



## Snohomish County Council

**Committee:** Conservation, Sustainability, and Recreation  
**ECAF:** 2022-1154  
**Motion:** 22-535

**Analyst:** Nicole Gorle  
**Date:** December 8, 2022

### **Consideration:**

Approve a Professional Services Agreement (PSA) with Hill International, Inc for progressive design-build service for creation of the Food and Farming Center.

### **Background:**

The Food and Farming Center at McCollum Park<sup>1</sup> is a project that will serve as a resource to farmers and the local community, from offering a location to sell produce directly, to providing infrastructure, equipment and other agricultural products to local farmers. Last year the county received \$2.5 million from the State for this project, anticipates applying for additional grant opportunities, and funds have been included in the County's budget for this project.

Hill International, Inc was selected through RFP-037-21SB to provide consultant services to the County for Progressive Design Build training, services, and Project Management (PM)/ Construction Management (CM) support as needed and to collaborate with the County's existing staff.

#### *About progressive design build:*

"Progressive Design-Build (PDB) facilitates involvement of the design-build team during the earliest stages of the owner's project development, ensuring they are part of the project team developing design solutions. This promotes the greatest amount of collaboration between the three key players in a construction contract – the owner, the designer and the contractor.

While a project design is usually 35 percent complete (or more) by the time a design-builder is procured in the traditional two-step design-build process, PDB adds the design-builder to the owner's team even earlier in the design phase. When the design is somewhere between 50 and 75 percent complete, the design-builder issues a Guaranteed Maximum Price (GMP)."<sup>2</sup>

### **Current Proposal:**

*Scope:* Motion 22-535 would approve a PSA with Hill International, LLC (herein consultant), to provide progressive design-build (PDB) services to the County for the Food and Farming Center project. Below is a high-level overview of each phase under the contract.

#### *Phase 0 – Owner training*

This phase will entail the consultant preparing County staff on the PDB process, teaching them the project development process and delivery under the PDB process, and each department and persons role and responsibility under this approach.

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<sup>1</sup> <https://snohomishcountywa.gov/6043/Food-and-Farming-Center>

<sup>2</sup> Design Build Institute of America – [Progressive Design Build](#)

### *Phase 1 – Pre-Construction Services*

The consultant will support the county through pre-construction, offering contracting support, pre-construction activity support, and serving as the PDB experts for the County.

### *Phase 2 – Construction Phase Services*

The consultant will provide project management, construction management, and subject matter expert services to the County.

### *Project Closeout and Post-Construction*

Provide closeout and post-construction services including oversight of the closeout and management and coordination of all activities of the project team.

*Duration:* Execution through December 31, 2026 (may be extended for two additional two-year terms).

*Fiscal Implications:* \$1,041,924.00

**2022 Budget:** No

**Future Budget Impact:** Yes

**Handling:** Normal

**Approved-as-to-form:** Yes

**Risk Management:** Yes

**Executive Recommendation:** Approve

**Attachment:**

1. RF-037-21SB

**Amendments:** None

**Request:** Move to GLS on December 14<sup>th</sup> for Council to consider taking action.