



THURSTON COUNTY  
WASHINGTON  
SINCE 1852

# Thurston County

# Court Complex Renovation Project

Application to use Progressive Design Build Delivery  
Project Review Committee Meeting, March 23, 2023

# Agenda

1. Introductions
2. Why Progressive Design Build?
3. Project
  - Scope
  - Budget
  - Schedule
4. PDB Procurement Process
5. Subcontractor Outreach

# Introductions – Our Team

## Thurston County

- Ramiro Chavez  
County Manager
- Robin Campbell  
Assistant County Manager
- Thomas Strempeke  
Capital Project Manager

## OAC Services

- David Jobs  
Principal-in-Charge
- Diana Brown  
Program Manager
- Stacy Shewell  
Precon. Manager & PDB Advisor

# About Thurston County

## Mission

To create a community that promotes health, commerce and environmental protection with transparency and accountability.

## Vision

Thurston County is a vibrant community ensuring the health, safety, and wellbeing of generations to live work and play.



# Team Organization



**Ramiro Chavez, P.E. PgMP**  
County Manager  
As Needed (AN)

**Robin Campbell**  
Assistant County Manager  
As Needed

**Jon Hongladarom**  
Foster Garvey  
Legal Counsel  
As Needed

**Thomas Strempe**  
Capital Project Manager III  
Procurement 100%  
Design 100%  
Construction 100%

**Cody Fortman**  
Procurement and Contract  
Specialist  
Procurement 100%  
Design 5%  
Construction 5%

**OAC Services PM/CM Support & Design Build Advisor**

<p><b>Stacy Shewell, PMP, DBIA</b> PDB Advisor</p> <p>Procurement 20% Design 20% Construction AN</p>	<p><b>Dave Jobs, CCM, DBIA, AVS, LEED AP</b> Sr. VP, Principal in Charge</p> <p>As Needed</p>
<p><b>Casey Mish</b> Project Manager</p> <p>Procurement 0% Design 40% Construction 50%</p>	<p><b>Diana Brown, SE, AECPPM, Assoc. DBIA</b> Program Manager</p> <p>Procurement 10% Design 10% Construction 10%</p>

**Design Build Team**  
Design and Construction

# Why Progressive Design-Build?

## Activities are Specialized

- Significant logistic support will be needed to ensure seamless ongoing operations, including renovation of occupied court room spaces.

## Opportunity for Greater Innovation and Efficiencies

- Complex phasing, early investigating, early procurement, delivery sequencing.

## Savings in Project Delivery Time

- Streamlining and integration of project team.
- Efficient sequencing of entire project delivery.
- Confirm budget early in design = Predictable outcomes.



# Scope

- The proposed project includes renovation of 191,000 square feet within six buildings on the Thurston County Superior Court Campus in Olympia, WA.
- Renovations are between 10,000 and 60,000 square feet per building.
- Departments include:
  - Superior Court
  - County Clerk
  - District Court
  - Pre-Trial Services
  - Resource Hub
  - Prosecuting Attorney
  - Public Defender
  - Sheriff Administration

# Scope



**BASEMENT FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**1ST FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**2ND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

**BUILDING 1 - FLOOR PLANS**  
THURSTON COUNTY



# Budget

Costs for Professional Services (A/E, Legal etc.)	\$3,500,000
Estimated project construction costs (including construction contingencies)	\$33,500,000
Equipment and furnishing costs	\$1,300,000
Off-site costs	-
Contract administration costs (owner, cm etc.)	\$2,500,000
Contingencies (owner)	\$3,000,000
Other related project costs (permits, utilities, testing, inspection, moving)	\$1,700,000
Sales Tax	\$4,500,000
<b>Total</b>	<b>\$50,000,000</b>



# Schedule

Description	Status/Duration
Procure Management Consultant (including DB Advisor)	Completed
Procure Design-Build Legal Services	Completed
PDB Procurement	
PDB RFQ Advertisement #1	3/30/2023
PDB RFQ Advertisement #2	4/6/2023
Pre-Proposal Meeting	4/6/2023
PDB SOQ Due	4/19/2023
Selection Committee SOQ Review and Scoring	4/20/2023-4/26/2023
Notify Shortlisted Finalist Teams	4/27/2023
Issue RFP to Finalists	5/3/2023
PDB Interactive Meetings	5/10/2023-5/11/2023
PDB Management Plan and Fee Proposal Due	5/24/2023
Management Plan and Fee Review and Scoring	5/25/2023-6/5/2023
Announce Apparent Successful Proposer	6/6/2023
Contracting Negotiations	6/13/2023-7/12/2023
Thurston County Contract Approval	7/13/2023-8/13/2023
Design-Builder NTP	August 2023
Design and Construction <i>(anticipated, to be refined with DB)</i>	
Project Definition Phase	Aug. 2023 – Nov. 2023
Design	Dec. 2023 – Aug. 2024
Construction	April 2024 – Dec. 2025
Closeout	Jan. 2026 – July 2026

# PDB Procurement Process

- Notice of Intent to Build Interest and Awareness
- Two step, qualifications-based selection.
- Shortlist RFQ responses to three to five Finalists.
- RFP by invitation to Shortlisted Finalists.
- Interactive meetings to be held during RFP process.
- Management Plan will be submitted and reviewed.
- Cost component will be Design-Builder's proposed profit (fee).

# Outreach – MWBE, Small Business

- Thurston County encourages participation from small, disadvantaged, women, and minority owned businesses during design and construction.
- Looking to expand diversity, equity, and inclusion best practices and outreach.
- Subcontractor outreach plans and past performance will be included in and scoring criteria.
- Together, we will continue to build on a culture of collaboration and inclusivity.

Thank you!