

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 Regional Fire and Rescue**
- b) Mailing Address: **163 Village Court, Monroe, WA 98272**
- c) Contact Person Name: **Ron Rasmussen** Title: **Deputy Chief of Facilities and Logistics**
- d) Phone Number: **360-794-7666** E-mail: **ron.rasmussen@srfr.org**

1. Brief Description of Proposed Project

- a) Name of Project: **SRFR Fire Stations 32 and 81**
- b) County of Project Location: **Snohomish**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

Snohomish Regional Fire and Rescue proposes a multi-year project to rebuild, with new construction, the aging Fire Stations 32 and 81 on or near their existing sites. The project will comprise 23,000 square feet of new apparatus (vehicle) bays, restroom and shower facilities, equipment and gear decontamination spaces, fitness and wellness rooms, sleep rooms, dayrooms, emergency eye and hand wash stations, gear storage spaces, and other features consistent with modern operational standards, codes, and practices. These include ADA, seismic standards for fire stations, EPA rules for trench drainage, facilities standards for supporting a mixed-gender workforce, and the Washington State Council of Firefighters' *Healthy In, Healthy Out* program.

SRFR and its predecessor agencies have occupied Station 32 since 1991 and Station 81 since 1975, or since each station's initial construction. Currently, each station constrains operations through inadequate and undersized apparatus bays, sleeping facilities, and restroom and showering facilities. The stations also lack public spaces, dedicated first aid and wellness rooms, and facilities for cleaning and decontamination of equipment and firefighter gear. Station 32 is residential construction which originally housed a volunteer force, and its current location is outside of the area required to minimize response times. Station 81, renovated in 1996, is cramped and overcrowded; it is the oldest of SRFR's fire stations. This project will remedy the challenges each current station presents.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, etc., within DB contract)	\$	2,571,476
Estimated project construction costs (<i>including construction contingencies</i>):	\$	25,714,768
Subtotal – Estimated Design-Build Contract Amount	\$	28,286,245
Costs for Professional Services (outside DB Contract)	\$	600,000
Equipment and furnishing costs	\$	462,865
Off-site costs	\$	500,000
Contract administration costs (owner, cm etc.)	\$	1,396,637
Contingencies (design & owner)	\$	2,828,624
Other related project costs (briefly describe) - permits	\$	257,147
Sales Tax	\$	2,658,907
Total	\$	36,960,427

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*

Funding is secured through a capital facilities fund.

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	Completed
PDB PROCUREMENT	
Anticipated PRC Approval	1/25/2024
PDB RFQ Advertisement #1	2/14/2024
PDB RFQ Advertisement #2	2/21/2024
Pre-Proposal Meeting	2/26/2024
PDB SOQ Due	3/7/2024
Selection Committee SOQ Review and Scoring	3/8/2024 – 3/18/2024
Notify Shortlisted Finalist Teams	3/19/2024
Issue RFP to Finalists	3/25/2024
PDB Interactive Meetings	4/4/2024 – 4/5/2024
PDB Management Plan and Fee Proposal Due	4/23/2024
Management Plan and Fee Review and Scoring	4/24/2024 – 5/6/2024
Announce Apparent Successful Proposer	5/6/2024
Contracting Negotiations	5/13/2024 – 6/21/2024
Snohomish Regional Fire and Rescue Contract Approval	6/24/2024 – 7/12/2024
Design-Builder NTP	July 2024
DESIGN AND CONSTRUCTION (anticipated, to be refined with DB)	
Project Definition Phase	July 2024 – Oct. 2024
Design	Nov. 2024 – May 2025
Construction	April 2025 – July 2026
Closeout	July 2026 – Sept. 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:

SRFR desires to leverage such progressive design-build (PDB) solutions as early collaboration between the owner, designer, and builder, more informed estimating and scheduling during design, O&M and life-cycle costing, procurement of subcontractors and suppliers in a competitive market, phasing and sequencing of two stations and temporary facilities while critical services are maintained, and open-book pricing and transparency.

Our proposed project meets all three RCW 39.10 criteria for use of DB delivery.

- 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?

Fire stations are critical facilities with life-safety responsibility to the community that need to remain operational during construction. To stay operational, SRFR and the Design-Build (DB) team will

develop strategies for phasing construction and utilizing temporary facilities, which must be located in close proximity to each of the stations, with minimal impact to response times. The sites are small and constrained and the apparatus must be stored in an environmentally controlled space at all times. The stations require specialized equipment for decontamination, communications, and vehicle maintenance. Selection of a DB team with experience delivering this type of facility will greatly increase the likelihood of success on the project.

- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

DB provides greater opportunity for innovation and efficiency than design-bid-build. Having a DB team involved during early design development will help to ensure that specialized equipment is incorporated into the design efficiently, per AHJ requirements, according to best practices. Most importantly, the DB team will work with SRF to develop innovative approaches to this phased and sequenced work for both fire stations, and implement overlapping work tasks to leverage efficiencies and ensure these critical facilities (and any temporary facilities) maintain life-safety operations for the community at all times. In addition, the DB team will achieve significant efficiencies by working with the owner team for the first station and using the lessons learned and information from the first project in the second.

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

Time is critical in delivering these facilities. Significant savings in project delivery time will be realized using PDB. The DB team will become a critical project partner in phasing and sequencing of work, ability to maintain ongoing emergency response and operations during construction, material selection, design details, value engineering and constructability analysis. The DB team will also perform site investigation during preconstruction to minimize the potential of unforeseen conditions with regards to underground utilities, soils conditions, etc. The DB team will identify long-lead materials and equipment and bid those items early so that the schedule is not impacted. By developing the phasing and temporary facility strategy with the DB team the project can optimize on concurrent design of both stations through concept design (and possibly through construction documents) as well as potential overlap of construction, streamlining the total project schedule, reducing duration of impact to emergency operations, enabling innovative solutions, and ultimately providing greater value for the tax payer's investment.

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

PDB affords public entities substantial fiscal benefit over the use of traditional delivery methods by providing opportunities to: manage costs more effectively, deliver projects faster, and work in a more collaborative environment. The proposed Project will deliver the project faster and reduce the impact of cost escalation on the project budget. Early contractor engagement will allow for more efficient planning, overlap of design and construction, early permitting, and early procurement of long lead items and materials as deemed appropriate by the selected DB team and Snohomish Regional Fire and Rescue. Of utmost importance, careful and coordinated planning of work is critical—for demolition of existing fire stations, erection and maintenance of temporary facilities, and construction of the replacement stations—in order to maintain SRF's response times and level of service.

- 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 not practical for this project for several reasons, including:

- Schedule – The DBB process would take considerably longer than PDB for reasons described throughout this application, including lack of efficiency in overlap of design and construction, early contractor input on phased and sequenced work in multiple owner-occupied buildings, and

procurement of long lead items, etc. In addition, DBB would also add time due to the need for more detailed design documents, potential for re-work on the design due to the potential for new information once the contractor is on board, the DBB procurement process, and lack of efficiency built into the design and logistics planning that is otherwise achieved through the collaborative PDB process.

- Cost – Additional cost would be associated with DBB especially relating to escalation described herein. Lack of efficiency and builder input on constructability and logistics during design would also add additional cost to the project or would come at the cost of adding time for design changes, material procurement delays, and associated change orders.
- Logistics – This project involves locating and accommodating temporary facilities to maintain operations during construction which is difficult to characterize in DBB documents, therefore leading to a high degree of bid errors/RFI's. Contractor input during design is critical to the successful implementation of these complex projects. Additionally, there are long-lead items such as generators that are required to be installed before occupancy, but the lead times for these items can exceed the total duration for construction. Utilizing the PDB method will allow for early procurement during the design phase of the project.

6. Public Body Qualifications

Please provide:

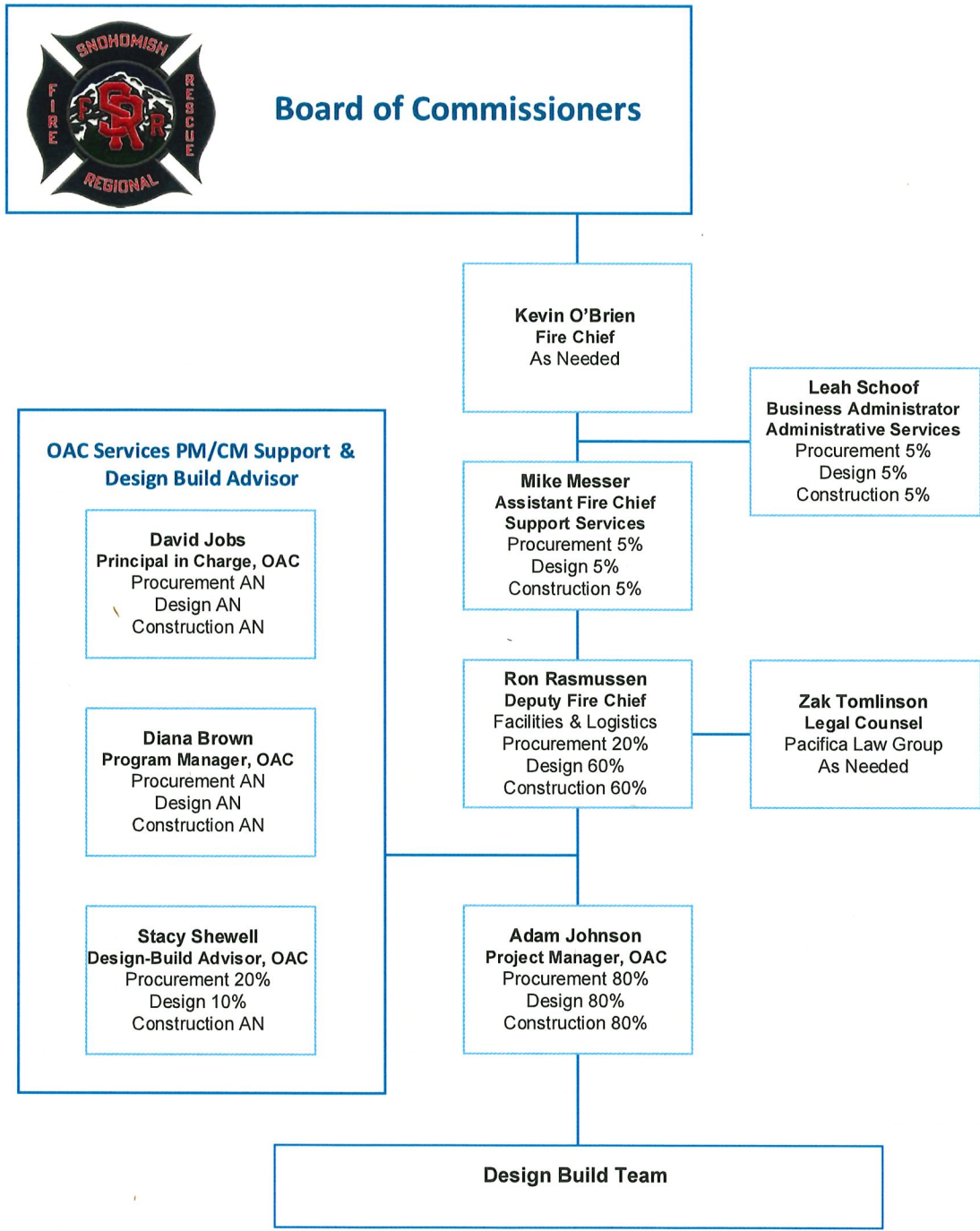
- A description of your organization's qualifications to use the DB contracting procedure.

Snohomish Regional Fire and Rescue (SRFR) owns and operates 10 fire stations in multiple cities, towns, and unincorporated areas of Snohomish County. These buildings were constructed from 1975 through 2017. Routine projects include renovation, expansion and replacement of large systems within these facilities.

Snohomish Regional Fire and Rescue has retained [OAC Services, Inc. \(OAC\)](#) to provide comprehensive Project and Construction Management and Owner Advisor services for the duration of the Fire Stations 32 and 81 project. As one of the region's most experienced alternative delivery project management consultants, OAC has successfully managed Design-Build projects ranging from \$2 million to \$200+ million for clients including King County, Washington State University, the City of Spokane, Jefferson County Public Health District, Central Kitsap School District, Snohomish County 911, and Northshore School District, including fifteen PDB projects.

Zak Tomlinson with Pacifica will represent SRFR as its attorney. Zak Tomlinson and his team at Pacifica have extensive experience in alternative project delivery contracts, including Design-Build, and have provided legal and contract-related services to numerous clients.

- 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).

Ron Rasmussen, Deputy Fire Chief for Facilities and Logistics, SRFR

Ron started his career in the fire service in 1995 with Lake Stevens Fire. He is currently the Deputy Chief of Logistics and Facilities. Ron oversees all maintenance and construction projects for the Districts 12 facilities. Currently he is overseeing the remodel of the Districts Station 83 which is 1.2-million-dollar remodel project and an addition to the Districts shop maintenance facility which is estimated at around 3.3 million dollars. Both projects are a Design Bid Build projects. Prior to working in the Fire Service Ron spent 9 years in the HVAC field.

Mike Messer, Assistant Fire Chief for Operations, SRFR

Mike began his career in 2000 as a volunteer firefighter with Falls Volunteer Fire Department in Wake County, North Carolina. During his 23 years of service, Mike has served as a paramedic, engineer, captain, and deputy fire marshal for several fire departments including Town of Morrisville Fire and Rescue and City of Raleigh Fire Department. In 2016 he was hired as the Deputy Chief of Logistics and Fire Marshal for Lake Stevens Fire. He now serves as the Assistant Chief of Support Services and Fire Marshal for Snohomish Regional Fire and Rescue leading the Community Relations, Logistics, Office of the Fire Marshal, and Strategic Analysis divisions. Mike has earned an Associates of Applied Science in Fire Protection Technology, Bachelor of Science in Business Administration, and Master of Public Administration in addition to graduating from the National Fire Academy's Executive Fire Officer Program. He is also deeply involved with the Center for Public Safety Excellence in both the professional credentialing and agency accreditation programs.

Leah Schoof, Business Administrator, Administrative Services, SRFR

Leah started her career in the fire service in 2009 with Lake Stevens Fire. She has earned her Master of Public Safety Leadership and Administration degree and a Bachelor of Science in Management. Leah currently serves as the Business Administrator for Snohomish Regional Fire and Rescue and oversees the Finance, Human Resources, and Information Technology divisions. Additionally, she serves as a board member for the Washington Public Employer Labor Relations Association and holds certification as a Certified Labor Relations Professional.

Adam Johnson, Sr. Project Manager, OAC Services, Inc.

Adam has more than a decade of experience in the built environment with relevant experience in the public sector and specifically dealing with fire station construction. Adam has a successful track record in delivering projects under RCW 39.10 utilizing GC/CM and Design-Build methods, as well as a number of traditional design-bid-build projects. Adam is certified through DBIA as an Associate DBIA, and worked on the award-winning Bothell Fire Stations Program during the procurement and design phases of the project. Adam has extensive public sector experience as an Owner's Representative from procurement through closeout, working on fire station, justice, behavioral health, mixed-use civic, and K-12 projects, as well as working for a public agency in the past.

Stacy Shewell, Design-Build Advisor, OAC Services, Inc.

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.

Diana Brown, Program Manager, OAC Services, Inc.

Diana is a licensed structural engineer who brings excellent relevant experience from Design-Build and GC/CM projects including complex justice and educational projects with clients such as King County and Lake Washington School District as well as CMGC projects in Oregon. Diana has managed more than 20 traditional design-bid-build projects in the public and private sectors as well as County emergency projects for King County including the King County Correctional Facility and Covid

Quarantine projects. Diana's qualifications as a structural engineer and experience and acumen with collaborative delivery methodology and complex justice facilities makes her an excellent fit to lead this team as Project Manager.

David Jobs, Principal-in-Charge, OAC Services, Inc.

Dave has over 30 years of project and program management experience including many complex courts/justice, healthcare, educational, and security projects for Snohomish County, King County, Microsoft, and multiple school districts throughout Western Washington. Dave is an expert at building high functioning, integrated Owner-Architect-Contractor teams. Dave's public sector project experience includes over 30 alternative delivery projects, including Snohomish County Courthouse Addition & Renovation, King County Children & Family Justice Center, Bothell Fire Stations Bond Program, Harborview Medical Center, and Evergreen Medical Center. Dave will assist the team as needed to ensure successful alternative project delivery.

Zak Tomlinson, 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 four progressive Design-Build projects with Lake Washington School District, Snohomish County and the City of Everett (two projects).

- 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.

- 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.

Included in team member bios and attachment A.

- 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.

In recent years the proposed Snohomish Regional Fire and Rescue team has overseen multiple renovation, expansion, and upgrade projects. We are versed in project delivery and familiar with the modern fire station requirements. We have retained OAC to augment and support our staff with project management and Owner Advisory services to ensure successful project delivery. OAC was selected to support this project because of their background and depth of experience implementing both progressive design build and fire station projects in 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.

Our high-level summaries below articulate the organizational controls in place to ensure project success:

Project Management and Decision Making:

- Authority and decision-making responsibility will be provided by Ron and Mike with implementation by Adam.
- Weekly project meetings will occur to discuss, and plan project implementation and ensure resources are well aligned.
- Adam will be the Design-Builder's point of contact.

Selection Committee

- The DB Selection Committee will consist of Snohomish Regional Fire and Rescue staff, administration, leadership personnel.
- OAC will be a non-voting member of the committee but involved to organize, facilitate and monitor the selection process.

Communication

- Snohomish Regional Fire and Rescue and OAC will use a variety of well-established formal and informal tools to provide effective and impactful communications with all of those involved in the project consistently.
- Snohomish Regional Fire and Rescue will advertise the RFQ in the DJC and local newspaper.
- During the RFP phase, the evaluation committee will meet with the shortlisted teams in a Design Builder-led interactive meeting to discuss project objectives, project approach, project procedures and project specific ideas to allow the Design-Build team to complete their proposal.
- During project implementation regular project meetings will occur between the Owner team (Snohomish Regional Fire and Rescue and OAC), project stakeholders, and the Design-Builder 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.

Project Progress

- The Design-Builder will be required to report on progress weekly.
- Formal reporting will be provided to the Snohomish Regional Fire and Rescue Board of Commissioners during regularly scheduled monthly meetings. Additional "deep dive" updates may be provided at key milestones.

Budget Monitoring

- OAC will manage and track project estimates against budget on a regular basis throughout the project.
- Target value design will be utilized during design, and the selected Design-Builder will be highly skilled in this method of cost management as well as conceptual estimating.
- Snohomish Regional Fire and Rescue will maintain an owner contingency consistent with WA State statutory requirements, to address any owner driven changes or unforeseen conditions that arise after the GMP is established.
- A risk contingency will be established within the Design-Builder's GMP based upon a detailed project specific risk register, which will be developed collaboratively by the Design-Builder and PM/CM team.

Schedule

- The proposed project milestone schedule will be provided in the design build RFQ and RFP documents.
- The project schedule will be developed in collaboration with the Design-Builder during the initial planning phase of the work. They will be required to develop a highly detailed project schedule accounting for design, permitting, bidding, construction activities, occupancy, close out and warranty.
- The baseline schedule may be reviewed by a third-party scheduler prior to approval and incorporation into the contract during the GMP negotiation process.
- Weekly look ahead schedules will be delivered as well as updates with each pay application.

- A brief description of your planned DB procurement process.

Snohomish Regional Fire and Rescue intends to follow a two-step, qualifications based, Progressive Design-Build procurement process as outlined below:

- Following PRC approval, RFQ will be issued. RFQ will include draft Design-Build Agreement and outline of RFQ response requirements and evaluation criteria.
 - Statements of Qualifications (SOQ) received in response to the RFQ will be reviewed and scored by the selection committee based upon the evaluation criteria outlined in the RFQ to determine a shortlist of Proposers.
 - Shortlisted proposers will be invited to respond to a Request for Proposal (RFP), which will include team's project specific Management Plan, participation in Interactive Meetings and proposed Fee Percentage. Evaluation Criteria for the Proposal components will be outlined in the RFP and will specifically include the Finalists' inclusion plans for small, disadvantaged and OMWBE certified businesses.
 - 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 Finalist with the highest combined score will enter contract negotiations with the SRFR.
 - Following selection and contracting of the Design-Builder, Snohomish Regional Fire and Rescue and OAC will participate in subconsultant and subcontractor procurement. Subcontractors will be procured using, lump sum, design assist, and Design-Build approach as deemed appropriate based on the content of each package per the advice of the Design-Builder.
- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

Zak Tomlinson with Pacifica Law Group will represent Snohomish Regional Fire and Rescue for all contracting needs associated with this project. Zak and his team at Pacifica have extensive experience in alternative project delivery contracts. For this project, the DBIA Progressive Design Build contract form will be used with modifications to meet WA State RCWs and Snohomish Regional Fire and Rescue's specific needs.

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

See Attachment B.

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 C.

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.

Snohomish Regional Fire and Rescue is committed to increasing business opportunities for historically disadvantaged businesses. Our outreach efforts for this project will include, at a minimum, the following:

- Owner Outreach: a pre-proposal meeting will be held during the RFQ process and during subconsultant and subcontractor procurement post award.
- As part of the scoring, the district will evaluate each team's plan for subcontractor outreach to ensure small, women, and minority-owned businesses are included. Past performance will also be evaluated.
- Design-Builder will be required to consider WMBE and Small Business participation when considering the make-up of their subconsultant and subcontractor teams.
- Contractor Outreach: Design-Builder will be required to include WMBE & Small Business participation in the organization of their bid packages, provide a detailed inclusion procurement plan and identify participation targets.

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: Kevin O'Brien

Name: (please print) KEVIN O'BRIEN (public body personnel)

Title: FIRE CHIEF

Date: 12/14/23

Attachment A – Consultant Experience

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.

Name	Affiliation/Role (Exp in section 6.3)	Projects	Construction Budget	Procurement Type	Pre-Design Role	Design Role	Construction Role
Adam Johnson	OAC Services, Inc.						
	Project Manager	Snohomish County 911, Emergency Communications Center	\$35M	PDB	Project Manager		
		City of Bothell, Fire Stations Bond Program	\$25M	PDB	Project Engineer	Project Manager	
		King County Children & Family Justice Center	\$182M	DB			Project Engineer
Diana Brown	OAC Services, Inc.						
	Program Manager	Snohomish County 911, Emergency Communications Center	\$35M	PDB	Project Manager	Program Mgr.	-
		King County Emergency Homeless Sheltering	\$20M	DB*		Project Manager	
		King County Emergency COVID-19 Response	\$20M	DB*		Project Manager	
		King County Children & Family Justice Center	\$182M	DB		Project Manager	
				*Emergency Procurement			
Stacy Shewell	OAC Services, Inc.						
	Design Build Advisor	Snohomish County 911, Emergency Communications Center	\$35M	PDB		DB Advisor	
		Northshore School District, Elem. Mods. – SECC, FW, CS, WO	\$51M	PDB		DB Advisor	
		Northshore School District, Elem. Exp. – SECC, FW, CS, WO	\$77M	PDB		DB Advisor	
		Jefferson Healthcare, South Campus Replacement and Add.	\$113M	PDB		DB Advisor	
		Central Kitsap School District – WSTSC	\$83M	PDB		DB Advisor	
		Central Kitsap School District, Fairview Middle School	\$65M	PDB		DB Advisor	
		Sound Transit, Sounder Maintenance Base	\$100M	DB	Project Manager	-	-
		Bothell Fire Stations 42&45	\$36M	PDB		DB Advisor	
		Washington State University, Spark Academic Building	\$65M	DB	Project Manager		-
		Washington State University, Everett Academic Center	\$65M	DB		Project Manager	
		Spokane Central Services Center	\$15M	DB		Project Manager	
David Jobs	OAC Services, Inc.						
	PIC	Snohomish County 911, Emergency Communications Center	\$35M	PDB		PIC	
		City of Bothell, Fire Stations Bond Program	\$25M	PDB		Project Manager/PIC	
		King County Children & Family Justice Center	\$182M	DB		Project Manager/PIC	
		Sound Transit, Sounder Maintenance Base	\$100M	DB		PIC	
		Issaquah School District, New High School	\$110M	PDB		DB Advisor	
		Issaquah School District, New Middle School	\$72M	PDB		DB Advisor	

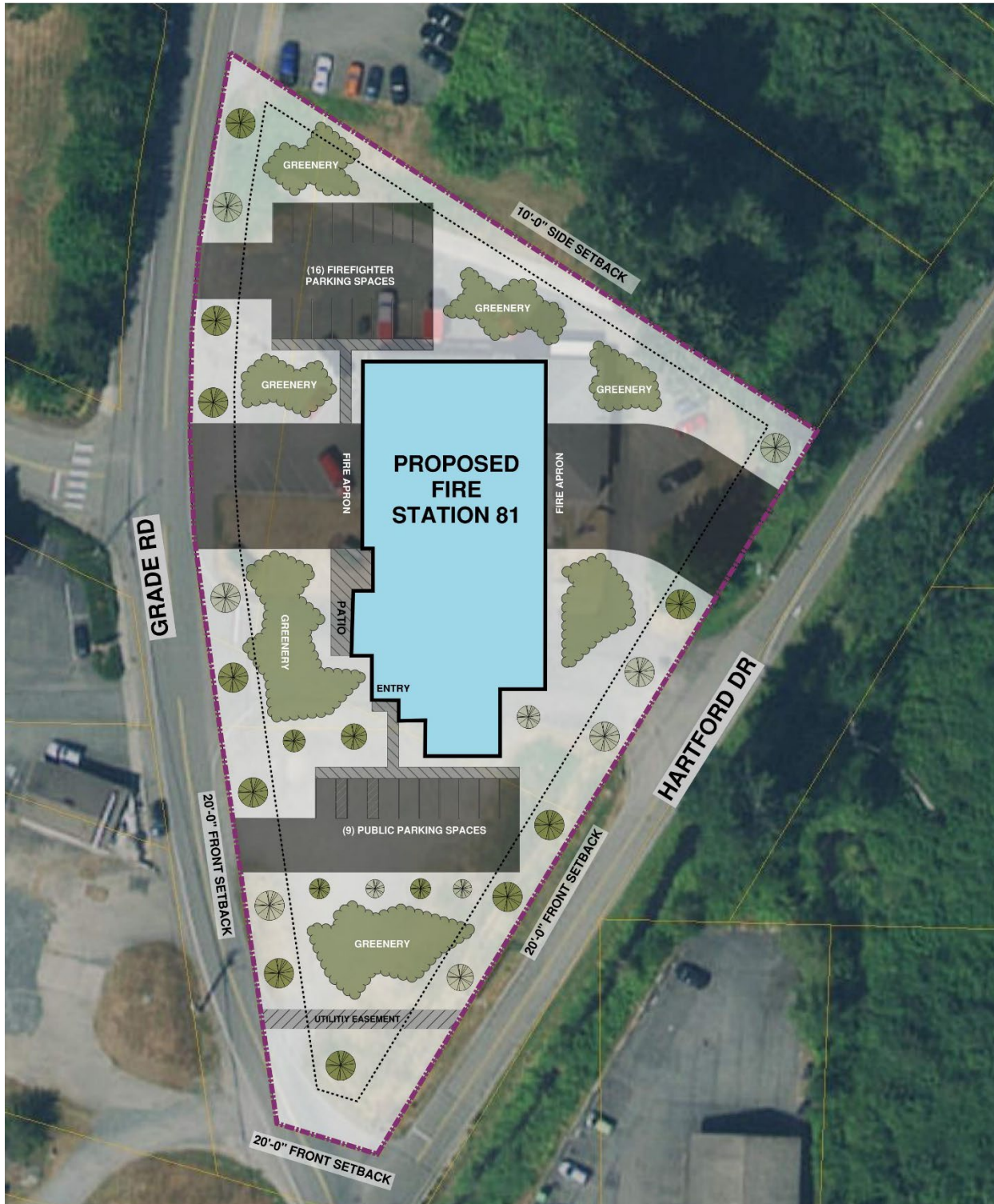
Attachment B - Snohomish Regional Fire and Rescue Construction History (5 Years)

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget *	Actual Budget	Reason for Budget or schedule overrun
1	Station 83 Remodel	Seismic upgrades, interior renovation, generator replacement, and siding replacement of existing fire station.	Design-Bid-Build	1/22/2018	2/12/2018	1/22/2018	In progress, on schedule	\$ 1,103,817	in progress	Currently in construction
2	Station 31 Shop Addition	Addition of shop space to an existing fire station, utility work, some interior renovation, and a roof replacement.	Design-Bid-Build	4/1/2023			TBD	In progress \$ 3,000,000.00	in progress	Currently in for permit review. Planned budget is current estimate.
3	Station 33	New PEMB, 3 bay fire station with 6 sleeping rooms, crew support and apparatus support and separate PEMB, 2 bay storage building with restroom.	Design-Bid-Build	8/31/2017	7/17/2018	8/31/2017	10/31/2019	\$ 5,168,000	\$ 5,766,763	Contractor project delays and project closeout issues due to death and contractor management. Unforeseen Conditions: Cemented sandstone/soils issues Additional asphalt removal replacement required by County. Metal building supply chain delays DDCA revisions required by AHJ Owner Requested Changes: Source capture exhaust substitution Septic revisions- explosion proof pump

* Planned budget equals contractor initial bid amount.

Attachment C – Preliminary Concepts

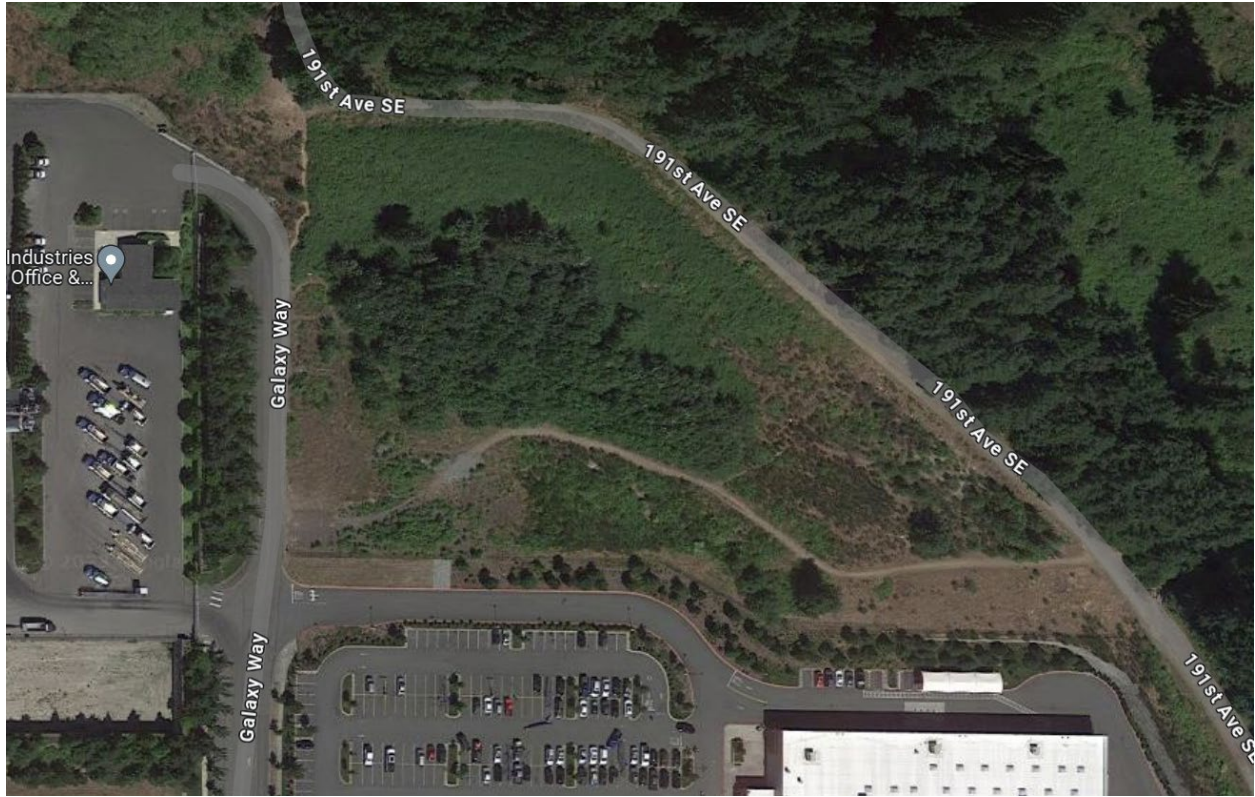
Station 81 – Conceptual Site Plan



Station 81 – Test Fit Conceptual Floor Plan



Station 32 – Aerial Site Plan



Station 32 – Test Fit Conceptual Floor Plan

