

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 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): **Thurston County**
- b) Mailing Address: **3000 Pacific Avenue S.E., Olympia, WA 98501**
- c) Contact Person Name: **Thomas Strempeke** Title: **Capital Project Manager III**
- d) Phone Number: **360-867-2983** E-mail: **Thomas.Strempeke@co.thurston.wa.us**

1. Brief Description of Proposed Project

- a) Name of Project: **Thurston County Court Complex Renovation**
- b) County of Project Location: **2000 Lakeridge Drive S.W. Olympia, WA 98502**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The Thurston County Court Complex Renovation project will encompass the renovation and upgrade of approximately 90,000 square feet across the Superior Court Main Campus located in the City of Olympia. A total of six buildings will receive tenant improvements including space re-configuration, associated MEP adjustment, and upgrade and modernization of finishes. The renovations which are between 10,000 and 20,000 SF per building will involve complex logistics between build out and move of various court departments, including: the Superior Court, the County Clerk, District Court, Pre Trial Services, the County Auditor, Prosecuting Attorney, Public Defender, and the Sheriff's Office administration. The project will be phased to minimize disruption of ongoing operations and will be implemented in both occupied and unoccupied spaces.

Thurston County government has occupied its current facilities (Bldgs. 1-5) since 1978. Many building systems are reaching the end of their life span. Major facility deficiencies are presently being experienced and are expected to worsen. The purpose of this project is to refresh and improve efficiency of spaces currently occupied by County staff. It is anticipated additional building upgrades will be needed in the future.

2. Projected Total Cost for the Project:

A. Project Budget

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

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*

County bonds have been approved and issued.

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	3/23/2023
PDB RFQ Advertisement #1	3/29/2023
PDB RFQ Advertisement #2	4/5/2023
Pre-Proposal Meeting	4/6/2023
PDB SOQ Due	4/18/2023
Selection Committee SOQ Review and Scoring	4/19/2023-4/25/2023
Notify Shortlisted Finalist Teams	4/26/2023
Issue RFP to Finalists	5/3/2023
PDB Interactive Meetings	5/11/2023-5/12/2023
PDB Management Plan and Fee Proposal Due	5/25/2023
Management Plan and Fee Review and Scoring	5/26/2023-6/5/2023
Announce Apparent Successful Proposer	6/6/2023
Contracting Negotiations	6/12/2023-7/12/2023
Thurston County Contract Approval	7/12/2023-8/12/2023
Design-Builder NTP	August 2023
DESIGN AND CONSTRUCTION (anticipated, to be refined with DB)	
Project Definition Phase	August 2023 – Nov. 2023
Design	Dec. 2023 – August. 2024
Construction	April 2024 – Dec. 2025
Closeout	Jan 2026 – July 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:

- 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?

This project meets all the required criteria for Design-Build (DB) delivery. Thurston County intends to use the 'Progressive' approach of the model.

The proposed Thurston County Court Complex Renovations project will require significant logistics support from the selected Design-Build team. Support from both the builder and design team will ensure the most efficient and least disruptive project sequencing can be identified early in the design process and sufficient planning can occur in advance of construction to minimize surprises in the field.

Expertise in planning and logistics of complex tenant improvement projects will be a criterion for Design-Builder selection.

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

The Thurston County Court Complex Renovations Project will involve renovations in six separate buildings including courtrooms and office spaces, impacting five County departments. County services cannot be interrupted while the project is implemented. Precise and informed planning of the tenant improvements and construction logistics will be crucial to ensure seamless implementation of our building improvements. Progressive Design-Build (PDB) delivery will maximize the opportunity to achieve this by bringing all the project players, especially the construction implementation team (Superintendent, key trade partners etc.) together during the design and planning phase to consider how design decisions will impact execution. Design decisions can be made with understanding of their cost and schedule ramifications, allowing us to maximize efficiency. Innovation for this project will be characterized by the DB team's ability to minimize impacts to building occupants and visitors, expedite project delivery and maximize project value (more work in place, less escalation, etc.)

Some key opportunities afforded by PDB include early engagement of trade partners, identifying critical and long lead equipment, pre-ordering material. In addition, PDB increases the opportunity for Thurston County staff participation, allowing for a higher level of integration of the full project team (owner, designer, builder) during the programming and planning process. One such example is the ability to gain constructability, phasing, and planning feedback utilizing collaborative software such as Bluebeam Studio. By utilizing a PDB approach, we can refine the budget to scope requirements continuously with all key team members.

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

Progressive Design-Build delivery will afford Thurston County with the greatest potential for expediting delivery of this project by bringing the designer and builder to the table early during the planning phase, allowing them to collaborate with the owner team and identify opportunities to expedite scope implementation as early as possible. Given current market conditions and the fixed nature of the bond dollars approved for the project, Thurston County is highly motivated to work closely with the selected Design-Builder to minimize costs consumed by escalation and implement work quickly. PDB has been selected for this project because it will allow for potential overlap of design and construction, early and creative permitting approaches, early logistics input from the contractor and overall speed of delivery. Qualifications based selection will allow the County to select a team who is skilled in this type of work and who will partner with them to maximize the value of this project by executing work sooner than other delivery models thereby decreasing the impact of escalation on the project budget.

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 specifically benefit fiscally by delivering the project faster and reducing the impact of cost escalation on the project budget. This will be achieved through early contractor engagement that 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 Design-Builder and Thurston County. At the current 2023, 7% escalation rate and anticipated 4% rate for 2024 and beyond, speed of delivery has substantial fiscal benefit for this project. The budget is fixed at the Board-approved \$50M bond amount. PDB will better enable the County to deliver more building improvements and minimize impacts of cost escalation. Of utmost importance, careful and coordinated planning of work in these occupied County facilities is critical and Progressive Design Build will minimize impact to those County personnel providing these services.

- 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:

1. 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.
2. 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.
3. Logistics – This project is very complex due to the number of facilities (6) being upgraded, construction in occupied buildings with critical operations, and complicated phased construction which would be extremely 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 this complex series of projects.

6. Public Body Qualifications

Please provide:

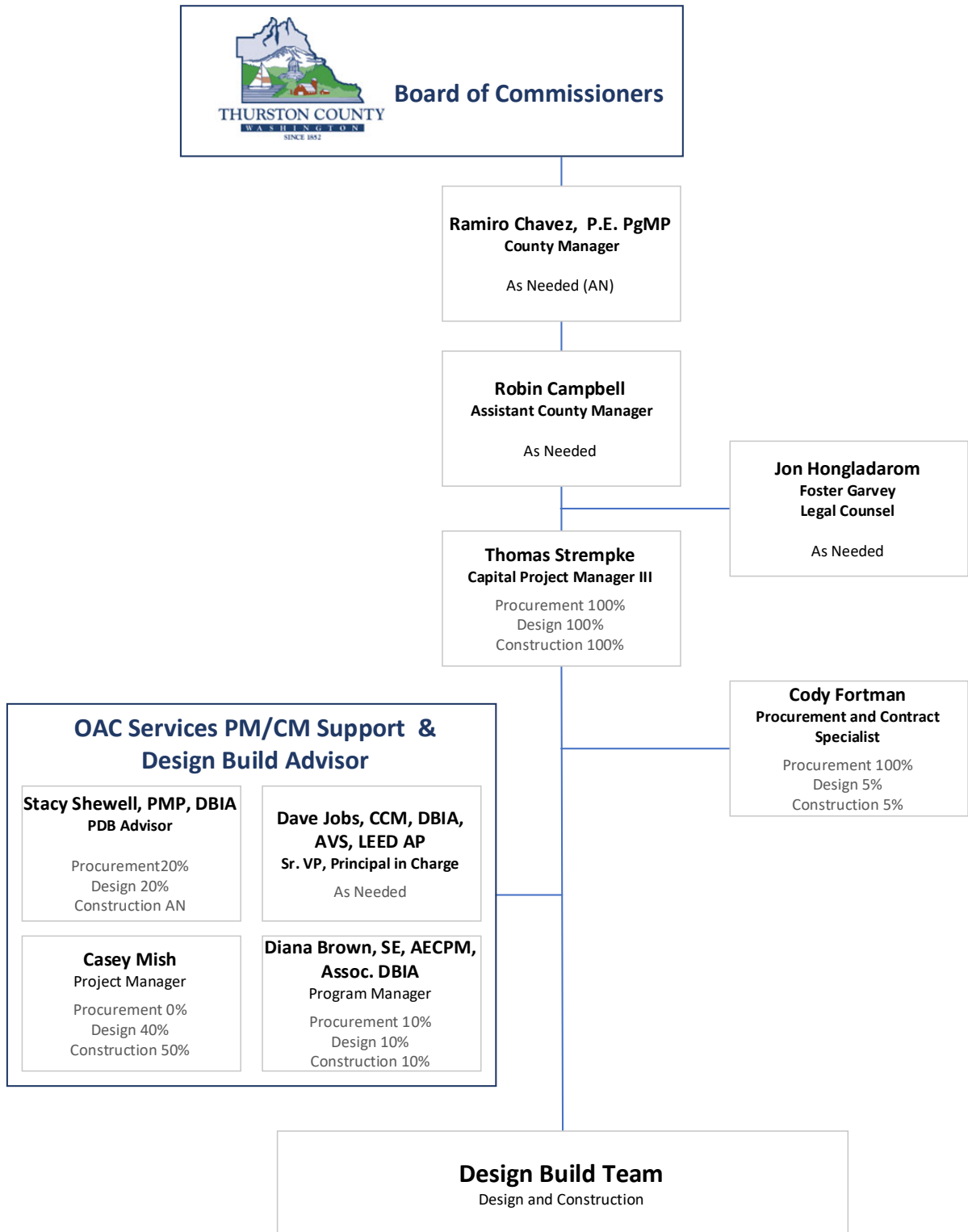
- A description of your organization's qualifications to use the DB contracting procedure.

Thurston County owns and operates 24 buildings across the county, including general government office and customer service space, courthouses, adult and juvenile detention facilities, a public health facility, the coroner's medical facility, a behavioral health inpatient facility, mechanic shops, and emergency operations and call centers. These buildings were constructed from 1978 through 2013. Routine projects include renovation, expansion and replacement of large systems. Major projects in the last decade included complete reconstruction of three public works buildings, construction of a new Emergency Operations Center at the Tilley Campus, construction of a new adult jail, conversion of a large multi-level shop into a residential work release building, and renovation of an office building into a behavioral health inpatient facility at the Corrections Campus. A county team of capital project managers and facilities staff certified in a wide variety of the construction trades oversee and conduct projects that keep these buildings functional day in and day out, providing public spaces that are safe for the staff and the citizens they serve.

OAC Services, Inc. (OAC) has been retained to provide comprehensive Project and Construction Management and Owner Advisor services for the duration of the Thurston County Court Complex project. As one of the regions 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.

Jon Hongladarom with Foster Garvey will represent Thurston County as their attorney for PDB contracting and procurement. Jon and his team at Foster Garvey have extensive experience in alternative project delivery contracts.

- 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).

Thomas Strempeke, Capital Project Manager III, Thurston County

Thomas has over 30 years of experience working in government agencies including the Texas Parks and Wildlife, University of Texas Health Science Center, San Antonio, San Antonio Housing Authority and the Fort Worth Housing in a variety of roles including project management, assistant director of construction, Manager of Construction, owner's representative, Architectural and Engineering Coordinator, on new construction and renovation projects totaling over \$120 million dollars. Projects included the traditional design-bid-build projects and Construction Manager at Risk. He is a certified Project Management Professional through the Project Management Institute (PMI).

Ramiro Chavez, County Manager, Thurston County

Ramiro Chavez holds an Architectural Degree from Central University of Ecuador, he is a Registered Professional Engineer (PE) in the State of Washington, holds a Program Management Professional (PgMP) certification with the Project Management Institute (PMI), and a Lean Six-Sigma Certification from the University of Washington. He is currently serving as the Thurston County, County Manager since 2016 and was the Public Works Director from 2014 to 2016. He worked for Pierce County Public Works from 1991 to 2014, as the Transportation Division Manager, Capital Programming Supervisor, Design Team Lead and Design Engineer. He also worked for Skillings & Chamberlain Engineering Consultant 1989-1991. He is a member in good standing of the American Society of Civil Engineers (ASCE), Project Management Institute (PMI) and International County/City Management Association (ICMA).

Robin Campbell, Assistant County Manager, Thurston County

Robin Campbell's 40-year career has been in Washington State finance, budget, and performance management. With Thurston County since 2010, she is the Assistant County Manager and Budget Director. Prior positions have included Budget Operations Manager at the Department of Social and Health Services, Budget Assistant to Governors Locke and Gregoire, and Director of Governor Gregoire's Government Management Accountability and Performance program. During her five years as Budget Assistant to the Governor, part of Robin's responsibility was oversight of capital budgets for the WA State Department of Commerce and the WA State Military Department. Robin earned a Bachelor of Arts degree at The Evergreen State College and holds a Master's in Public Administration from the University of Washington.

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.

Casey Mish, Project Manager, OAC Services, Inc.

As project/construction manager for the Progressive Design Build Bothell Fire Stations Program, Casey provided all cost, schedule, and scope management. With over 8 years in the AEC industry, Casey has worked on projects ranging from municipal, life-safety, healthcare, high-tech, and education, delivering facilities ahead of schedule, under budget, and with high sustainability standards. Casey has a B.S. in Construction Management, is a Certified Professional Contractor, and an Associate DBIA Professional. He excels at partnering with the Owner, Designer, and Builder and is skilled incorporating effective technology such as StructionSite360, Bluebeam, and PlanGrid. Casey is also experienced with Furniture Fixture and Equipment (FF&E) management and coordination. Prior to OAC, Casey spent 5 years with leading general contractor firms. Casey fully embraces the collaborative approach of Progressive Design Build.

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 the 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.

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.

Jon Hongladarom, Legal Counsel, Foster Garvey

Jon has more than 30 years of experience in construction law, with both transactional and litigation matters, emphasizing resolution of construction disputes, preparation of construction-related agreements and real estate law. He focuses his practice in the preparation of construction-related agreements, as well as claims for delay, impact damages, and changed work for general contractors and subcontractors. He has drafted construction and design contracts for some of the largest construction projects in the Pacific Northwest and covering virtually all forms of contracting (lump sum, cost plus, guaranteed maximum, construction management, Design-Build, general contractor/ construction manager, architectural agreements, consultant agreements, etc.). He has been part of successful Design-Build projects that have been approved by the Project Review Committee.

- 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 Thurston County team has overseen multiple renovation, expansion, and upgrade projects. We are versed in project delivery and familiar with the needs of our Judges, staff and building users. We have retained OAC to augment and support our staff with project management and Owner Advisory services to ensure successfully project delivery. OAC was selected to support this project because of their background and depth of experience implementing both progressive design build and court facility 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 Robin and Ramiro with implementation by Thomas.
- Weekly project meetings will occur to discuss, and plan project implementation and ensure resources are well aligned.
- Thomas will be the Design-Builder's point of contact.

Selection Committee

- The DB Selection Committee will consist of Thurston County 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

- Thurston County 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.
- Thurston County will advertise the RFQ and post on their website.
- 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 (Thurston County 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 Thurston County 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.
- Thurston County has retained a third-party cost consultant to demonstrate appropriate use of public funds. The cost consultant's responsibility will include review of preliminary estimates at key milestones and the GMP.
- 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.
- Thurston County 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.

Thurston County 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 no more than five proposers, but likely three 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 county.
- Following selection and contracting of the Design-Builder, Thurston County 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.

Jon Hongladarom with Foster Garvey will represent Thurston County for all contracting needs associated with this project. Jon and his team at Foster Garvey have extensive experience in alternative project delivery contracts. For this project, the DBIA Progressive Design Build contract form will likely be used with modifications to meet WA State RCWs and Thurston County'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

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, women and minority-owned business participation.

Thurston County has a Diverse Business Inclusion Plan and is committed to increasing business opportunities for historically disadvantaged businesses. The county's Diverse Business Utilization goals are in alignment with the Washington State Department of Commerce: 10% minority owned business, 6% women-owned business, 5% veteran-owned business and 5% small/mini/micro-business. 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 all their designer, engineer, and consultant 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.
- As part of the RFP process, we will ask the Design-Builder to submit their plan to ensure local, small, women, and minority-owned businesses are encouraged to participate in bidding for this project.

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria 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: Robin L Campbell

Name: (please print) Robin Campbell (public body personnel)

Title: Assistant County Manager

Date: 2/21/23

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
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	
Casey Mish	OAC Services, Inc.						
	Project Manager	City of Bothell, Fire Stations Bond Program	\$25M	PDB		Project Manager	
		Confidential Client, CLT Industrial Facility	\$80M	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	
		Highline School District, 9 School Upgrades	\$5M	DB		Project Manager	
		Lake Washington School District, LWHS	\$4.5M	DB		Project Manager	
		University Place SD, Elem and High School Upgrades	\$5M	DB		Project Manager	

ATTACHMENT B
THURSTON COUNTY – 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.)*

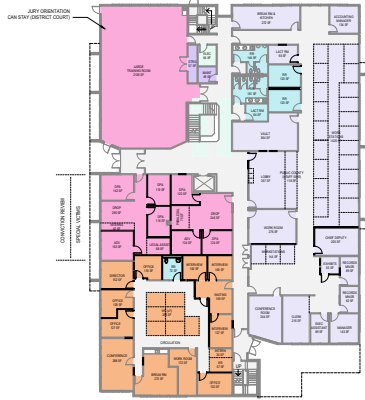
- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Project #	Project Name	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule Overrun
25578	Long-Term Involuntary Beds Expansion	D-B-B	1-13-22	8-12-22	1-13-22	In work	\$941K	\$1.05M	Long lead times, pandemic-related supply chain delays.
25611	FJC Hydronic Repairs	D-B-B	10-14-21	1-21-22	10-14-21	5-18-22	\$296K	\$300K	Unforeseen conditions.
25567	Tilley Sand & Material Storage	D-B-B	6-26-20	2-17-21	6-26-20	12-8-21	\$979K	\$1.09M	Environmental permit processing period, owner directed changes in scope, unforeseen conditions.
25561	Bldg 3 HVAC Improvements	D-B-B	10-1-19	1-9-20	10-1-19	7-16-20	\$534K	\$553K	Material changes.
25531	WSU Extension Facility Remodel	D-B-B	8-24-17	1-15-18	8-24-17	9-28-18	\$391K	\$456K	Material delivery delay, change in scope, unforeseen conditions.
25TRI	Triage – Mental Health	D-B-B	11-30-12	5-4-16	12-10-12	11-23-16	\$1.9M	\$2.1M	Delayed start to building/demo permit, material substitutions, additional demo, increased scope.

ATTACHMENT C PRELIMINARY PROGRAM PLANS



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

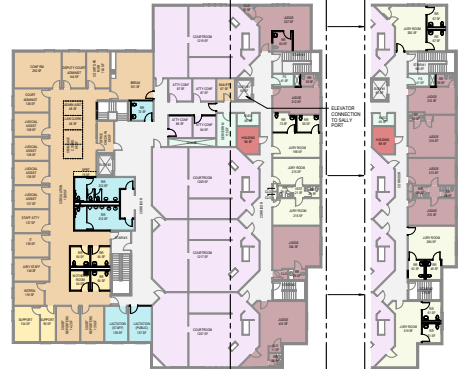


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE: THE OPENING TO BE CONVERTED TO A DOOR SET FROM THE STAIR



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

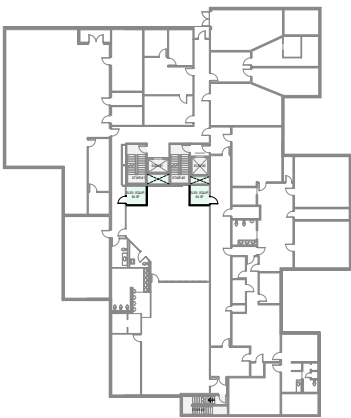


2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

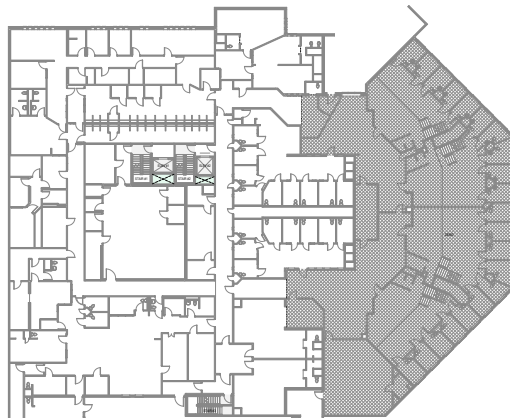
ALTERNATE PLAN

BUILDING 2 - FLOOR PLANS

THURSTON COUNTY



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



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

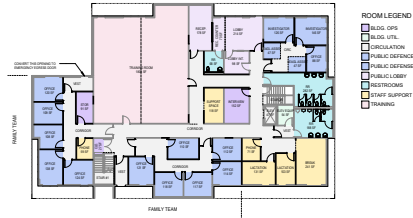


2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING 3 - FLOOR PLANS

THURSTON COUNTY

ATTACHMENT C PRELIMINARY PROGRAM PLANS



- ROOM LEGEND**
- BLDG. OPS
 - BLDG. UTIL.
 - CIRCULATION
 - PUBLIC DEFENSE
 - PUBLIC DEFENSE
 - PUBLIC DEFENSE
 - RESTROOMS
 - STAFF SUPPORT
 - TRAINING

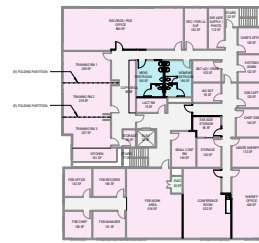


- ROOM LEGEND**
- CIRCULATION
 - OFFICE SPACE
 - PUBLIC DEFENSE
 - RESTROOMS
 - STAFF SUPPORT

BUILDING 4 - FLOOR PLANS THURSTON COUNTY



- ROOM LEGEND**
- BLDG. OPS
 - CIRCULATION
 - RESTROOMS
 - SHERIFF'S OFFICE ADMINISTRATION



- ROOM LEGEND**
- BLDG. UTIL.
 - CIRCULATION
 - RESTROOMS
 - SHERIFF'S OFFICE ADMINISTRATION

BUILDING 5 - FLOOR PLANS THURSTON COUNTY



- ROOM LEGEND**
- BLDG. OPS
 - BLDG. UTIL.
 - CIRCULATION
 - RESOURCE HUB
 - RESTROOMS

BUILDING 6 - FLOOR PLANS THURSTON COUNTY