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 CPARB 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): City of Bothell
b) Address: 18415 101st Ave NE, Bothell, WA 98011
c) Contact Person Name: Jeff Sperry Title: Manager of Fleet and Facilities
d) Phone Number: 425-806-6856 E-mail: jeff.sperry@bothellwa.gov

1. Brief Description of Proposed Project

a) Name of Project: Bothell Fire Station 42 & 45
b) County of Project Location: King/Snohomish
c) Please describe the project in no more than two short paragraphs. *(See Attachment A for an example.)*

The City of Bothell (City) is starting a multi-year project to rebuild, with new construction, Fire Stations 42 & 45 on existing sites. Currently many industry wide standards and codes are not being met within the current stations due to the age of the stations and configuration of the current space. Not meeting these standards increases the risks to not only personnel but also to personal protective equipment, apparatus, and community safety. Fire service operations will continuously need to be maintained during the project duration. To this end temporary facilities and/or phased construction will be an integral part of this project.

For the new stations, programming and preliminary station sizing has been based on operational needs as influenced by call demand, staffing, regulatory compliance, national standards, and trends in the fire service. New station 45, located in Snohomish County, is programmed as a 16,618 SF facility with 4 bays. Station 45 will be constructed first to accommodate additional fire staff added through levy funds. New station 42, located in King County, is programmed as a 26,270 SF facility with a 5 bay drive through. The new station 42 will also have a detached reserve & support apparatus room structure that will be constructed as a separate non-essential building on the site. This building will include three 60' deep bays with an additional 3,286SF.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (owner direct only, not including design)	c
Estimated project design/construction costs (including contingencies):	$ 24,000,000
Equipment and furnishing costs	$ 1,500,000
Off-site costs (temp. facilities, utilities.)	$ 1,500,000
Contract administration costs (owner, CM etc.)	$ 1,500,000
Contingencies (owner)	$ 3,000,000
Other related project costs (permitting, art)	$ 500,000
Sales Tax	$ 3,000,000
Total	$ **35,500,000**

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*

Project Funding has been fully secured through a $35.5 million capital bond approved by voters in November 2018. The City anticipates that the bonds will be issued in alignment with the project schedule. Two bonds are assumed with the first issuance in fall of 2019.

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	Fire Station	Duration	Start	Finish
PRC Meeting / Approval Letter	42/45	1 week	6/27/19	7/8/19
Draft RFQ/Ad/Outreach/Q&A	42/45	1 months	5/24/2019	6/27/2019
PDB RFQ Process	42/45	1 month	6/28/19	7/24/19
PDB RFP Process	42/45	1 month	7/26/19	8/21/19
PDB Contracting	42/45	2 months	8/27/19	11/5/19
Preliminary Design/Estimating/Validation	42/45	6 months	11/6/19	4/24/20
Final Design	45	5 months	4/27/20	9/11/20
Permitting	45	6 months	9/14/20	2/26/21
Negotiate GMP	45	1 month	8/24/20	9/18/20
Construction	45	11 months	3/1/21	12/31/21
Commissioning, Punch, Move in	45	2 months	1/3/22	2/25/22
Final Design	42	6 months	3/1/21	8/13/21
Permitting	42	6 months	8/16/21	1/28/22
Negotiate GMP	42	1 month	7/26/21	8/20/21
Construction	42	12 months	1/31/22	12/30/22
Commissioning, Punch, Move in	42	2 months	1/2/23	2/24/23

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? See 4.1
- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies. See 4.2
- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project. See 4.3

It is the desire of the City to optimize development of progressive design-build (PDB) solutions such 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. The Fire Stations meet all three of the required criteria for DB delivery:

4.1:

Fire stations are critical facilities with life-safety responsibility to the community that need to stay operational at all times. To stay operational, the City seeks to work with the Design-Build (DB) team to 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.

4.2:
DB provides greater opportunity for innovation and efficiency than design-bid-build. Having a DB 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 design-builder can work with the City 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 design-build 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.

4.3:
Time is critical in delivering these facilities. Significant savings in project delivery time will be realized using PDB. The nature of the project will greatly benefit from design-builder input to more effectively manage risks and costs. The DB 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 will be able to perform site investigation during preconstruction to minimize the potential of unforeseen conditions with regards to underground utilities, soils conditions, etc. The DB will be able to 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 See 5.1
- 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. See 5.2

5.1:
Design-build delivery provides substantial fiscal benefit to the City by speeding up overall delivery, reducing associated cost escalation, confirming the overall budget for both stations early in design and increasing the predictability of the outcome. Using a best value selection process to facilitate procurement, the Owner team will begin exploring budget and schedule options during the DB procurement and confirming construction costs with the selected DB as early in the design cycle as possible. The Owner team anticipates efficiencies to be realized by leveraging one design and construction team and the sharing of knowledge and management processes across all work to be performed. Progressive DB procurement allows the Owner to work with the DB team to most efficiently plan sequencing and phasing of work, including bid packaging and timing for locking in the overall GMP for cost predictability, with minimal impact to critical ongoing operations.

5.2:
If the traditional lump-sum design-bid-build (DBB) method were pursued, the Owner could expect greater challenges with phasing and sequencing of the two fire stations and temporary facilities which must be built-out to house apparatus during construction. This could result in a significantly longer overall schedule, negative impact to ongoing life-safety operations, and increased cost to the tax payer. The Owner would need to coordinate multiple contractors (one for each station plus one for any temporary facility work), with low predictability of cost and bidder response in a highly competitive and challenging market. DB enables predictability, efficiency, and improved coordination, and allows for the early start of portions of the work.

6. Public Body Qualifications

Please provide:

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

The City has retained OAC Services to support DB contracting. See 6.1

- 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.)

Refer to **Attachment A**

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

See 6.1

- 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 6.1 and **Attachment B.**

- The qualifications of the existing or planned project manager and consultants.

See 6.1 and **Attachment B.**

  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.

- 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.

OAC has been selected for PM/CM consulting services. The overall budget and scope of services includes comprehensive involvement for project management and construction management consulting services throughout the life of the project.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

See 6.1 and **Attachment B.**

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

The team proposed to execute the fire station projects will be led by Jeff Sperry, Project Lead/Fleet and Facilities Manager with City of Bothell and Krista Lutz, Senior Project Manager with OAC Services. Jeff will have regular check-in meetings with Erin Leonhart, Public Works Director, and will be supported by Virginia Samuelson, Administrative Assistant and Steve Morikawa, Capital Division Manager. Regular check-ins with senior leadership will ensure that if the project is lacking resources or needs course correction, this will be noticed and rectified in a timely manner. The City will also lean heavily on OAC Services to provide the resources, knowledge, experience, and comprehensive PM/CM management support systems required to promote a successful outcome. At a minimum, Krista will co-locate with Jeff one day a week, participate in regular meetings with City of Bothell leadership, and will be supported by Dave Jobs, Principal in Charge, Stacy Shewell, Design Build Advisor, and Adam Johnson, Project Engineer. OAC has additional resources for permitting, scheduling and estimating that Jeff and Krista will engage when needed. In addition, Robynne Thaxton will be available to consult throughout the project.

- A brief description of your planned DB procurement process.

The City intends to follow a two-step Progressive DB procurement preceded by industry outreach including facilitation of teaming opportunities. Prior to issuing the official Request for Qualifications (RFQ), the City will publish an 'Intent' to procure design-build services in local business publications outlining general project information, timelines, and an informational meeting invitation for potential proposers. The City, with support of OAC, will also conduct targeted outreach and invite potential proposers to review the intent and attend the meeting. A draft RFQ will be provided to interested proposers in advance of issuing the official RFQ and proposers will be invited to comment on the outlined process to ensure industry support and advance familiarity with the approach.

Following anticipated PRC approval, the final RFQ will be issued. Statement of Qualifications (SOQ) received in response to the RFQ will be reviewed by the Selection Committee and scored based upon

Evaluation Criteria outlined in the RFQ to determine a shortlist of three to five proposers. Shortlisted proposers will be invited to respond to the Request for Proposals (RFP), which will include a Proposal, Fee Proposal and participation in proprietary meetings. The responses to the RFP will consist of a management plan, and a price factor, which is anticipated to consist of a proposed fee, estimated General Conditions, and Preconstruction Services Estimate. Selection of the successful DB team will be based upon combined scoring of the RFQ, proprietary meeting, Proposal and Fee Proposal per the Evaluation Criteria outlined in the RFQ.

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

The City intends to use DBIA standard form 544 Progressive DB Agreement, and form 535 Standard Form of General Conditions of Contract between Owner and Design Builder with modifications as recommended by the City Attorney and outside legal counsel versed in alternative delivery.

6.1 Qualifications of project team and consultants:

The City's project team has extensive public works project management expertise. OAC Services, as an industry leader in alternative project delivery, will support the City in this project from procurement through close out.

The City has retained OAC Services, Inc. for comprehensive PM/CM services including management and support through best-value DB procurement, design, cost & schedule verification, value engineering, constructability review, construction management and observation reporting, FF&E, and project close out. Program oversight will be provided by Dave Jobs with Senior Project Manager Krista Lutz providing day-to-day project management. OAC will leverage the breadth of other Seattle and Everett office staff to support the project as specific needs arise. OAC's widespread reach will assist in attracting local competitors in this busy market. All OAC team members including Dave Jobs, Krista Lutz, Adam Johnson, Stacy Shewell, Glen Lyons, Dave Petersen, and Judy Sawin, have worked together on prior projects including Progressive DB, DB, and/or GC/CM.

As one of the regions most experienced alternative delivery project management consultants, OAC has successfully managed DB projects ranging from $2 to $200+ million for clients including WSU, King County, City of Spokane, General Services Administration, and the Washington Public Utility District.

City management staff is assigned to the project from the planning phase, through construction, close-out, and operations. The continuity and knowledge of programming and design are important to maintain the integrity throughout the construction process.

The City project team includes the following individuals:

<u>Erin Leonhart, Public Works Director</u>

Erin has over 20 years of experience in public works, the majority in management roles. As Public Works Director, she is responsible for directing the department through effective planning, staff management, and resource allocation; assuring the effective delivery of capital projects, and the compliance of department programs with State and Federal regulations, and City policies and goals. During her tenure with the Bothell Public Works Department, the team has delivered roughly $100 million in capital projects. In a previous role as Facilities Manager in Kirkland, Erin was responsible for facilities operations and participated in selection of the site for the Kirkland Justice Center.

- Completed DBIA Training May 2019
- Bachelor of Science, Operations & Production Management, Arizona State University, 1991
- Executive Master of Public Administration, University of Washington, 2009

- Public Works Director City of Bothell, 2010 to present
- Facilities & Environmental Programs Manager City of Kirkland, 1999-2008

Jeff Sperry, Manager of Fleet and Facilities

Jeff has 13 years of Facilities operations experience and has gained relevant building system knowledge during this time. During his time with the City of Seattle | Seattle Public Libraries, he worked with the Capitol Improvement Project team for design and construction of new libraries along with asset replacement/improvement projects. When he joined the City of Bothell in November of 2014, City Hall was already under construction. Jeff joined the construction team in early 2015 and participated in weekly construction management meetings. Jeff has led various asset replacement/improvement projects for the City of Bothell.

- Completed DBIA Training May 2019
- Certified Associate of Project Management (CAPM) exam preparation course, Completed March 2019.
- Fleet and Facilities Manager, City of Bothell, Current.
- Building Maintenance Specialist, City of Bothell, 2014-2018.
- City Hall - City rep for close out, transition to Maintenance and Operations (M&O). $49.6M.

Virginia Samuelson, Administrative Assistant

Virginia has relevant project experience having provided administrative support for the construction of the Bothell Operations Center (BOC). BOC was $14,000,000 project that was built in cooperation with the Northshore School District (NSD), who constructed their bus barn on the adjacent property at the same time as the construction of BOC. The City coordinated the use of fueling and repair facilities at NSD, while constructing two buildings for the City using Design Bid Build. The Shops building is a slab design and the Administration building used frame construction and is LEED silver certified. Virginia coordinated submittals, redlined plans and kept minutes for weekly construction meetings.

- Bachelor of Science, Psychology, University of Washington 1981
- Local Government 101 Certificate Program, ICMA 2016
- Office Specialist, City of Bothell 2008 – 2014.
- Administrative Assistant, City of Bothell 2014 – Present

Steven Morikawa, Capital Division Manager

- As the Capital Division Manager designs, permits, and constructs capital Public Works projects for the City including transportation and utility projects ranging in size from $100,000 to $50,000,000.
- Structural design engineer, engineer-in-charge, and senior engineer for US Coast Guard Facilities Design and Construction Center (1992-1998). Includes structural design and/or engineer-in-charge of various buildings and marine structures such as a helicopter hangar/station, community center, wharf, fixed/covered boat house, breakwater, childcare center, and building retrofits.
- Private consulting sector structural engineer prior to government work. Projects includes school buildings, commercial buildings, an airport fire response building, and elevated highways and ramps.
- Bachelor of Science in Civil Engineering, University of Hawaii, 1983
- Masters of Science in Civil Engineering (Structures), University of Washington, 1987
- Licensed Structural Engineer, State of Hawaii, 1991
- Licensed Civil Engineer, State of Washington, 1992

Bruce Kroon, Fire Chief

- Fire Chief, City of Bothell, Current
- Support Services Deputy Chief (Spokane Valley Fire Department) responsible for construction of $3M fire station in Liberty Lake, WA. Worked with OAC on this project. Completed in December 2017 on time and on budget.

- Will be enrolling in DBIA Training in 2019.
- Bachelor of Arts, Communications, University of Washington 1984
- Master of Public Affairs, University of Washington 1990

Chris Bothwell, Director of Finance

- Bachelor of Science, Accounting, Central Washington University College of Business, 2001
- Certified Public Accountant, Washington
- Public Financial Leadership Academy, Evans School of Public Affairs, 2013
- Finance Director, City of Bothell, Current
- Director of Finance and Administrative Services, City of Lake Forest Park, 2014-2019
- Division Manager, City of Bellevue Finance Department, 2012-2014

Jason Torrie, P.E.

- B.S. Civil Engineering, 1995, University of Washington, Seattle, WA.
- City of Bothell Public Works. Capital Projects Supervising Engineer 2010-Present
  - SR 522 Stage 3. Project Manager, $39.2 Million
  - SR 527 Bothell-Everett Hwy Widening. Project Manager, $8.7 Million
  - SR 522 Stage 2A. Project Manager, $8.0 Million
  - SR 522 Wayne Curve. Project Engineer, $21.6 Million
- David Evans and Associates, Bellevue WA 2005-2010
  - I-405, I-5 to SR 169 Stage 1 Widening Design Build: $92Million Lead Drainage Engineer
  - SR 161 Widening, Edgewood, WA: Drainage and Utilities Project Manager
  - SR 9/SR 528 Frontage Improvements, Marysville, WA: Project Engineer

The OAC Services project team includes the following individuals:

David Jobs, OAC Senior Associate, CCM, DBIA, AVS, LEED AP

Dave has over 25 years of experience in the design and construction industry and 22 years with OAC. He has worked on over 20 design-build projects for King County, Lake Washington School District (SD), Issaquah SD, Federal Way Public Schools, University Place SD, Highline SD, and Harborview Medical Center. Dave is working with King County on the new $210M Design-Build Children & Family Justice Center and has provided GC/CM consulting on the Snohomish County Courthouse and North Sound Behavioral Treatment Center. Other work experience includes four years as an ESCO contractor implementing energy projects for public agencies, multiple projects for Microsoft at the Redmond Campus and Downtown Seattle, Evergreen Hospital Medical Center, Seattle Public Utilities, and the Shoreline Fire Department Capital Improvement Program. He is a Certified Construction Manager, Associate Value Specialist, LEED Accredited Professional, and holds the DBIA certification from the Design Build Institute of America.

Krista Lutz, OAC Senior Project Manager, Associate DBIA, CCM, LEED AP

Krista has 20 years combined experience in architecture, construction and consulting. She has worked on GC/CM projects as a general contractor and owner's representative. Krista has worked on private negotiated projects as well as publicly procured projects including clients such as King County, Washington State Ferries, Pike Place Market, and Snohomish County. Krista comes with a diverse background as an architectural designer, general contractor, and owner's representative which gives her the unique ability to seamlessly lead the permitting and design phase of the project, as well as the construction and close-out phase. Krista is familiar with all procurement methods including Design-Bid-Build, GC/CM, and DB. She is an Associate DBIA, a Certified Construction Manager, and a LEED-accredited professional giving her both the experience and credentials needed to assist the city and its stakeholders in all aspects of the project delivery including sustainability and innovation. In her experience as an owner's representative, she has shown her tenacity in ensuring that her client's best interests are considered while maintaining a collaborative team atmosphere. Krista's diverse background enables her to think outside the box when developing solutions to any challenge. She will advise the City on progress and solicit decisions that need to be made to efficiently and effectively utilize the City's time based on overall workload. For complex construction projects to proceed smoothly and meet the expectations of stakeholders and taxpayers, an overall leader must be appointed to prepare and communicate the schedule, scope, and budget available

in accordance with the City's priorities, and guide both the design and construction to a successful conclusion. Krista has the correct knowledge base, experience, skill set, and attitude to lead this project towards a successful outcome.

Stacy Shewell, OAC Design-Build Advisor, DBIA
Stacy brings over a decade of experience in the construction industry specializing in alternative delivery projects where she has led the procurement on DB and GCCM projects ranging in value from 18M to 130M for City of Spokane, WSU, and Lake Washington School district. Her projects with City of Spokane and WSU have been recognized at the national level by DBIA with awards for excellence in DB process and teaming. Aside from her work as a Senior Project Manager with OAC, she has worked as the Owner's Project Manager for the City of Spokane, and Project Controls Manager overseeing buyout and contracting for the GC/CM Washington State Convention Center project.

Adam Johnson, OAC Project Engineer, Associate DBIA
Adam brings facilities operations experience to the team and will assist in record management, project planning and construction administration from procurement through close out. He has worked on the DB King County Children & Family Justice Center, as well as various Snohomish County Fleet & Facilities projects, and the GC/CM North Sound Behavioral Health Treatment Center. Adam is an Associate DBIA.

Dave Petersen, OAC Schedule Analyst, DBIA
Mr. Petersen has been in the construction industry for 30 years - managing work for large commercial general contractors the first half of his career and managing design and construction representing Owners as a Certified Construction Manager the latter half. In addition to his CCM credential, he is an Associate Value Specialist and has completed DBIA training. His experience includes work with Evergreen Hospital, Snohomish County Courthouse, the University of Alaska, and multiple fire station projects for the Tukwila, Issaquah, and Central Pierce Fire Departments.

Glen Lyons, OAC Permit Specialist, Associate DBIA
Mr. Lyons has 17 years of construction industry experience. He has supported design-build projects for Washington State University, Billings Federal Courthouse, and King County's Children & Family Justice Center; capital planning for the Lake Washington School District; and GCCM projects for Seattle Pacific University, Mason General Hospital, and the City of Kirkland. Glen is an Associate DBIA.

Matt Wiggins, Cost Analyst (Roen Associates - OAC subconsultant)
Matt brings 16-year industry and extensive fire station specific cost estimating expertise to provide cost validation, value engineering and constructability review to keep the project cost in line through the life of the project. He brings valuable cost information from the following past fire station projects: Clark County #62, 63, Lake Stevens #81, 83, 83, and Tacoma #5.

In addition, the City has hired Thaxton Parkinson PLLC, and Robynne Thaxton as a legal and design-build advisor.

Robynne Thaxton (Parkinson), JD, FDBIA, Legal and Design-Build Advisor
Robynne is one of the leading experts in construction law and alternative procurement both in Washington State and on a national basis. She served on the National Design Build Institute of America Board of Directors from 2010 - 2016. In addition, she is a member of the DBIA National Education Committee and the former chair of the DBIA National Legal and Legislation Committee, where she continues to serve and is instrumental in drafting and revising the DBIA form Design-Build contracts and subcontracts. Robynne has been a designated Design-Build Professional since 2005 and is in the first class of Design-Build Designated Fellows. Robynne was named as a Washington Super Lawyer in 2010-2019 and is also a Fellow with the Construction Lawyers Society of America. Robynne is an instructor for the DBIA Contracts and Risk Management course as well as the Best Practices in Progressive Design-Build course. Robynne has assisted many public owners with their design-build projects. Recent representative projects include Seattle City Light's Boundary Dam re-wind and Cedar Falls substation projects, Western Washington University New Residence Hall and Consolidated Academic Support Services building, University of California San Diego Triton Pavilion, Los Angeles County Consolidated Correctional Facility project, Grant County PUD's Substation Reliability Project, Port of Seattle's AUF Facility and Concourse D Hardstand

projects, City of Richland's Firehouse and City Hall projects, and City of Portland's Portland Building project. Robynne has also assisted both the Washington State Department of Enterprise Services and the University of California System in developing their form progressive design-build procurement documents and contracts.

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

Refer to Attachment C

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

Refer to Attachment D

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.

There have been no negative audit finding on projects listed under section 7.

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

The City is committed to diversity in its business practices. For the project, the City has set a goal of 10% in participation by WMBE firms. The City defines WMBE as state-certified or self-identified firms that are at least 51 % WMBE owned, which includes Black-, Asian American-, Hispanic-, Native American- and White female-owned firms. The City's proposed outreach efforts include:

- Owner outreach: The City and OAC are holding a pre-proposal outreach session prior to the RFQ for DB teams and during procurement once the DB team is on board.

- Contractor outreach. The DB team will be required to organized bid package-related outreach activities to ensure contractors have what they need to participate in contracting opportunities.

- On-going engagement with community advocacy groups. This will be further refined once the DB team is on board and may include organizations such as: Tabor 100; National Association of Minority Contractors; Black Collective; National Association of Women in Construction; Hispanic

Chamber of Commerce; Korean American Chamber of Commerce; Regional Contracting Forum; Contractors, Designers and Entrepreneurs; and, the Ethnic Chambers of Commerce Coalition.

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 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.

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 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 DB process. You also agree that your organization will complete these surveys within the time required by CPARB.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

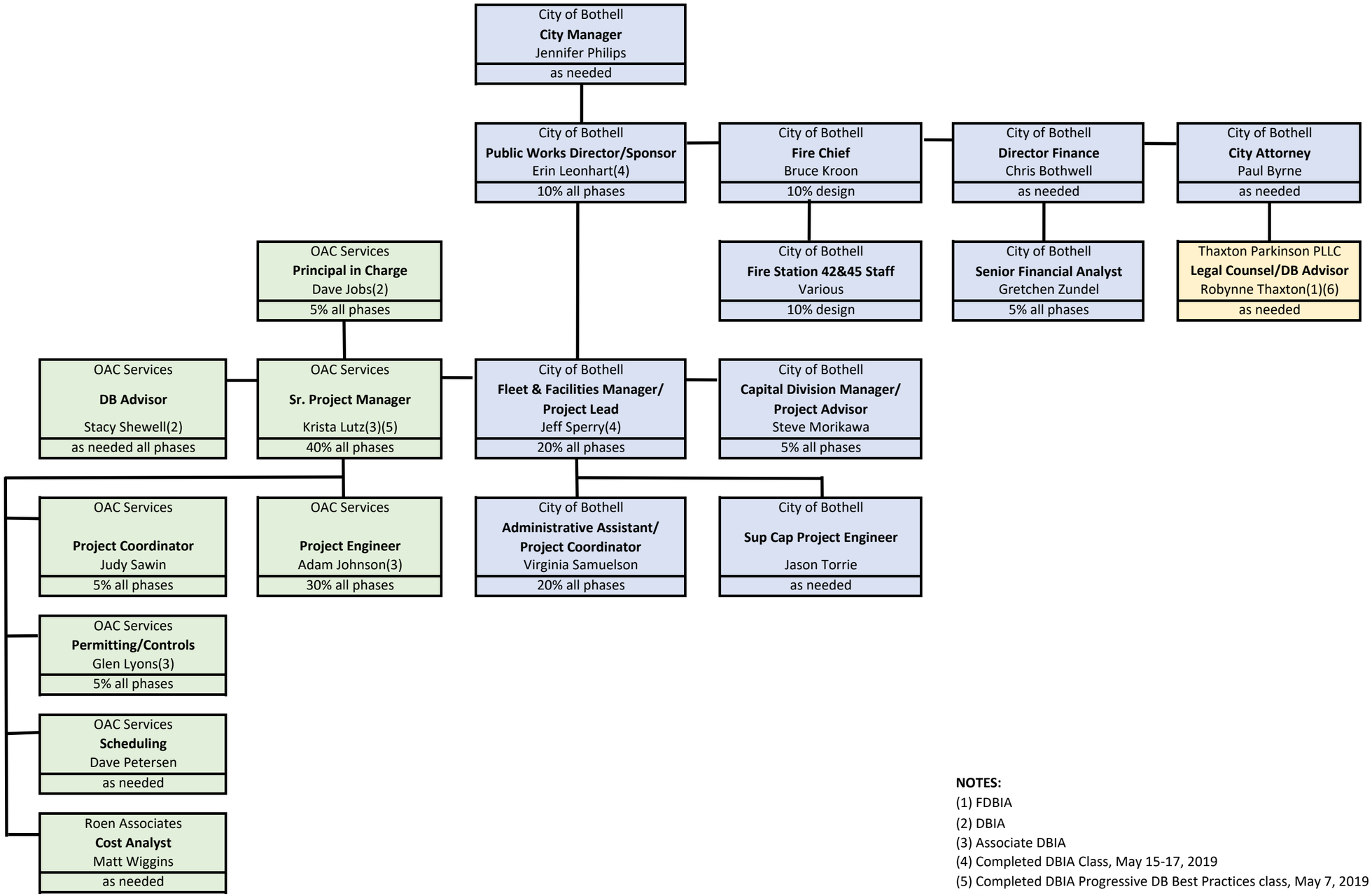
Signature: _____

Name: *(please print)* Jennifer Phillips *(public body personnel)*

Title: City Manager

Date: _____

Bothell Fire Stations 42 & 45
Organizational Chart



NOTES:
(1) FDBIA
(2) DBIA
(3) Associate DBIA
(4) Completed DBIA Class, May 15-17, 2019
(5) Completed DBIA Progressive DB Best Practices class, May 7, 2019
(6) Taught DBIA Progressive DB Best Practices Class, March 28, May 7, 2019

Consultant Team Experience

Name	Summary of Experience	Projects	Construction Budget	Procurement Type	Role During Project Phase: Pre-Design	Design	Construction
Dave Jobs	OAC Services, PM/Principal in Charge	King County Children & Family Justice Center	$167M	DB	PM	PM	PIC
		Issaquah School District	TBD	PDB	Advisor	Advisor	
		Snohomish County Courthouse	$72M	GC/CM	PM	PM	PIC
		City of Mount Vernon - Feasibility Study	$32M	TBD	PIC		
		North Sound Behavioral Health Treatment Center	$10M	GC/CM	PM/PIC	PIC	
		Bellingham School District	$52M	GC/CM	Advisor	Advisor	
		Shoreline Fire Department	$21M	D/B/B		PE	CM
		Lake Washington School District, Energy Projects*	$5M	DB	PM	PM	PM
		University Place School District, Energy Projects*	$5M	DB	PM	PM	PM
Krista Lutz	OAC Services, Senior Project Manager	North Sound Behavioral Health Treatment Center	$10M	GC/CM		PM	Pending
		Monroe SD - various schools	$15M	D/B/B			PM/CM
		Mukilteo SD - various schools	$18M	D/B/B			PM/CM
		WSF Coleman Dock - Procurement*	$177M	GC/CM	Advisor		
		Pike Place Market - multiple phases*	$55M	GC/CM		PM	PM
		Viktoria Apartments*	$52M	Neg. GMP			PE
		King County Chinook Building*	$81M	63/20			PE
Stacy Shewell	OAC Services, DB Advisor	Issaquah Middle and High Schools	TBD	PDB	Advisor	Advisor	
		Washington State Convention Center*	$1.7B	GC/CM		Cost Control	
		Juanita High School	$130M	GC/CM	PM	PM	
		Washington State University, Digital Classroom	$65M	DB	PM	PM	
		Washington State University, Everett Academic Ctr.	$65M	DB	PM	PM	PM
		Global Innovation Exchange (GIX) - Microsoft	$20M	PDB**	PM	PM	
		Spokane Central Service Center	$18M	DB	PM	PM	PM
Adam Johnson	OAC Services, Project Engineer	North Sound Behavioral Health Treatment Center	$10M	GC/CM		PE	Pending
		Monroe SD - various schools	$15	D/B/B			PM/CM
		Lake Washington School District - various projects	$200K	DBB, DB			PM/CM
		City of Mount Vernon - Feasibility Study	$32	TBD	PE		
		King County CFJC	$154M	DB			PE
		Snohomish County Courthouse	$52M	GC/CM		PE	
		Snohomish County Facilities - various projects*	$3.4M	D/B/B, DB			PM
Glen Lyons	OAC Services, Permitting/Project Controls	Snohomish County Courthouse	$72M	GC/CM	PC	PE	APM
		King County CFJC	$154M	DB	PC	PE	APM
		WSU Everett	$46M	DB	PE	PE	PE / APM
		North Sound Behavioral Health Treatment Center	$10M	GC/CM	APM	APM	Pending
		Billings Federal Courthouse	$60M	DB			PC
		Mason County General Hospital	$22M	GC/CM			PC

Consultant Team Experience

Name	Summary of Experience	Projects	Construction Budget	Procurement Type	Role During Project Phase: Pre-Design	Design	Construction
Dave Petersen	OAC Services, Scheduler	Central Pierce Fire and Rescue Bond Program	$40M	D/B/B	SPM	SPM	Pending
		Eastside Fire & Rescue, City of Issaquah	$4.4M	D/B/B	SPM	SPM	SPM
		Evergreen Health Aging Infrastructure and Seismic Improv.	$100M	GC/CM	SPM	SPM	
		Snohomish County Court House	$72M	GC/CM	SPM	SPM	SPM
		Redmond Technology Center and Pedestrian Bridge	$36M (Bridge)	DB	SPM		
Matt Wiggins	Roen Associates, Cost Estimator	Clark County Fire Station #63	$8M	D/B/B	lead estimator	lead estimator	
		Clark County Fire Station #62 Remodel	$1.5M	D/B/B	lead estimator	lead estimator	
		Pasco Fire Station #83	$7.7M	D/B/B	lead estimator	lead estimator	
		Pasco Fire Station #84	$15.5M	D/B/B	lead estimator	lead estimator	
		Lake Stevens Fire Station #81	$10.3M	D/B/B	lead estimator	lead estimator	
		City of Tacoma Port Fire Station #5	$3.4M	D/B/B	lead estimator	lead estimator	
		Snohomish Co. Fire District #5 - Public Safety Center	$6.4M	D/B/B	lead estimator	lead estimator	
		Tukwila Justice Center	$35M	GC/CM	lead estimator	lead estimator	
Robynne Thaxton (Parkinson)	Design-Build consultant and advisor	University of California, San Diego Triton Pavilion Project	$250M	Progressive DB	Consultant	As needed	As needed
		Western Washington University New Residence Hall Project	$65M	Progressive DB	Consultant	As needed	As needed
		WWU Academic Support Services Project	$10M	Progressive DB	Consultant	As needed	As needed
		Seattle City Light Cedar Falls project	$13M	DB	Consultant	As needed	As needed
		Seattle City Light Boundary Dam Re-wind project	$40M	DB	Consultant	As needed	As needed
		Okanogan County PUD Enloe Dam Project	$40M	Progressive DB	Consultant	As needed	As needed
		Seatac International Arrivals Facility	$700M	Progressive DB	Consultant	As needed	As needed
		Seatac Auxiliary Utility Facility	$28M	System	Consultant	As needed	As needed
		Seatac Concourse D Hardstand	$30M	DB	Consultant	As needed	As needed
		City of Spokane Post Street Bridge	$11M	Progressive DB	Consultant	As needed	As needed
		City of Spokane Riverfront Pavilion	$19M	Progressive DB	Consultant	As needed	As needed
		Grant County PUD Substation Reliability Project	$27M	Progressive DB	Consultant	As needed	As needed
		City of Richland Town Hall Project	$12.5M	Progressive DB	Consultant	As needed	As needed
		City of Richland Fire Station $74	$3.2M	Progressive DB	Consultant	As needed	As needed
		City of Spokane Re-fueling facility	$14M	DB	Consultant	As needed	As needed
		City of Tacoma Cheney Stadium remodel	$40M	DB	Consultant	As needed	As needed
		Los Angeles County Correctional Treatment Facility	$1.2B	DB	Consultant	As needed	As needed
		City of Portland, Portland Building	$100M	Progressive DB	Consultant	As needed	As needed
NOTES:	* non OAC project						
	** privately funded, following public process						

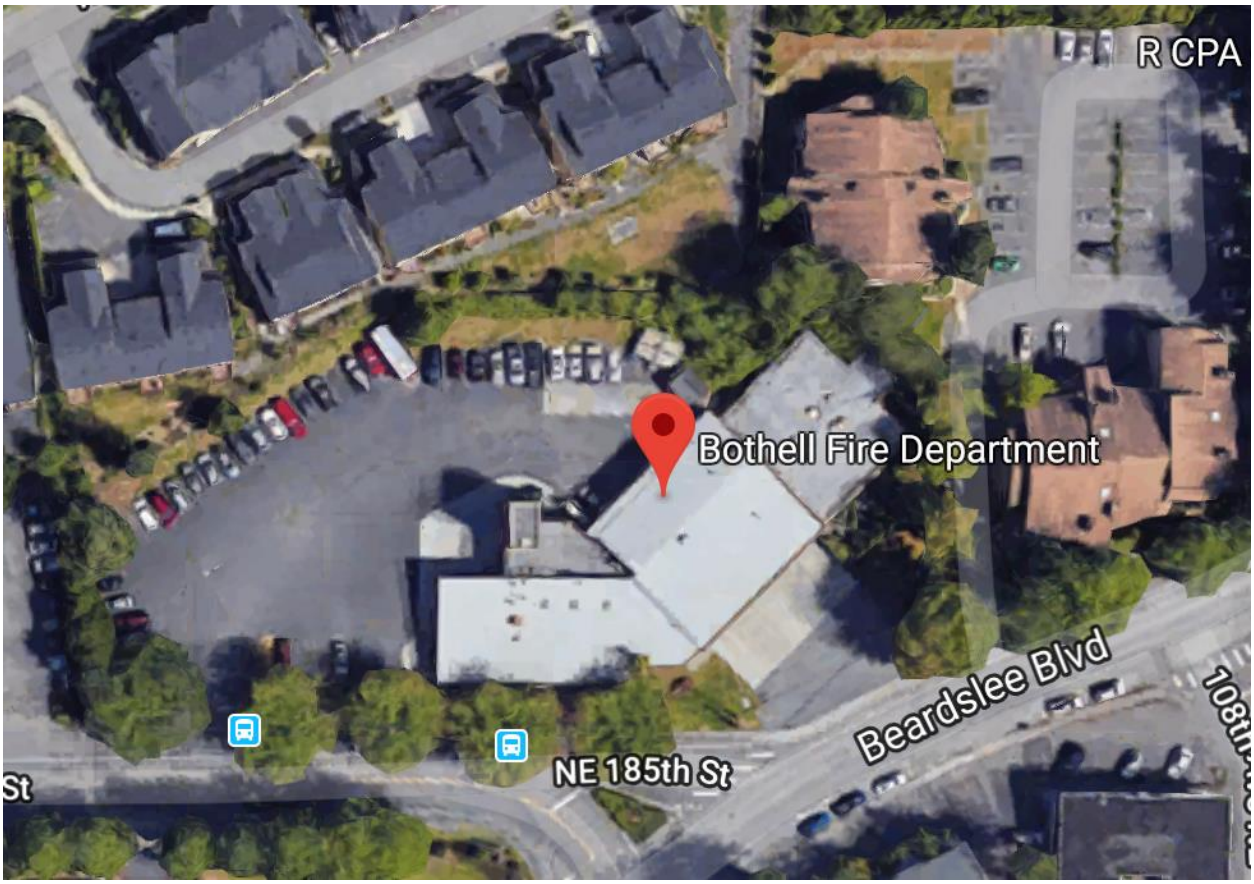
City of Bothell

Construction Activity for the past Six Years
Over $2M budget

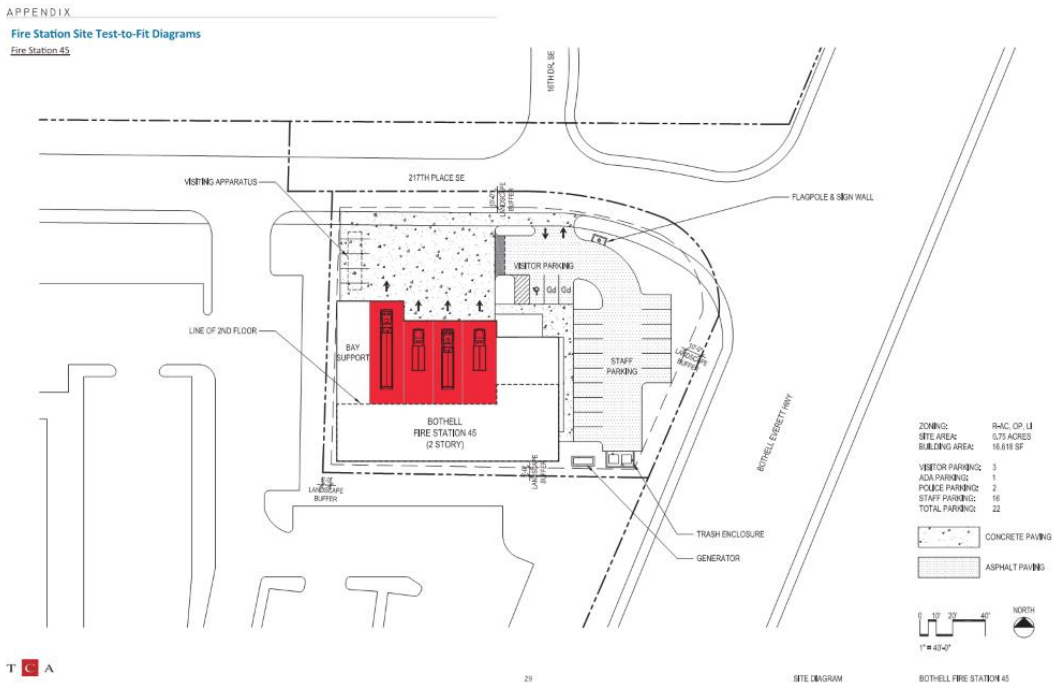
#	Project Name	Project Description	Contracting Method Used	Planned Start Date	Actual Start Date	Planned End Date	Actual End Date	Planned Budget	Actual Budget	Reason for budget or schedule overruns
1	City Hall	New 7 Story Office Building, Office 53,096 sqft, parking 82,040 sqft	63/20	7/21/2014	7/21/2014	2/5/2016	2/5/2016	$46.8M	$44.8M	Reduced cost with Scope change, reduced level 4 build out to half of a level.
2	Crossroads	Realign State Route 522	DBB	5/29/2012	5/29/2012	5/5/2014	6/30/2014	$ 15,199,687	$ 14,650,239	Extra working days related to weather, City-initiated additional work, work associated with plan revisions, and work required for unforeseen issues. In addition, the contractor exceeded contract days and was charged 14 days of liquidated damages.
3	Multiway Boulevard Phase 1W	Reconstruct Bothell Way NE to create a boulevard	DBB	6/17/2013	6/17/2013	2/10/2015	5/28/2015	$ 4,594,773	$ 4,408,031	Extended time due to coordination of relocation of multiple unforeseen power and communication utilities.
4	Multiway Boulevard Phase 2	Reconstruct Bothell Way NE to create a boulevard	DBB	4/5/2016	4/5/2016	6/30/2017	9/9/2017	$ 9,048,477	$ 9,238,970	Extra working days related to weather. City-initiated additional work, and additional work required for unforeseen conditions. Cost increase due to City-desired additional stormwater work.
5	Horse Creek	Realign and daylight a fish bearing stream	DBB	6/30/2014	6/30/2014	4/15/2017	6/19/2017	$ 9,822,984	$ 11,457,401	Extra working days related to weather. City-initiated additional work (including specialized art work), work associated with plan revisions, and work required for unforeseen conditions. In addition, the contractor exceeded contract days and was charged 15 days of liquidated damages. The cost increases were related to plan revisions, quantity overruns, and City-initiated additional work.
6	SR 522, Stage 2A	1500 LF of Bus lane, sidewalk and full-width highway overlay.	DBB	8/28/2012	8/28/2012	8/28/2013	9/3/2013	$ 4,591,022	$ 4,039,887	Extra working days added for differing site conditions.
7	Bothell-Everett Hwy Widening	3 to 5 lane conversion, sidewalks, medians.	DBB	7/1/2013	7/1/2013	6/30/2013	3/6/2015	$ 5,013,250	$ 5,122,396	Toward the end of the project, cost savings realized in erosion control and knowledge of additional unused budget resulted in adding medians and street trees. Contract time was extended for this additional work. Work was also suspended from 10/13-3/14 for weather.
8	Main Street Enhancements Ph 1	Reconstruct a historic main street streetscape	DBB	4/10/2017	4/10/2017	11/8/2017	10/29/2018	$ 4,332,058	$ 4,907,158	Extra time due to weather and scope changes related to unknown site conditions related to existing water and storm utilities. Cost increases due to scope changes related to the required water and storm utilities modifications and other unknown site conditions.
9	Penn Park Reservoir	1 million gallon reservoir replacement	DBB	3/28/2016	3/28/2017	1/6/2017	8/17/2017	$ 2,704,143	$ 2,865,047	Extra working days related to weather, City-initiated additional work, work associated with plan revisions, work required for unforeseen conditions, and contractor having to redo work that was rejected by the City. Cost increases due to plan revisions.

Bothell Fire Stations

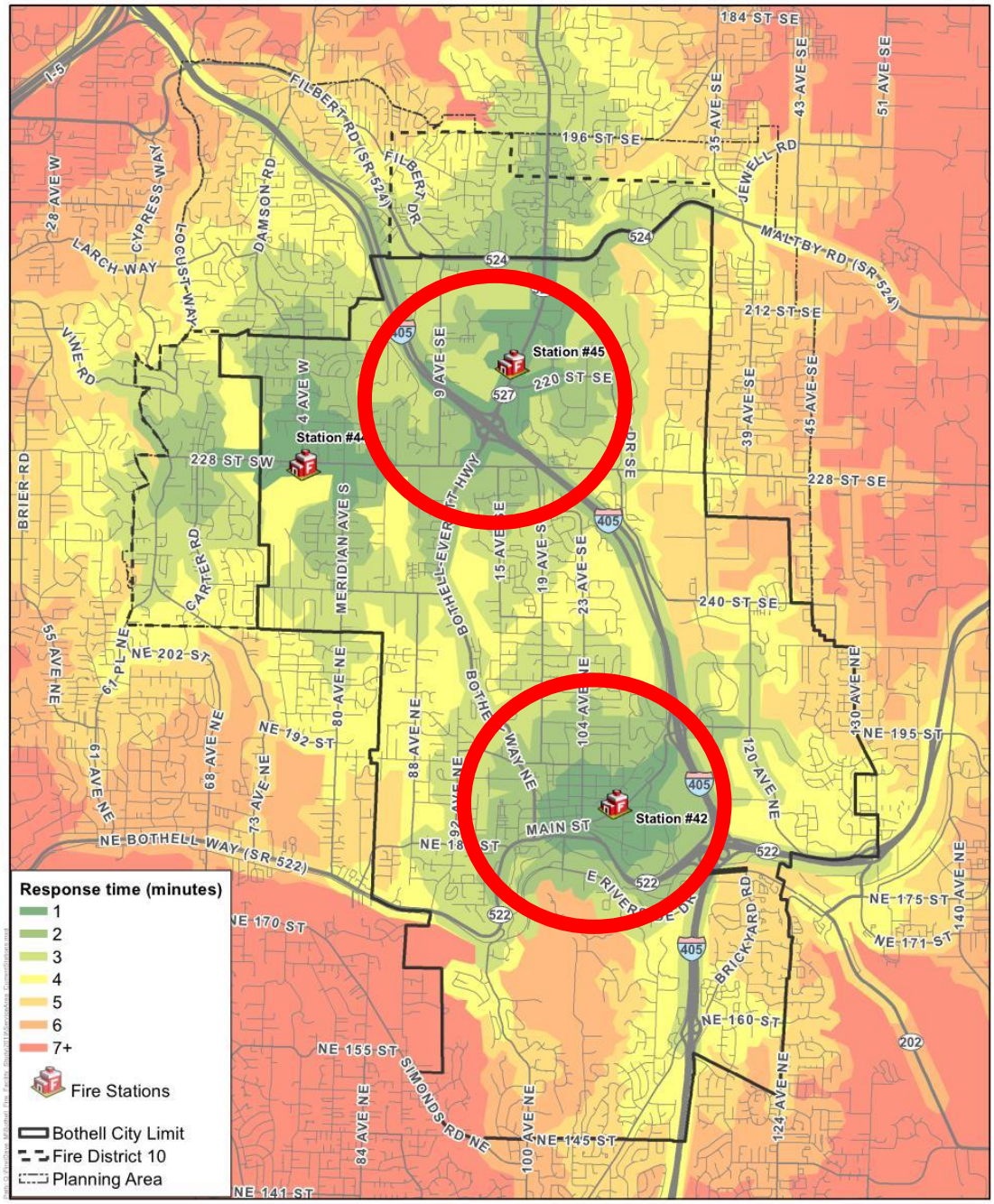
Station 42: Test Fit



Station 45: Test Fit



Station 42 & 45: Current response time and approx. geographic area limit for temporary facilities



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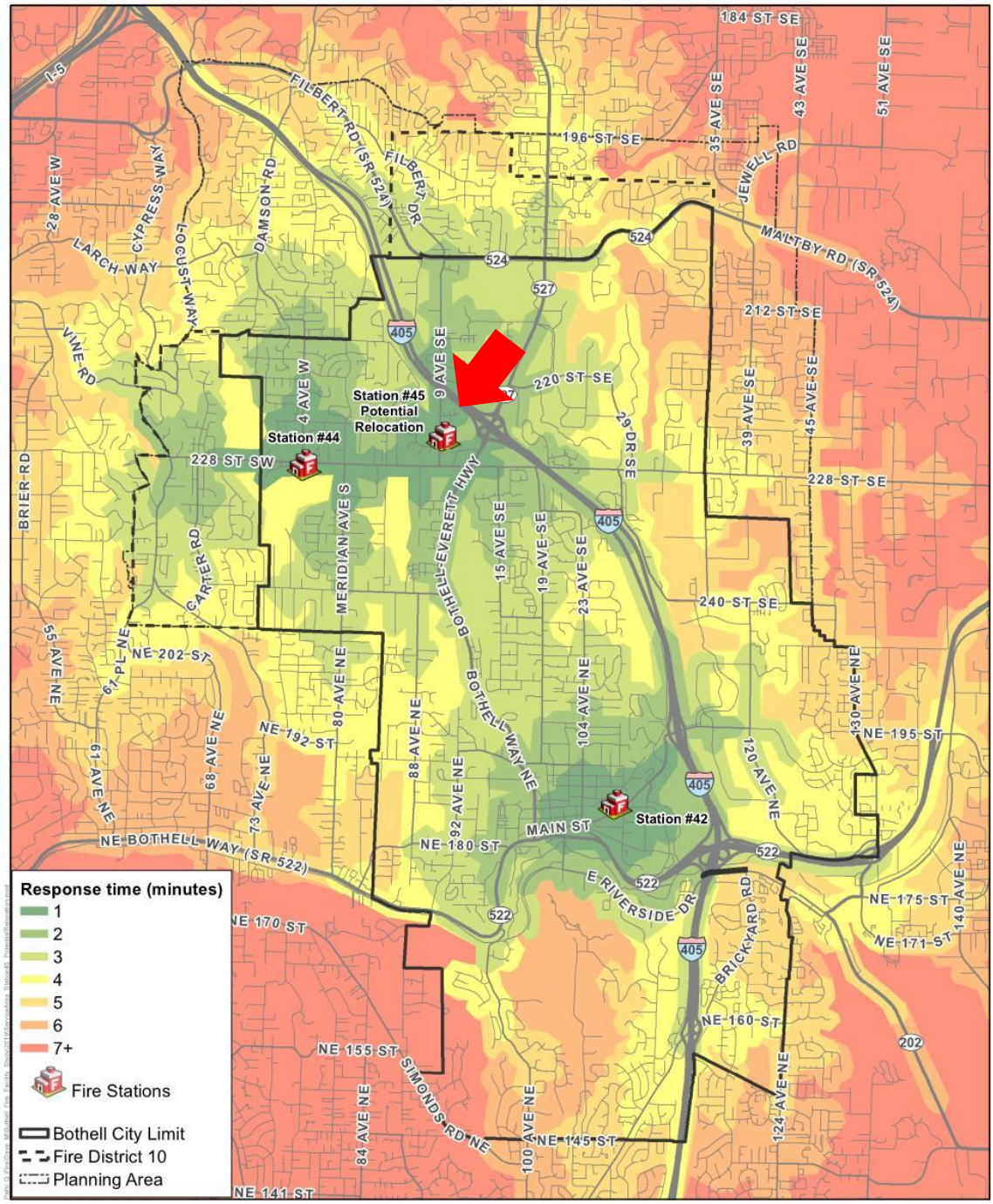
Station 45: Temporary facility option – Cedar Grove House TI and Apparatus Hut

Station 45: Projected response time with temporary facility option - Cedar Grove House TI



Bothell Fire Stations Response Times
With Station #45 Potential Relocation

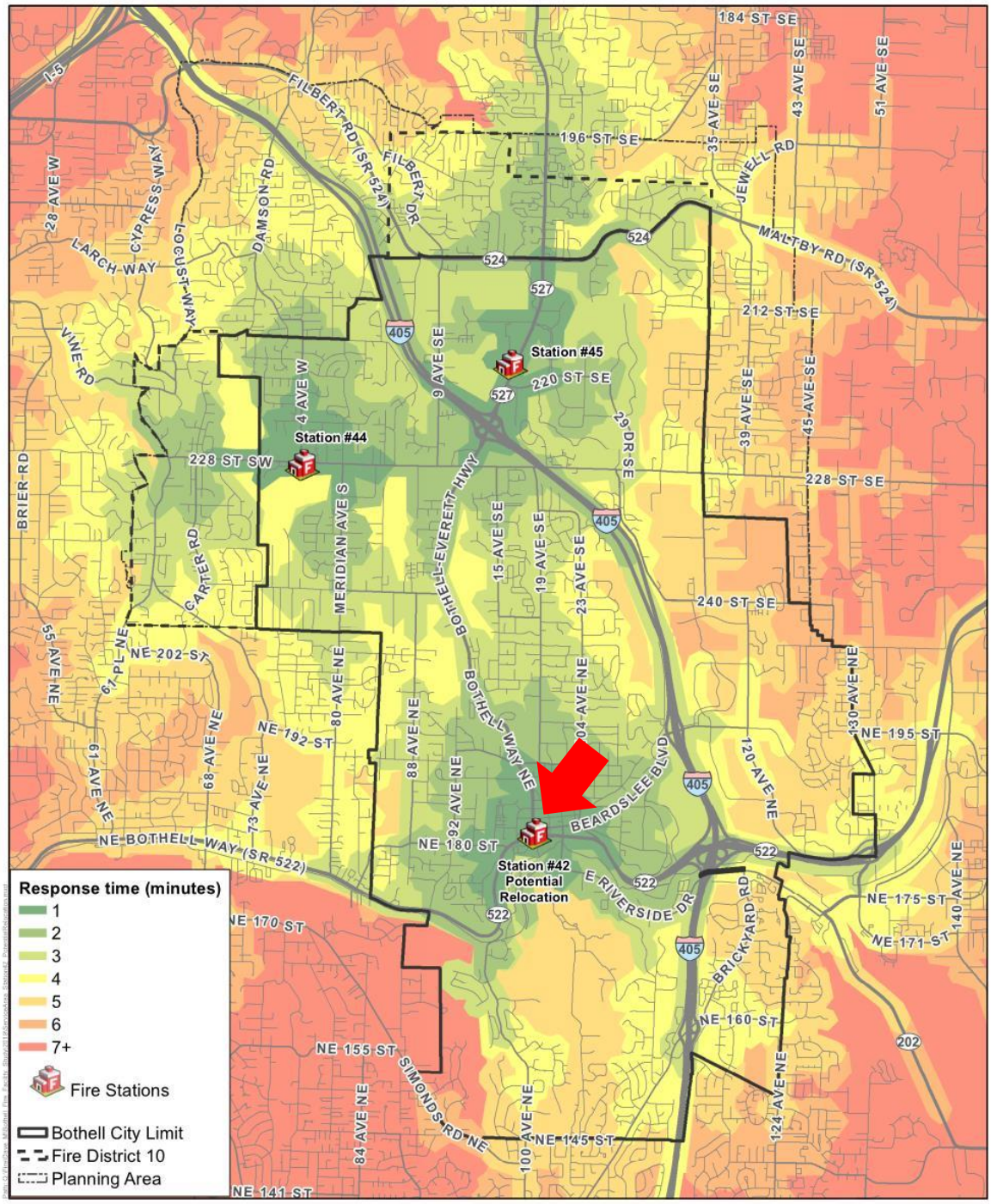
0 0.2 0.4 0.6 Miles

The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.

Date: 5/10/2019

City of Bothell

Station 42: Projected response time with temporary facility option – SR 522/Bothell Way NE gravel lot



Bothell Fire Stations Response Times
With Station #42 Potential Relocation

0 0.2 0.4 0.6
Miles

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Date: 5/10/2019

City of Bothell