



Committee of the Whole

Deb Bell

Council Initiated:

Yes

No

ECAF: 2023-1460

Motion: 23-548

Type:

- Contract
 Board Appt.
 Code Amendment
 Budget Action
 Other

Requested Handling:

- Normal
 Expedite
 Urgent

Fund Source:

- General Fund
 Other
 N/A

Executive Rec:

- Approve
 Do Not Approve
 N/A

Approved as to

Form:

- Yes
 No
 N/A

Subject: Progressive Design Build Agreement PDB01-23 with Cornerstone General Contractors, Inc. for the redevelopment of the Road Maintenance facility in Arlington.

Scope: Phase 1 will cover all work related to programming, planning, and designing all aspects of the Project up to the County's acceptance of the GMP and Phase 2 Proposal.

Phase 1 includes:

- Project Charter with Goals, Objectives, Roles, Responsibilities, and definition for success
- Communication and Engagement Plan, if requested
- Validation Report, Programming and Concept Design, including Project Scope Narrative, Draft Project Workplan with initial subcontracting and inclusion plans, Initial Master Site Development Plan
- Basis of Project Cost, Schedule of Values, Cost Model, or similar

With the nearing of the conclusion of Phase 1, a draft GMP/Phase 2 Proposal will be presented on a mutually agreed date. Phase 2 will include Construction Services necessary to execute and complete construction.

Duration: From execution through completion of the project.

Fiscal Impact: Current Year Multi-Year N/A

Funding for this project is provided by a 2022 bond.

Authority Granted: Approve and authorize the County Executive to sign Progressive Design Build Agreement PDB01-23 with Cornerstone General Contractors, Inc., under SCC 3.04.195(5).

Background: Snohomish County Department of Public Works and the Facilities Department have been working together on a plan to redevelop the current Road/Bridge/Fleet Maintenance facility located on 67th Ave NE in Arlington. To mitigate the site's soil contamination, provide stormwater and utility improvements, and replace the road crew/administration building, a Progressive Design-Build method was selected to best fit the needs of this project.

Cornerstone General Contractors, Inc. was one of twelve firms that responded to RFQ-23-001SB and one of four firms responding to RFP-23-044SB, and was selected following all Federal, State and County policies and practices. This agreement was negotiated and will serve as the basis for future phase amendments which will document scope and budget to complete the work.

Requested Action: For Council to consider the motion.