

PRC Public Comment #2 - Jon Pettit

Thurston County Court Complex Renovation DB Project

From: [Riley-Hall, Linneth](#)
To: [DES mi PRC](#); [Baker, Talia \(DES\)](#)
Subject: Fwd: Expected Public Comment to the Project Review Committee
Date: Sunday, March 19, 2023 6:10:22 PM
Attachments: [ThurstonCo_CourtComplexRen_DB_App_page_1.pdf](#)

External Email

I received this email regarding PRC application and am forwarding to you.

Get [Outlook for iOS](#)

From: jon@jonpettit.us <jon@jonpettit.us>
Sent: Saturday, March 18, 2023 6:45 AM
To: jon@jonpettit.us <jon@jonpettit.us>
Cc: Carolina Mejia <carolina.mejia@co.thurston.wa.us>; Tye Menser <tye.menser@co.thurston.wa.us>; Gary Edwards <edwardg@co.thurston.wa.us>; Ramiro Chavez <chavezr@co.thurston.wa.us>; Robin Campbell <robin.campbell@co.thurston.wa.us>; mcclusa@wsdot.wa.gov <mcclusa@wsdot.wa.gov>; Agoes, Eza <Eza.Agoes@soundtransit.org>; dilbert.k@portseattle.org <dilbert.k@portseattle.org>; Johnson, Dave <dave-johnson@hoffmancorp.com>; Riley-Hall, Linneth <linneth.riley-hall@soundtransit.org>; y.song@songconsultingllc.com <y.song@songconsultingllc.com>; Talcott, David <dtalcott@xltech.com>; ktwohig@spokanecounty.org <ktwohig@spokanecounty.org>
Subject: Re: Expected Public Comment to the Project Review Committee

CAUTION: This email originated from a contact outside Sound Transit. Remember, do not click any links or open any attachments unless you recognize the sender and know the content is safe. Report any suspicious email by clicking the "fish" button in Outlook. Thank you! ST Information Security

Thurston County Board of County Commissioners and Project Review Committee members,

The attached two documents provide proof of the intentional misrepresentation of the "Project" presented to the Board of County Commissioners on February 24, 2023, to indicate the project listed in the Capital Facilities Plan as the "Thurston County Courthouse Infrastructure Upgrade Project", while providing an application to the Project Review Committee as the "Thurston County Court Complex Renovation".

This is similar to a "switch and bait" tactic of a used car salesman. The Board of County Commissioners were not provided a copy of the application made to the Project Review Board.

The project should be denied for any approval as the County Commissioners were never

provided or actually approved the application, and the obvious intent is to deceive both the County Commissioners and the Project Review Board.

If there are further questions, I can be reached at 360-951-8888

Regards,

Jon Pettit

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



Thurston County Courthouse Infrastructure Upgrade Project

Central Services – Capital Projects Division

February 24, 2023