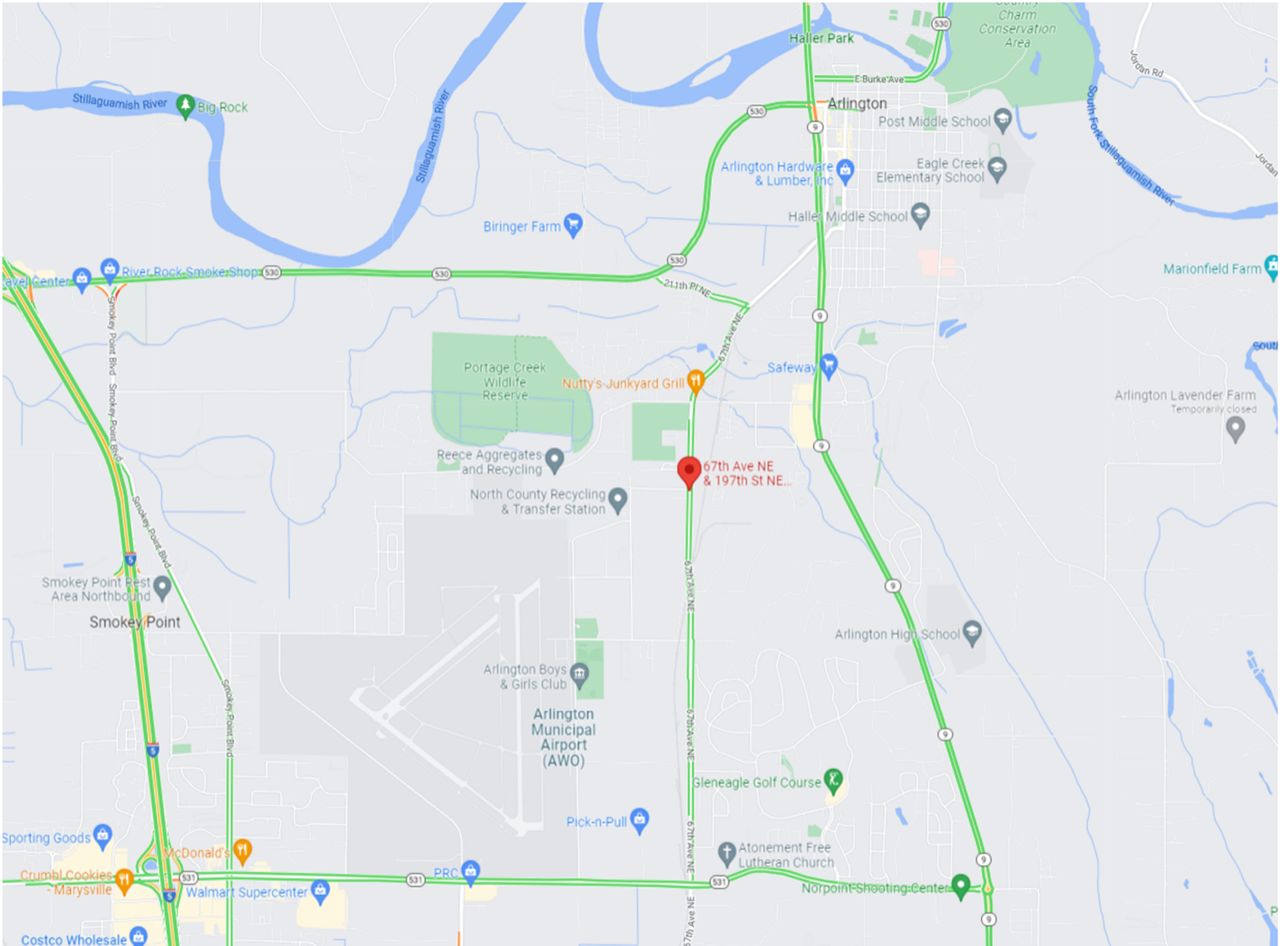
ATTACHMENT B
 ARLINGTON OPERATIONS CENTER
 D-B PROJECT APPLICATION

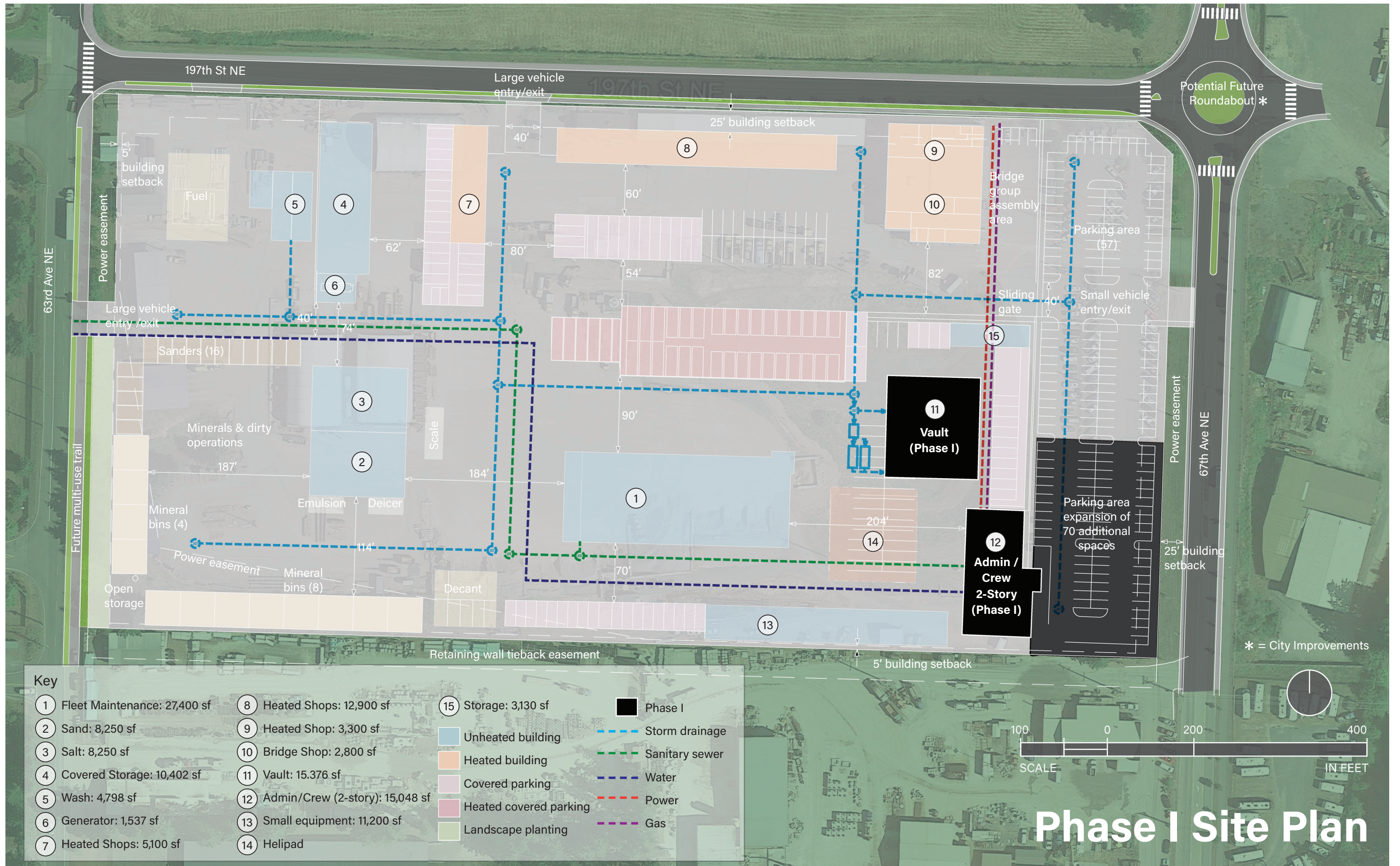
SNOHOMISH COUNTY PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE									
Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
Patrick McCord DBIA	Will serve as the Senior Estimator for the Arlington Operations Center project: 30 years experience with public works and negotiated private construction experience; served as PM for general contractor	Morrow County Administrative Building	\$6.8M, 24K SF	PDB	PM			Aug-19	Feb-20
		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
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B		CM	CM	Oct-12	Feb-15
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM		CM	CM	Jul-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM		CM	CM	Jul-14	Oct-16

Snohomish County - Construction History
ATTACHMENT C

SNOHOMISH COUNTY PUBLIC WORKS CONSTRUCTION HISTORY											
No.	Project Name	Project Description	Total Project Cost	Delivery Method	Planned Start	Actual Start	Planned Finish	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
1	Snohomish County Courthouse	Addition & Remodel	\$55M	GC/CM	13-Feb	13-Feb	20-Mar	20-Mar	\$55M	\$58M	COVID Impacts
2	Safeco Redmond Campus Expansion	Corporate Campus	\$155M	Negotiated	Oct-98	Oct-98	Augt 21	Augt 21	\$155M	\$162M	Scope Additions
3	Safeco 2nd & Seneca Relocation	Tenant improvements	\$26.5M	Negotiated	5-Mar	5-Mar	Jan-08	Jan-08	\$26.5M	\$27M	Scope Additions
4	Safeco 4th & Madison Relocation	Tenant improvements	\$44.5M	Negotiated	5-Jul	5-Jul	Mar-08	Mar-08	\$44.5M	\$42M	
5	Safeco NW Region Reno	Seismic & Renovation	\$13.5M	Negotiated	Aug-99	Aug-99	Jul-01	Jul-01	\$13.5M	\$11M	
6	North Sound Behavioral Health	Addition & Remodel	\$13M	GC/CM	20-Apr	20-Apr	20-Apr	Jul-21	\$13M	\$14M	COVID & Unforeseens
7	Mukilteo Evaluation & Treatment	Remodel & Expansion	\$2M	GC/CM	20-Jul	20-Jul	20-Jul	Augt 21	\$2M	\$2.5M	Unforeseens

ATTACHMENT D - SITE PLAN





Phase I Site Plan