



## **Snohomish County Sheriff's Office - South Precinct**

**State of Washington  
Capital Projects Advisory Review Board (CPARB)  
Project Review Committee (PRC)**

**Application for Project Approval  
General Contractor / Construction Manager**

**Submitted by  
Snohomish County  
August 19<sup>th</sup>, 2019**

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
PROJECT REVIEW COMMITTEE (PRC)

**APPLICATION FOR PROJECT APPROVAL**  
*To Use the General Contractor/Construction Manager (GC/CM)*  
*Alternative Contracting Procedure*

The CPARB 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 Facilities
- b) Address: 6th Floor, Drewel Building, 3000 Rockefeller, M/S 404, Everett, WA 98201-4064
- c) Contact Person Name: Mark Thunberg      Title: Facilities Director
- d) Phone Number: 425-388-3035                      E-mail: Mark.Thunberg@snoco.org

**1. Brief Description of Proposed Project**

- a) Name of Project: Snohomish County Sheriff's Office - South Precinct
- b) County of Project Location: Snohomish
- c) Please describe the project in no more than two short paragraphs. (See Example on Project Description)

Construction of a new South Precinct for the Snohomish County Sheriff's Office, a 26,000 SF two-story essential facility to be located in the Cathcart area of unincorporated Snohomish County near State Highway 9. This facility will replace the existing South Precinct, which is leased space. The finished facility will house local administration, command, investigative, patrol, criminal analysis, secure holding, evidence storage, special operations, and support functions for the Sheriff's Office. The facility also will include approximately 4,700 SF of such public elements as a lobby, front counter, community meeting and training room, and smaller conference / collaboration room.

**See also Attachment A for Project Description.**

**2. Projected Total Cost for the Project:**

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	\$840,768
Estimated project construction costs (including construction contingencies):	\$10,688,462
Equipment and furnishing costs	\$400,000
Off-site costs	\$175,327
Contract administration costs (owner, cm etc.)	\$484,775
Contingencies (design & owner)	\$417,240
Sales Tax	\$961,962
<b>Total</b>	<b>\$13,968,534</b>

## **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*

Funds currently committed to the project as of this date are as follows:

- Snohomish County General Obligation Bonds - \$11,000,000
- Snohomish County General Fund - \$2,000,000
- Department of Commerce Grant - \$980,000

## **3. Anticipated Project Design and Construction Schedule**

Please provide:

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.
- (See Example on Design & Construction Schedule)*

**See Attachment B for Anticipated Project Design and Construction Schedule.**

## **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?
- 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?

*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.*

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
- If the project encompasses a complex or technical work environment, what is this environment?
- 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?
- 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?

**As outlined below, the Snohomish County South Sheriff's Precinct meets four of the six GCCM criteria listed above.**

### **Complex phasing and scheduling is involved:**

The new South Precinct facility must be occupied and operational no later than August 2021; the lease for the existing facility expires the following month. In order to achieve this goal, subject to confirmation with our selected GC/CM, the project may need to execute early site development activities and critical-path procurement as construction documents are completed. These efforts would entail issuing early design packages—e.g., sitework and utilities, structures, exterior enclosure, interior finishes.

### **The project involves construction at an existing facility that must continue to operate during construction:**

The Snohomish County Cathcart Way Operations Center, on whose property the proposed new facility will be built, must remain open and in continuous operation. Cathcart Way houses the road construction, road maintenance, levee maintenance, emergency road repair, and other essential operations for Snohomish County Public Works. Also housed on the Cathcart Way property is the Chip Payne Training Center operated by the Snohomish County Sheriff's Office, which must also remain open and in

continuous operation.

**GCCM involvement is critical during the design phase:**

GCCM and Architect/Engineer cooperation is critical to finding the most efficient use of limited allocated funds, increasing budget and schedule predictability, and coordinating the complex security and access control systems (see also below, *GC/CM criterion re: complex technical and work environment*). In terms of schedule predictability, the facility must be operational and occupied no later than August 2021, before the lease for the current South Precinct in Mill Creek expires. Budget predictability is important, in that Snohomish County has limited financial resources and has had to seek grants for supplemental funding.

**The project involves complex and technical work environment:**

Complexities to this project are typical of a law-enforcement facility which must provide a public-facing presence while also maintaining operational security for the administration and supervision offices, detectives' workstations, patrol and muster spaces, evidence storage, in-custody holding areas, separate suspect interrogation and victim / witness interview rooms, secure file storage areas, and other such specialized functions as may be needed by the Sheriff's Office. The design and construction of the facility requires the GC/CM and A/E teams work in concert with the client and with building stakeholders to ensure that the facility is constructed as designed, and designed in accordance with operational and security needs.

**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 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 is not practical for meeting desired quality standards or delivery schedules.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

**GCCM will benefit the public by increasing predictability of delivery and reducing financial risks:**

By engaging the contractor early and building an integrated design and construction team to support decision making, accurate estimating, and staged buyout, overall predictability of delivery is increased, and the risk of over-budget bidding is reduced.

**Attracting a highly qualified contractor pool to a project of this complexity is more likely with GCCM:**

A project of this complexity is biddable by fewer of the region's general contractors, many of whom would be unlikely to bid the project in a design-bid-build delivery model. The GCCM delivery will attract more competition and result in lower cost and greater value to the taxpayers.

**Planning, coordinating and executing complex building systems is best done with collaboration between designers and builders throughout the process:**

- GCCM construction supports close collaboration during design, buyout, and construction and the use of modern technologies including Building Information Modeling, Virtual Design and Construction and early award of scopes of work with long lead times and/or are weather sensitive.

**6. Public Body Qualifications**

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
- 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)*
- Staff and consultant short biographies (*not complete résumés*).

- 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.)*
- The qualifications of the existing or planned project manager and consultants.
- 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.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned GC/CM procurement process.
- Verification that your organization has already developed *(or provide your plan to develop)* specific GC/CM or heavy civil GC/CM contract terms.

**Staff biographies are below.**

**See also Attachment C for Team Organizational Chart.**

**See also Attachment D for Team Experience Matrix.**

**See also Attachment E for Snohomish County Construction History.**

**Led by an experienced in-house capital project management team, Snohomish County has retained OAC Services to augment internal staff and provide enhanced public sector GCCM experience.**

As described further below, **Jeff Hencz** will be the County's overall project manager responsible to deliver a project that meets the needs of Snohomish County on time and within budget. Other Snohomish County staff assigned to the project will assist Jeff with managing users, defining user requirements, reviewing facility needs, obtaining executive approvals and providing adequate funding.

OAC Services has been retained to augment in-house project management staff and provide specific expertise in GCCM procurement, GCCM negotiations, and team integration. Led by Program Manager **Kevin Fromm**, a team of OAC project management, controls and administrative professionals will support Snohomish County. OAC Vice President **Dave Jobs** will support the team with Washington GCCM expertise including procurement, integration and negotiations.

**Mark Thunberg**  
**Director, Facilities and Fleet**  
**Snohomish County**

Mark brings over 30 years of facilities management experience including construction project management and will have executive oversight of the project team. Mark will be a resource to the owner's representatives, OAC and the project team. Mark has extensive experience in negotiated project delivery in the private sector including projects up to \$300M as well as multiple public projects for Snohomish County including the Snohomish County Courthouse Renovation and Addition and the North Sound Behavioral Health and Treatment Facility which are both GCCM projects.

**Jeff Hencz**  
**Special Projects Manager**  
**Snohomish County**

Jeff brings over 30 years of design and construction project management experience to the Courthouse project and will manage the overall project development in collaboration with OAC. Jeff will be the primary owner's representative for the County responsible for budget, schedule and management of the project team working closely with OAC to implement the GCCM contracting procurement process. 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 including the Snohomish County Courthouse Renovation and Addition and the North Sound Behavioral Health and Treatment Facility which are both GCCM projects.

**Lolly Huggins**  
**Special Projects Coordinator**  
**Snohomish County**

Lolly is a Project Specialist with over 15 years of project management experience in the fields of aerospace engineering, financial management, property management and manufacturing. In the past 10 years she has worked in the engineering and software industries. She is respected for team leadership taking a project's vision and organizing details, meeting key milestones and delivering a project that surpasses expectations. She has prior negotiated project delivery in the private sector including projects up to \$300M, as well as multiple projects for Snohomish County including the Snohomish County Courthouse Renovation and Addition and the North Sound Behavioral Health and Treatment Facility which are both GCCM projects.

**Lynn Gray**  
**FF&E / Facilities Project Leader**  
**Snohomish County**

Lynn brings 25 years of Snohomish County public work experience including facilities design, construction, project management, construction administration, FF&E and purchasing. Lynn will serve as owner lead regarding FF&E and relocations. Lynn's relevant experience includes Snohomish County Campus Redevelopment, Denny Juvenile Justice Center, Courthouse & Mission building remodels and as well as extensive space planning and move/add/change projects for all law & justice departments. Lynn has helped deliver all types of public work projects including GCCM.

**David Jobs, CCM, DBIA, AVS, LEED AP**  
**Vice President**  
**OAC Services**

Dave has over 25 years of project and program management experience including many complex health, youth justice, 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: Snohomish County Courthouse Addition & Renovation, King County Children & Family Justice Center, Harborview Medical Center, and Evergreen Medical Center. Dave will assist Jeff Hencz in the oversight of the GCCM and Rolluda Architects, managing procurement, contract negotiations and team leadership.

**Kevin Fromm**  
**Program Manager**  
**OAC Services**

Kevin brings experience from seven public GCCM projects including complex justice, educational, industrial and utility projects for Snohomish County, Mount Vernon School District, and Seattle Public Utilities as well as several other projects in the public, military and private sectors. Kevin will supplement Snohomish County staff, update and manage the Project Management Plan, be responsible for monthly invoicing, lead design reviews including VE and constructability, cost analysis, scheduling and phasing advising, GCCM and design team collaboration, and managing sub-consultant contracts and invoices.

**Glen Lyons**  
**Assistant Project Manager**  
**OAC Services**

Glen has 17 years of project engineer and project management experience including complex justice, emergency response, educational, and security projects for Snohomish County, King County, City of Bothell, and Washington State University. Glen will provide project management support and be the lead for project controls including development and management of the project SharePoint website, project documentation and records management, permitting and entitlements facilitation, meeting coordination, and financial record keeping. He will also support project managers to prepare monthly progress payment applications and perform site observation reporting.

### **Organizational Controls**

As a very experienced owner-builder, Snohomish County Facilities Management has extensive project controls and reporting systems to manage the scope, schedule, and budget, and report progress to users, elected officials, and the public. Jeff Hencz and Dave Jobs will utilize Snohomish County's standard project budgeting tools, procurement processes and project management websites to manage communications and monitor progress. Detailed schedule and budget progress will be monitored and reported using OAC's tool set and reporting up to county officials.

Procurement including the GCCM will be supported by Snohomish County Purchasing department in close concert with OAC and legal counsel. Extensive project status reporting will initiate with OAC including weekly and monthly project updates via email and use of the County's SharePoint site for quick information access by the project team and County stakeholders.

### **Planned GCCM Process**

Snohomish County is planning to use a modified AIA133/CMC owner agreement along with modified AIA201 general conditions developed in close coordination with County procurement, legal, and their counsel. In addition, Snohomish County is planning on a comprehensive Pre- Construction Services scope of work and General Requirements (Division 01) that will be coordinated thoroughly with the modified AIA documents for the GCCM construction procurement within Washington State.

Preparation of the GCCM RFP and selection process will be based on an OAC standard form and modified with the latest lessons learned including that from other public owners. This process will include selection criteria, interviews and final selection evaluations.

Recent modifications to OAC's procurement process include extensive GCCM interviews, jobsite visits and detailed Specified General Conditions Cost Responsibilities Matrix. Our overall goal is to select the most highly qualified and compatible GCCM contractor at a competitive fee structure.

### **GCCM Procurement**

Snohomish County is planning on using a three-phased GCCM selection model:

1. Public outreach followed by a Request for Qualifications, and approach.
  - a. Focusing on relevant experience, proposed team and approach.
  - b. Short list for interviews—three, possibly four firms.
2. Extensive interviews, site and office visits.
  - a. Focusing on team members proposed.
3. Fee and Specified General Conditions Bidding.
  - a. Focusing on competitive but reasonable fees.

### **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 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

**Please refer to Attachment E for Public Body Construction History.**

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

**Please refer to Attachments A.1 to A.5 for Preliminary Concepts, Sketches or Plans Depicting the Project.**

*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.

**10. Subcontractor Outreach**

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

**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 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.

If the PRC approves your request to use the GC/CM 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 GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB. Additionally, responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB. Data collection shall include GC/CM project information on subcontract awards and payments, and if completed, a final project report. 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): MARK THUNBERG (public body personnel)

Title: DIRECTOR, FACILITIES & FLEET

Date: 8/19/2019

## **Attachment A**

### **Snohomish County Sheriff's Office – South Precinct**

#### **Project Description**

Construction of a new South Precinct for the Snohomish County Sheriff's Office, a 26,000 SF two-story essential facility to be located in the Cathcart area of unincorporated Snohomish County near State Highway 9. This facility will replace the existing South Precinct, which is leased space. The finished facility will house local administration, command, investigative, patrol, criminal analysis, secure holding, evidence storage, special operations, and support functions for the Sheriff's Office. The facility also will include approximately 4,700 SF of such public elements as a lobby, front counter, community meeting and training room, and smaller conference / collaboration room.

See also Attachments A.1 through A.5 on subsequent pages.





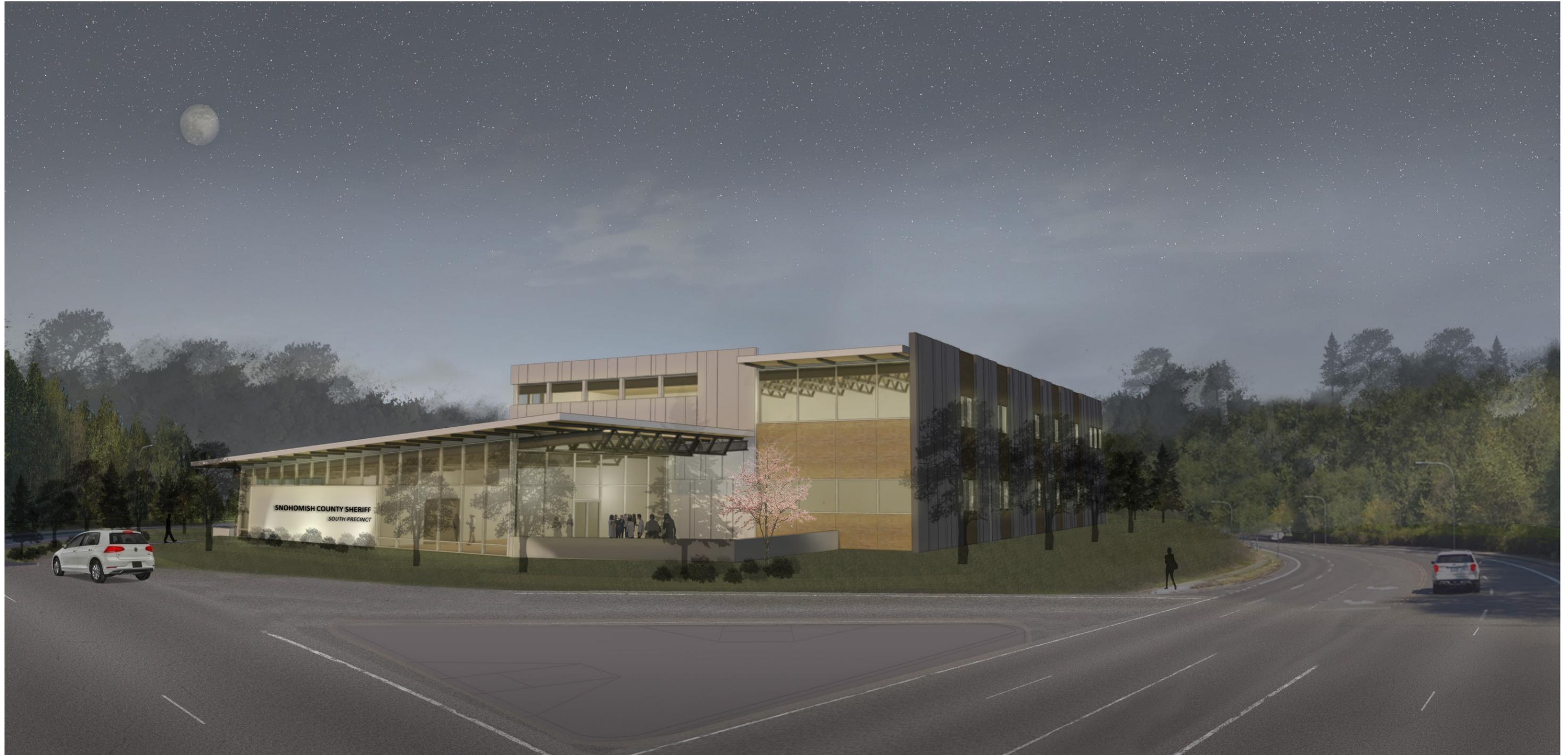
Site Plan  
not to scale



Birds Eye View Looking North



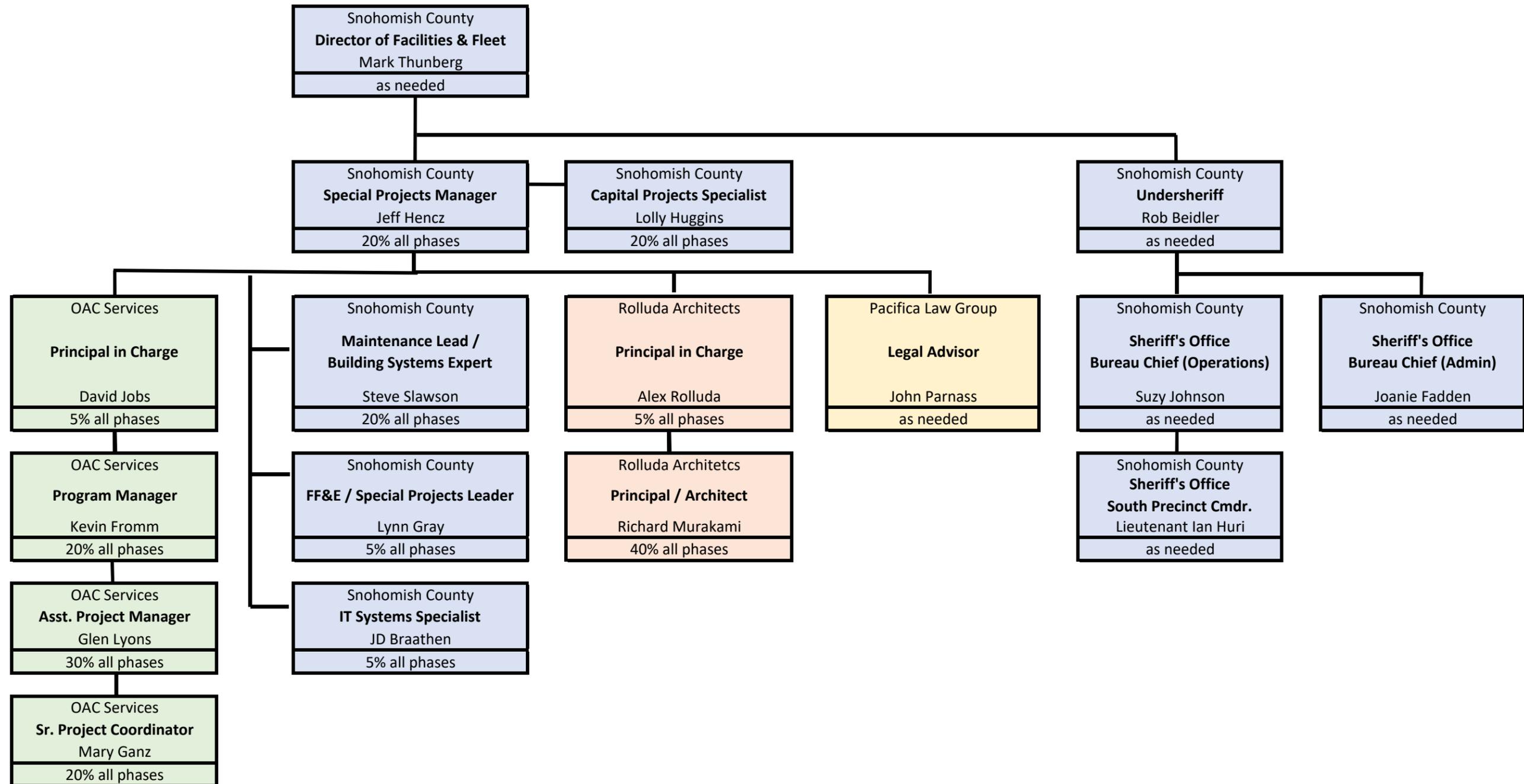
Entrance Perspective



Cathcart Way Perspective



**Snohomish County Sheriff South Precinct Facility**  
Attachment C: Organizational Chart



*See also Attachment C.1 - Roles and Responsibilities, next page*

**Snohomish County Sheriff's Office - South Precinct**  
**Attachment C.1: Project Management Roles & Responsibilities Matrix**



		North Sound Behavioral Health Treatment Facility												FTE
		40%	20%	5%	5%	<1%	5%	5%	<1%	25%	30%	20%	5%	160%
ID	Item Description	SnoCo PM Staff	SnoCo Maintenance	Stakeholders	SnoCo FF&E	SnoCo Director	SnoCo Security	SnoCo DoIT	SnoCo Finance	Mary Ganz	Glen Lyons	Kevin Fromm	Dave Jobs	
1	<b>Contract Administration Support:</b>													
2	PRC application submittal and approval	X				X							X	X
3	Master financial management - updating and tracking of all costs to project	X							X	X	X	X	X	X
4	Meeting organization, attendance, documentation	X								X	X	X		
5	PM QA/QC plan	X	X							X	X	X		
6	Monthly project status reporting					X				X	X	X		
7	Contract administration	X	X			X				X	X	X	X	
8	Risk register update	X	X	X	X	X	X	X		X	X	X	X	X
9	Document management and control / maintain SharePoint website									X	X			
10	Assist the County in administering the GCCM contract	X								X	X	X	X	
11	<b>PM Services Through Final Design:</b>													
12	Monitor and report on development of the design	X								X	X	X	X	
13	Monitor and report on 1% for Art program	X								X	X	X		
14	Review design documents for compliance	X	X	X	X	X	X			X	X	X	X	X
15	Receive, distribute and review submittals	X	X		X	X	X	X		X	X	X		
16	Gather County comments									X	X			
17	Attend / review BIM meetings	X	X							X	X	X		
18	Assist reconciliations of the GMP Budget	X	X							X	X	X	X	X
19	Evaluation of GCCM cost estimates	X								X	X	X	X	X
20	Cost estimate review - independent analysis	X	X			X				X	X	X	X	X
21	Participate in VA as-needed	X	X			X	X			X	X	X	X	X
22	Provide recommendations on contingency and allowances	X	X			X						X	X	
23	Participate in permitting	X								X	X			
24	Monitor GCCM pre-construction services	X								X	X	X		
25	Track progress and quality of the pre-construction	X								X	X	X		
26	Review and comment on applications for payment	X								X	X	X		
27	Evaluate GCCM phasing	X	X	X	X	X	X				X	X	X	
28	Manage Cx planning & oversight		X							X	X	X		
29	Coordinate County moves as needed	X	X	X	X	X				X	X	X		
30	<b>PM Services Through Construction / Closeout:</b>													
31	Maintain daily inspections / site observations log									X	X			
32	Maintain project records / SharePoint website									X	X			
33	Attend construction coordination meetings	X	X		X			X		X	X	X		
34	Report to the County on quality and progress - Site Observation Reports									X	X			
35	Review progress payments	X									X	X		
36	Change management - review change requests	X	X	X	X					X	X	X	X	
37	Monitor use of contingency funds / allowances	X				X					X	X	X	
38	Review & monitor adherence to schedule	X								X	X	X		
39	RFI review & coordination									X	X			
40	Submittals and substitution request coordination & review									X	X			
41	Monitor GCCM management of the site									X	X	X		
42	Review, comment & monitor GCCM's QA/QC plan									X	X		X	
43	Advise on the adequacy of the QA/QC technical requirements		X			X				X	X		X	
44	Monitor special inspections									X	X			
45	Coordinate review of required mock ups with County									X	X			
46	Monitor the GCCM development & installation of security systems and AV					X	X	X		X	X	X		
47	FF&E coordination, design, procurement, installation	X			X	X				X	X			
48	Monitor Hazardous materials abatement		X							X	X	X		
49	Coordinate inspections by the County's maintenance staff		X							X	X	X		
50	Assist the County in verifying substantial completion	X	X			X				X	X	X		
51	Develop / implement punchlist process for substantial completion									X	X	X	X	
52	Assist County in verifying all punchlists are completed	X	X				X	X		X	X	X		
53	Provide site walks	X	X		X		X	X		X	X	X		
54	<b>Building Commissioning:</b>													
55	Review Cx reports to confirm GCCM compliance		X							X	X	X		
56	Ensure all training required by the GCCM is done		X							X	X	X		
57	Assist the County during the "shakedown period"	X	X	X	X			X		X	X	X		

## ATTACHMENT D

### Staff / Contractor Experience & Roles

The following table lists some (but not all) of the relevant Alternative Delivery Experience of the South Precinct project team.

Name	Summary of Experience	Projects	Construction Budget	Procurement Type	Role During Project Phases		
					Pre-Design	Design	Construction
<b>Mark Thunberg</b>	Director, Facilities and Fleet, Snohomish County	Snohomish County Courthouse	\$55M	GCCM	Owner	Owner	Owner
		Safeco Westminster Data Center	\$35M	Negotiated	Owner	Owner	Owner
		Multiple Microsoft Bldgs	Varies	Negotiated	Owner	Owner	Owner
		Pacific First Center Century Square	\$150M	Negotiated	Owner	Owner	Owner
		North Sound Behavioral Health	\$13M	GC/CM	Owner	Owner	Owner
Mukilteo Evaluation & Treatment	\$2M	GC/CM	Owner	Owner	Owner		
<b>Jeff Hencz</b>	Special Projects Manager, Snohomish County	Snohomish County Courthouse	\$55M	GCCM	PM	PM	PM
		Safeco Redmond Campus Expansion	\$155M	Negotiated	PM	PM	PM
		Safeco 2 <sup>nd</sup> & Seneca Relocation	\$26.5M	Negotiated	PM	PM	PM
		Safeco 4 <sup>th</sup> & Madison Relocation	\$44.5M	Negotiated	PM	PM	PM
		Safeco NW Region Reno	\$13.5M	Negotiated	PM	PM	PM
		North Sound Behavioral Health	\$13M	GC/CM	PM	PM	PM
Mukilteo Evaluation & Treatment	\$2M	GC/CM	PM	PM	PM		
<b>Alex Rolluda</b>	Principal, Rolluda Architects	WSU Elson Floyd Cultural Center	\$12.6M	D-B	Program Architect		
<b>Richard Murakami</b>	Principal, Rolluda Architects	City of Sequim Police and Civic Center	\$14.5M	D-B	Architect	Architect	
		Japanese Cultural Community Center of Washington	\$0.9M	GCCM	PIC	PIC	PIC
<b>David Jobs, CCM, DBIA, AVS, LEED AP</b>	Vice President, OAC Services	King County Judge Patricia H. Clark Children & Family Justice Center	\$154M	D-B	PM	Sr PGM	Sr PGM / PIC
		Snohomish County Courthouse	\$55M	GC/CM	PM	Sr PGM	PIC
		Bothell Fire Stations 42 & 45	\$25M	D-B	PIC	PIC	PIC
		Bellingham School District	\$52M	GC/CM	Advisory	Advisory	Advisory
		Lake Washington School District	\$5M	D-B	PM	PM	PM
		North Sound Behavioral Health	\$13M	GC / CM	PIC	PIC	PM
		City of Mount Vernon Feasibility Study	\$32M	TBD	PIC	PIC	PIC
		Sound Transit Sounder Maintenance Base	\$120M	D-B	PIC	PIC	PIC
<b>Kevin Fromm</b>	Senior Project Manager, OAC Services	Snohomish County Courthouse	\$55M	GC/CM		PM	Sr PM
		North Sound Behavioral Health	\$13M	GC/CM	PM	Sr PM	Sr PM
		City of Mount Vernon Feasibility Study	\$32M	TBD	PM / SrPM		
		North Seattle Transfer Station	\$80M	GC/CM	PM	PM	PM
		Landsburg Water Treatment Facility	\$8M	GC/CM	PM	PM	PM
		Madison Elementary (Mt. Vernon SD)	\$30M	GC/CM	PM	PM	
		East Division Elementary School (MVSD)	\$30M	GC/CM		PM	PM
		Old Main High School Renovation (MVSD)	\$30M	GC/CM	PM		
<b>Glen Lyons</b>	Assistant PM, OAC Services	King County Judge Patricia H. Clark Children & Family Justice Center	\$154M	D-B	PC	PE	APM
		Snohomish County Courthouse	\$55M	GC/CM	PE/PC	PE/APM	APM
		WSU Everett Academic Center	\$46M	D-B	PE	PE/APM	APM
		North Sound Behavioral Health	\$13M	GC/CM	APM	APM	APM
		Bothell Fire Stations 42 & 45	\$25M	D-B	APM	APM	APM

# ATTACHMENT E

## Snohomish County Construction History

Project Name	Budget		Delivery Method	Planning Start	Constr. Start	Project Completion		Explanation of Budget or Schedule Overruns
	Planned	Actual				Planned	Actual	
<b>FACILITIES</b>								
Carnegie Restoration & Tenant Improvements	\$2.6M	\$3.4M	D-B-B	2015	2016	2018	2018	Added tenant scope
Snohomish County Cathcart Operations Center	\$400K	\$400K	D-B-B	2017	2017	2018	2018	
New Parking Garage & New Admin Bldg Const.	\$75M	\$75M	GG/CM	2001	2002	2004/2005	2004/2005	
Sno Co Corrections; (New Jail Const, Existing Jail Remodel, Temp WR Facility)	\$87.5M	\$87M	GG/CM	2001	2002	2003/2005/2006	2003/2005/2006	
Campus Remodels; (Existing Courthouse, Admin West & Mission Bldgs)	\$14.5M	\$14.5M	GG/CM	2001	2003	Phased 2004 to 2006	Phased 2004 to 2006	
<b>PAINE FIELD</b>								
Future of Flight Museum	\$22.5M	\$24.5M	D-B-B	Feb 03	July 04	Oct 05	Dec 05	Added elevator, HVAC and observation deck
Kilo One North Taxiway	\$12.2M	\$12.2 M	D-B-B	Aug 08	May 09	Sept 09	Nov 09	
ARRA Main Runway	\$21M	\$12.2 M	D-B-B	Aug 08	July 09	Sept 09	Oct 09	
Main Runway Drainage and Lighting	\$11M	\$11M	D-B-B	May 11	May 12	Sept 12	Oct 12	
<b>SOLID WASTE</b>								
Airport Road Transfer Station	\$25M	\$26.6M	D-B-B	1998	2001	2003	2003	Unforeseen soils conditions
Southwest Recycling Transfer Station	\$28M	\$28.7M	D-B-B	1998	2003	2004	2004	Unforeseen soil conditions
<b>PARKS</b>								
Tambark Dev	\$7M	\$7M	D-B-B	2007	2011	2012	2013	Engineering discrepancy
Major Park Dev(Fields, Trails, Structures, Infrastructure)	\$4.3M	\$28.9M	D-B-B	2002/2010	2004/2012	2006/2012	2006/2012	Cent Trail –Bank Slide
Building and Parking Project	\$3.5M	\$4.3M	D-B-B	2009/2010	2011	2011	2011	Ahead of Schedule
Project Name	Budget		Delivery Method	Planning Start	Constr. Start	Project Completion		Explanation of Budget or Schedule Overruns
	Planned	Actual				Planned	Actual	
<b>PUBLIC WORKS OPERATIONS</b>								
Cathcart Way Operations Center	\$57.5M	\$60.4M	D-B-B	2001	2006	11/07	03/08	Utility relocation delays, utility offsite design changes, building design changes.