

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): **Snohomish County 911**
- b) Mailing Address: **1121 SE Everett Mall Way, Everett, WA 98208**
- c) Contact Person Name: **Diana Brown** Title: **Program Manager, OAC Services**
- d) Phone Number: **253.709.3478** E-mail: **dbrown@oacsvcs.com**

1. Brief Description of Proposed Project

- a) Name of Project: **SNO911 Emergency Communications Center (ECC) Facility**
- b) County of Project Location: **Snohomish**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The proposed project includes construction to renovate an existing 90,000 square foot office building into a new ECC Facility to include space for activities in support of Law Enforcement, Fire, EMS, and other regional public safety needs. The building will operate 24 hours a day, 7 days a week, 365 days a year (24/7/365) as an essential facility to handle emergency calls and dispatch for 47 police and fire agencies. The existing operation has expanded such that the organization has outgrown its current facilities and infrastructure.

Moving to a new location is essential to maintaining mission critical operation and emergency communication as the facility will house critical infrastructure to support several key technologies used not only by SNO911 personnel, but also every police officer and firefighter in Snohomish County. The design-build team will create a plan that will allow the existing facility to remain operational in its current location throughout the construction and minimize downtime as the facility moves from one location to the other.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 4,800,000
Estimated project construction costs (<i>incl design/construction contingencies</i>):	\$ 34,200,000
Equipment and furnishing costs	\$ 2,500,000
Off-site costs	\$ 0
Contract administration costs (owner, cm etc.)	\$ 3,500,000
Contingencies (owner)	\$ 3,200,000
Other related project costs (property acquisition)	\$ 10,400,000
Sales Tax	\$ 3,400,000
Total	\$62,000,000

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

The project is primarily funded through an Interlocal agreement with Snohomish County to issue Councilmanic Bonds (covered by tax levy) which are anticipated to be issued in Fall 2022.

Approximately 21% of the project will be funded through SNO911 reserves and E911 Excise taxes which have been appropriated and earmarked for this project.

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.

PROCUREMENT	
Procure PM/CM Consultant	Complete
PRC Approval Anticipated	September 22, 2022
Issue RFQ for Design-Build Team	September 26, 2022
Receive SOQs	October 18, 2022
Notify Finalist Teams	October 27, 2022
Issue RFP (Management Plan & Fee) to Shortlisted Firms	November 3, 2022
Interactive Meetings	Nov. 15-16, 2022
Proposals Due (Management Plan & Fee)	December 1, 2022
Public Fee Opening	December 8, 2022
Notice of Intent to Award	December 8, 2022
Contract Negotiations	December – March 2023
Execute DB Team Contract	March 2023
DESIGN & CONSTRUCTION	
Preliminary Design/Programming – consultant procurement	Q2 2023
Existing Facility Demo and Scan	Q2 2023
Design	Q3 2023 – Q2 2024
Final Design and Permitting – subcontractor procurement	Q3 2024
Construction Begins	Q3 2024
Substantial Completion	Q2 2025
Final Completion	Q2 2025

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 PDB delivery.

The proposed Snohomish 911 facility includes renovation of an existing structure to meet risk category 4 requirements. To achieve this Sno911 plans to have the selected Design Builder perform demolition of the interior elements of the facility and conduct a building scan that will aid in minimizing unforeseen conditions that often arise in renovation projects. Having the contractor on board early to do this demolition work is critical.

Furthermore, design and construction of a critical infrastructure building requires a unique skillset and expertise, which will be highlighted in the qualifications-based selection.

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

By leveraging the expertise and collaboration of the DB team, we can influence cost much earlier in the design process. The DB partner can help weigh options and identify when key decisions are critical so that the budget and schedule can be most efficient. Specifically on this project Sno911 plans to have the selected Design Builder perform demolition of the interior elements of the facility and conduct a building scan, which will enable the team to design the facility’s structural upgrades and tenant

improvement build out with a high level of confidence in the existing conditions which will minimize changes during construction due to unforeseen conditions. Additionally, PDB offers the opportunity to engage trade partners early, identify critical and long lead equipment early, pre-order material, and collaborate with facilities to identify critical shutdowns and acoustical/vibration planning. Careful planning between the DB team, facilities electrical, and information system staff will ensure 24/7 services and systems are installed properly and will lead to continuity of mission critical services provided by Sno911.

In addition, the PDB approach increases the opportunity for Sno911 participation, allowing for a higher level of integration between them and the DB team during the programming and planning process. One such example is the ability to gain constructability and planning feedback during the early design process to inform design decision early and prevent rework.

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

The PDB approach will allow for less repetition of work for the consultants and DB team. This process will enable portions of the design to begin when needed in a collaborative manner compared to a traditional Design-Bid-Build (DBB) method. The DB team will get earlier access to identify infrastructure needs allowing for procurement of long lead items. This is especially relevant in today's construction market with limited production, labor shortages, and high demand. Design-Build team selection based on qualification and price allows for a reduced design schedule over traditional DBB. It also allows for reduced contractor ramp-up time and gives the DB an opportunity to engage in the partnering and goal setting process. This is highly desirable for an active emergency call center which must maintain 24/7 ongoing operations.

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

Design-Build delivery provides substantial fiscal benefit to the community by reducing project risk associated with cost escalation, speeding overall project delivery, confirming the budget early in design, and increasing the predictability of outcomes. Using a best value selection process to facilitate procurement, the Owner team will begin exploring budget and schedule options during the PDB procurement and confirming construction costs with the selected partner as early in the design process as possible. The Owner team anticipates efficiencies to be realized through 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 plan the work, including bid packaging and lock in the overall Guaranteed Maximum Price (GMP) at the most appropriate time.

- 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 DBB is impractical for this project and would result in increased cost and delivery time. Without the ability to do early selective demolition and building scans, the designer would be forced to develop construction documents based on their best guess as to the condition and composition of the existing structure and location of building utilities and infrastructure. This is a recipe for change orders during project implementation. Additionally, in DBB delivery the project team loses the ability to engage the contractor in design, where they can provide invaluable cost, sequencing, planning and risk mitigation strategies which would likely result in a design that is more costly and takes longer to build.

Progressive DB affords higher project success rate in quality, time, and cost certainty as an integrated team can manage and resolve risks in a more effective manner than in traditional DBB delivery. Improved coordination, predictability, and efficient phasing associated with Sno911's mission critical services are hallmarks that are difficult to achieve in DBB procurement. Design-Bid-Build often results in higher rate of change, risks, and claims than that of integrated teams.

6. Public Body Qualifications

Please provide:

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

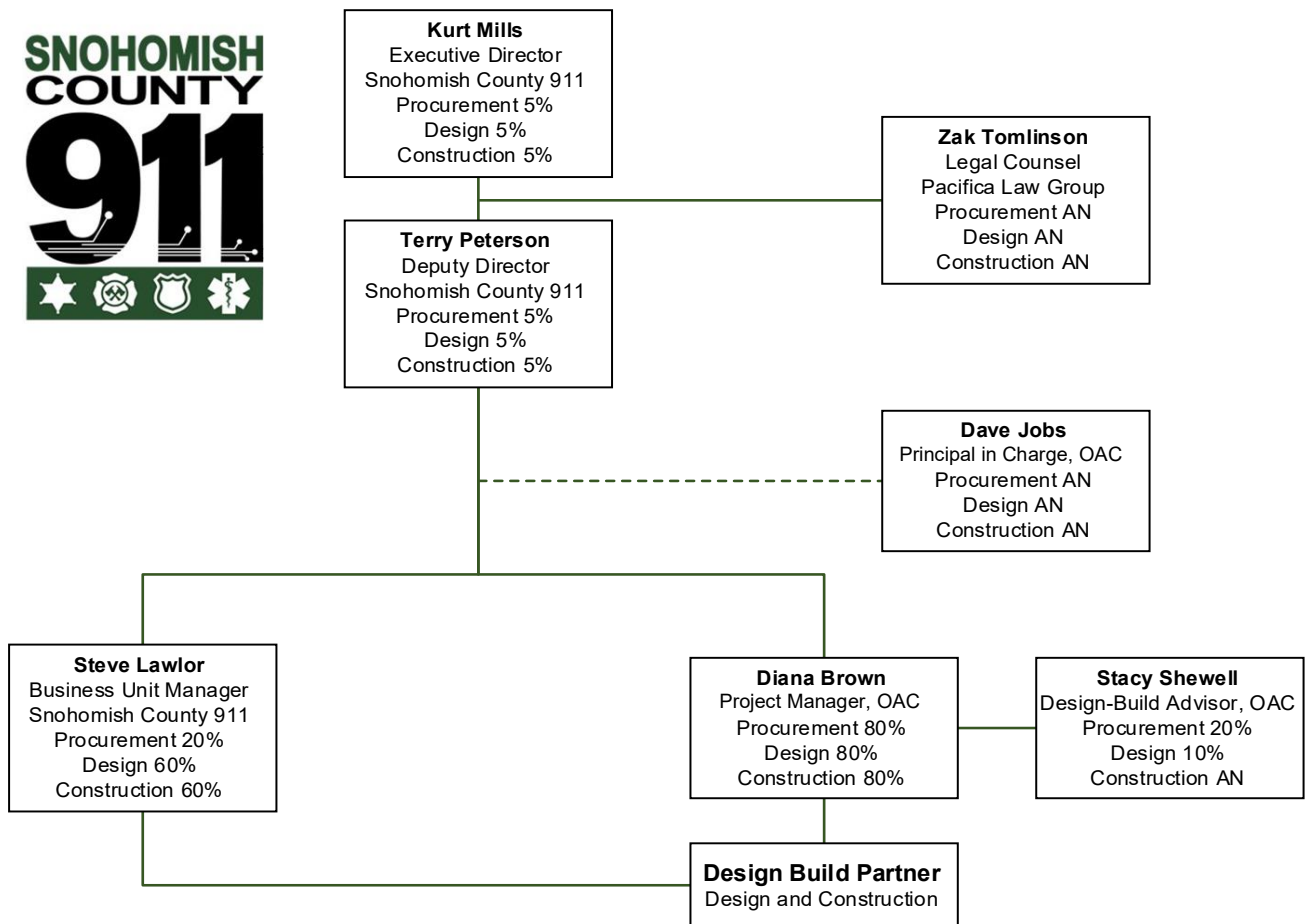
Sno911 is in the business of dispatching emergency response 7 days a week 24 hours a day. We have been in our current facility for 22 years. While in this facility, our team has overseen multiple improvement projects, including renovation and expansion and infrastructure upgrades. Our team knows what it takes to implement projects in our highly technical facilities. Sno911 resources are limited and focused on critical operations and, therefore, have contracted with OAC Services to advise and manage this project on our behalf.

OAC Services has been retained to provide comprehensive Project and Construction Management and Owner Advisor services for the duration of the Emergency Call Center (ECC) 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, WSU, City of Spokane, General Services Administration, and the Washington Public Utility District.

Zak Tomlinson with Pacifica will represent Sno911 as its attorney. Zak Tomlinson and his team at Pacifica have extensive experience in alternative project delivery contracts, including Design-Build, and have provided legal and contract-related services to numerous clients.

- 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).

Kurt Mills, Executive Director, Snohomish County 911

After service in the United States Coast Guard as a Radio Communications Specialist Kurt has been involved in public safety for 30+ years including working as a Dispatcher, EMT, Firefighter, Communications Center Manager and currently as the Executive Director of Snohomish County 9-1-1 which he has been for more than a decade. In his current role Kurt has been in a senior leadership role in the near complete technology refresh and upgrade for all 40+ police, fire & EMS agencies that also included two 9-1-1 centers and three correctional facilities. Most recently Kurt is the Senior Sponsor for a \$72M radio system upgrade that includes deploying over 4,000 mobile & portable radios and equipment replacement at 21 different radio tower sites around the County. This project has several construction components including site renovations (electrical and mechanical upgrades), tower extensions (structural analysis), requiring management and oversight of A&E and permitting consultants.

Kurt Mills - Project Experience

Project	Construction Value	Delivery Method	Role	Time Involved
Renovation and replacement of North campus dispatch center flooring and furniture	\$378K	DBB	Executive Director	2018
Upgrade and development of Countywide Radio System	\$1.9M	DBB	Executive Director	2021-Present
North Campus UPS replacement	\$95K	DBB	Executive Director	2017
Datacenter HVAC upgrade at North Campus	\$232K	Roster	Executive Director	2019

Terry Peterson, Deputy Director, Snohomish County 911

Terry has over two decades of experience working in a variety of roles in public safety communications. He has served as the owner’s representative, technical coordinator, and stakeholder manager for the expansion of the Southwest Snohomish County Communications, was a senior technical and senior manager on a Countywide public safety initiative overhauling the primary computer systems used every fire and police agency in Snohomish County, and most recently is the project executive with management oversight and budget responsibilities for a \$72M radio system upgrade. This project has several construction components including site renovations (electrical and mechanical upgrades), tower extensions (structural analysis), requiring management and oversight of A&E and permitting consultants.

Terry Peterson - Project Experience

Project	Construction Value	Delivery Method	Role	Time Involved
Renovation and replacement of North campus dispatch center flooring and furniture	\$378K	DBB	Deputy Director	2018
Upgrade and development of Countywide Radio System	\$1.9M	DBB	Deputy Director	2021-Present
Datacenter HVAC upgrade at North Campus	\$232K	Roster	Deputy Director	2019

Steve Lawlor, Business Unit Manager, Snohomish County 911

Steve has over 25 years of experience working in government agencies in a variety of roles including project management, procurement and management of capital assets, capital asset inventory tracking, and managing renovation projects. He has been working in public safety the past 12 years. During this time, Steve has been the project manager for the replacement of the North Campus dispatch center flooring and furniture, the renovation of the Information Technology area, addition of HVAC equipment in the server room, as well as the replacement of the UPS system at our North Campus facility. He has also been responsible for multi-million-dollar budgets within the agency for Information Technology and Radio System replacement related projects.

Steve Lawlor - Project Experience

Project	Construction Value	Delivery Method	Role	Time Involved
Renovation and replacement of North campus dispatch center flooring and furniture	\$378K	DBB	Business Unit Manager	2018
Upgrade and development of Countywide Radio System	\$1.9M	DBB	Business Unit Manager	2021-Present
North Campus UPS replacement	\$95K	DBB	Business Unit Manager	2017
Datacenter HVAC upgrade at North Campus	\$232K	Roster	Business Unit Manager	2019

Diana Brown, SE, AECMP, Project Manager, OAC Services

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.

Diana Brown - Project Experience

Project	Construction Value	Delivery Method	Role	Time Involved
King County Correctional Facility Emergency Repipe	\$14M	GC/CM *	Sr PM	2019 - 2022
King County Emergency Homeless Sheltering	\$20M	DB *	Sr PM	2018 - 2020
King County Emergency COVID-19 Response	\$20M	DB *	Sr PM	2020 - 2021
Crook County Public Safety Facility	\$15M	CMGC	Sr PM	2017-2019
King County Judge Patricia H. Clark CFJC	\$154M	DB	Technical Design Advisor	2014 - 2018
Klamath Union High School	\$35M	CMGC	Sr PM	2014 - 2017
Jefferson County Courthouse	\$20M	CMGC	Sr PM	2014 - 2017
Lake Washington School District – AG Bell ES	\$14M	GC/CM	Structural Engineer	2010 - 2012

* Emergency procurement projects.

Stacy Shewell, DBIA, Design-Build Advisor, OAC Services

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 \$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.

Stacy Shewell - Project Experience

Project	Construction Value	Delivery Method	Role	Time Involved
Jefferson Healthcare, South Campus Replacement and Addition	\$113M	PDB	Design Build Advisor	2021-Present
Central Kitsap School District – WSTSC	\$83M	PDB	Design Build Advisor	2020-Present
Central Kitsap School District, Fairview Middle School	\$65M	PDB	Design Build Advisor	2020-Present
King County Metro, Atlantic Base Yard Rehabilitation	\$25M	GC/CM	PM & GC/CM Advisor	2021-2022
Sound Transit, Souder Maintenance Base	\$100M	DB	Design-Build Project Manager	2019-2020
Bothell Fire Stations 42&45	\$36M	PDB	Design Build Advisor	2019
Washington State Convention Center	\$1B	GC/CM	Construction Contract Manager	2017-2018
Juanita High School	\$107M	GC/CM	Project Manager	2016-2017
Washington State University, Spark Academic Building (Digital Classroom)	\$65M	DB	Project Manager	2014-2016
Washington State University, Everett Academic Center	\$65M	DB	Project Manager	2013-2016
\$Global Innovation Exchange (GIX) – MS	\$20	PDB*	Project Manager	2015-2016
Spokane Central Services Center	\$15M	DB	Owner Project Manager	2012-2015

*Private client representing UW, followed state RCW requirements for DB.

Dave Jobs, Principal-in-Charge, OAC Services

Dave has over 25 years of project and program management experience including many complex health, youth justice, 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 Snohomish County Courthouse Addition & Renovation, King County Children & Family Justice Center, Harborview Medical Center, and Evergreen Medical Center. Dave will assist the team as needed to ensure successful alternative project delivery.

Dave Jobs - Project Experience

Project	Construction Value	Delivery Method	Role	Time Involved
King County Metro, Atlantic Base Yard Rehabilitation	\$25M	GC/CM	PM/PIC	2021-2025
City of Bothell, Fire Stations 42&45	\$25M	DB	PM/PIC	2020-2023
King County Children & Family Justice Center	\$182M	DB	PM/PIC	2014-2022
Bellingham School District, New Sunnyland Elementary School	\$22M	GC/CM	Advisory	2020-2021
Sound Transit, Sounder Maintenance Base	\$100M	DB	PIC	2019-2020
Issaquah School District, New High School	\$110M	DB	Advisory	2018-2020
Issaquah School District, New Middle School	\$72M	DB	Advisory	2018- 2020
Snohomish County, Courthouse Addition and Renovation	\$55M	GC/CM	PM/PIC	2013-2018
Snohomish County, New Sheriff South Precinct	\$17M	GC/CM	PIC	2018-2019
Snohomish County, North Sound Behavioral Health Treatment Center	\$13M	GC/CM	PIC	2017-2019
Bellingham School District, New Sehome High School	\$52M	GC/CM	Advisory	2016-2018

Zak Tomlinson, Pacifica Law Group

Zak Tomlinson is a construction and procurement lawyer who represents a wide variety of public and private owners, including cities, port districts, school districts, utility districts and a number of special purpose districts.

Zak counsels clients at the initial phase of the procurement and construction process, including development and review of procurement policies and procedures, preparation of RFQ/RFP documents (including both traditional design/bid/build projects and alternative GC/CM, Design-Build and progressive Design-Build procurement), and drafting and negotiation of design and construction contracts.

Zak is currently acting as counsel on four progressive Design-Build projects with Lake Washington School District, Snohomish County and the City of Everett (two projects).

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.)

Included in team member bios above.

- 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 above.

- 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 Sno911 team has overseen multiple renovation, expansion, and upgrade projects. We are versed in project delivery and familiar with the needs of our highly technical facility. We have retained OAC Services to act on our behalf as the day-to-day project manager and Owner Advisor to ensure the project has sufficient oversight and technical expertise to successfully deliver the project. SNO911 selected OAC through a competitive process for their background and depth of experience implementing generally similar projects around 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.

The ECC project will be managed closely by Sno911's executive team presented in this application with the fulltime support of OAC services. OAC will oversee day to day management of the project, meeting weekly (or more as needed) with Sno911 to ensure the Design-Builder can work efficiently. Project changes are controlled through the Board's approval of the project budget, which includes sufficient contingencies for a project of this nature. SNO911 has experience with large and complex projects and has the structure and processes in place to execute these projects efficiently and effectively.

For the duration of the project, day to day project management will be provided by OAC Services Project Manager, Diana Brown who will be the Design-Builder's main point of contact, responsible for coordinating interaction with ECC leadership and stakeholders as appropriate to ensure timely decision making and direction in support of streamlined delivery of the project. Kurt and Diana will be supported by Stacy Shewell, our Design-Build Advisor in the development of the Progressive Design-Build approach, including development of the: contract, RFQ and RFP. Sno911 has a high level of trust in OAC to establish the delivery approach, execute the procurement process, and ultimately act on our behalf as the owner Project Manager. Sno911 will also employ the legal expertise of Zak Tomlinson an Attorney with Pacifica Law group who is highly experienced in the construction industry and alternative delivery methods, including Design-Build.

Additional organizational controls are outlined below:

Project Management and Decision Making

- Authority and decision-making responsibility will be provided by Steve Lawlor with implementation by Diana Brown
- Weekly project meetings will occur to discuss, and plan project implementation and ensure resources are well aligned.
- Diana Brown will be the Design-Builder's point of contact.

Selection Committee

- The Design-Build evaluation committee will be comprised of Sno911 executive staff and representatives from OAC Services.
- OAC will facilitate and monitor the process.

Communication

- OAC will use established tools to consistently provide effective communications with all project stakeholders.
- Sno911 will advertise the RFQ via common bidding platforms. ‘
- 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 (Sno911 and OAC), project stakeholders, and the Design-Builder to ensure the project is progressing as expected by the owner. Formal 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 Sno911 Board and its Future Facility Committee during regularly scheduled monthly meetings. Additional “deep dive” updates may be provided at key milestones.

Budget Monitoring

- Diana will manage and tracking project estimates against budget on a regular basis throughout the project.
- Financial reporting will be provided and monitored by Diana to Sno911 leadership regularly.
- OAC 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 prior to its acceptance by the Owner.
- 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.
- Sno911 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. Use of this contingency will require Sno911 approval.

Schedule

- 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.

Sno911 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 requirements.
- 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.
- 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 Fee. Evaluation Criteria for the Proposal components will be outlined in the RFP.

- 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.
 - Fees will be opened publicly following scoring of all other Proposal elements.
 - The Finalist with the highest combined score will enter contract negotiations with Sno911.
 - Following selection and contracting of the Design-Builder, Sno911 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.

Zak Tomlinson with Pacifica Law Group will represent Sno911 as its attorney for all contracting needs associated with this project. Zak Tomlinson and his team at Pacifica have extensive experience in alternative project delivery contracts, including Design-Build and Progressive Design-Build. For the ECC project, the DBIA Progressive Design Build contract form will be used with modifications to meet WA State RCWs and Sno911'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 A – 'Sno911 Construction History'

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

Sno911 intends to maximize its use of PDB and will begin the design process with the selected Design-Build partner, therefore floor plans and sections have not yet been developed. Preliminary budgets are based on preliminary program square footage and fit/finish assumptions. A programming effort was completed in 2019 to validate program. The Program Validation Plan is included for reference as **Attachment B**. An aerial view of the existing office buildings is included as **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.

Snohomish County 911 is committed to diverse business practices. As an element to be scored in the SOQ, the Design-Builder will be asked to describe their approach to ensuring WMBE subconsultant and subcontractor participation as well as their past performance with such participation. During the early planning phases of the project, the selected Design Builder will be asked to provide a project specific outreach and procurement plan with special attention to providing opportunities to WMBE firms. Outreach efforts will include, at minimum:

- Owner outreach: A pre-proposal meeting will be held in advance of issuing the Design-Build RFQ and during subconsultant and subcontractor procurement post Design-Build award.
- Contractor outreach: The Design-Builder will be required to consider WMBE participation in the organization of their bid packages, including proving a procurement plan indicating procurement approach for each bid package and an identified participation target. This plan will require SNO911 approval prior to implementation.
- On-going engagement with community advocacy groups: This will be further refined once the Design-Builder 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 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: 

Name: (please print) KURT MILLS (public body personnel)

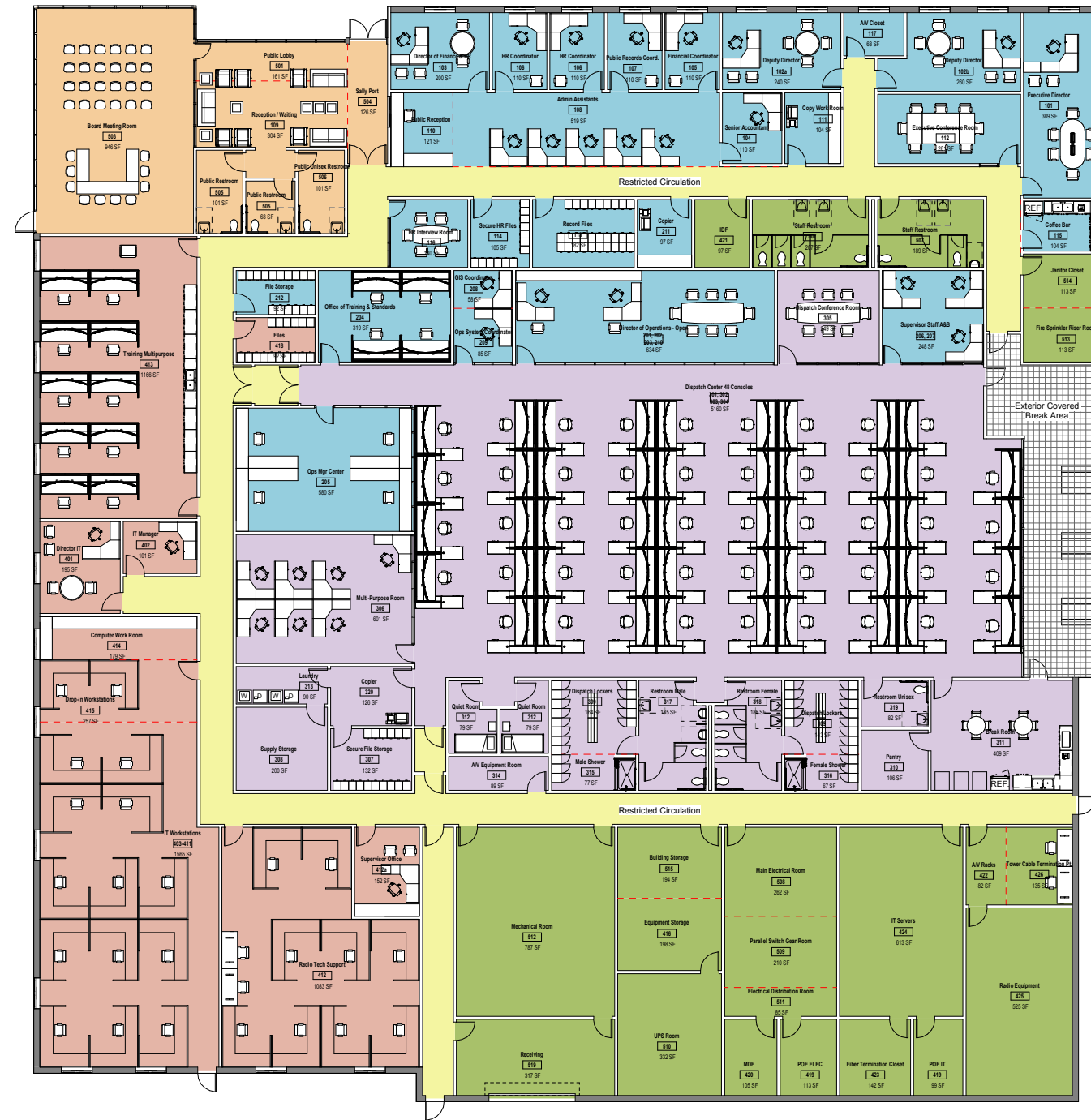
Title: EXECUTIVE DIRECTOR

Date: AUG. 22, 2022

Attachment A - Sno911 Construction History (5 Years)

<i>Project #</i>	<i>Project Name</i>	<i>Project Description</i>	<i>Contracting Method</i>	<i>Planned Start</i>	<i>Planned Finish</i>	<i>Actual Start</i>	<i>Actual Finish</i>	<i>Planned Budget *</i>	<i>Actual Budget</i>	<i>Reason for Budget or schedule overrun</i>
1	Renovation and replacement of North campus dispatch center flooring and furniture	Replace flooring and dispatch furniture on the 911 dispatch center floor without disturbing 911 call center operations.	RFP and state purchasing contracts	1/22/2018	2/12/2018	1/22/2018	3/1/2018	\$ 378,630	\$ 392,230	Unforeseen conditions
2	Upgrade and development of Countywide Radio System	Upgrades to electrical, Radio Towers, HVAC, and other building infrastructure at 21 remote Radio Sites.	RFP/RFQ	6/1/2021	7/1/2022	12/31/2022	In-Progress 12/31/2022	\$ 1,919,133.86	in progress	
3	North Campus UPS replacement	Replacement of North Uninterruptible Power Supply (UPS), and complex electrical system to provide redundant battery back up.	State purchasing contract and Piggyback RFP with County	10/1/2017	12/31/2017	10/1/2017	12/31/2017	\$ 95,380	\$ 95,380	
4	Datacenter HVAC upgrade at North campus	Procure, purchase, install, and manage redundant HVAC units for the datacenter at North campus.	MRSC Roster Bid	5/9/2019	12/31/2019	5/2/2019	12/12/2019	\$ 232,776	\$ 232,776	

* Planned budget equals contractor initial bid amount.



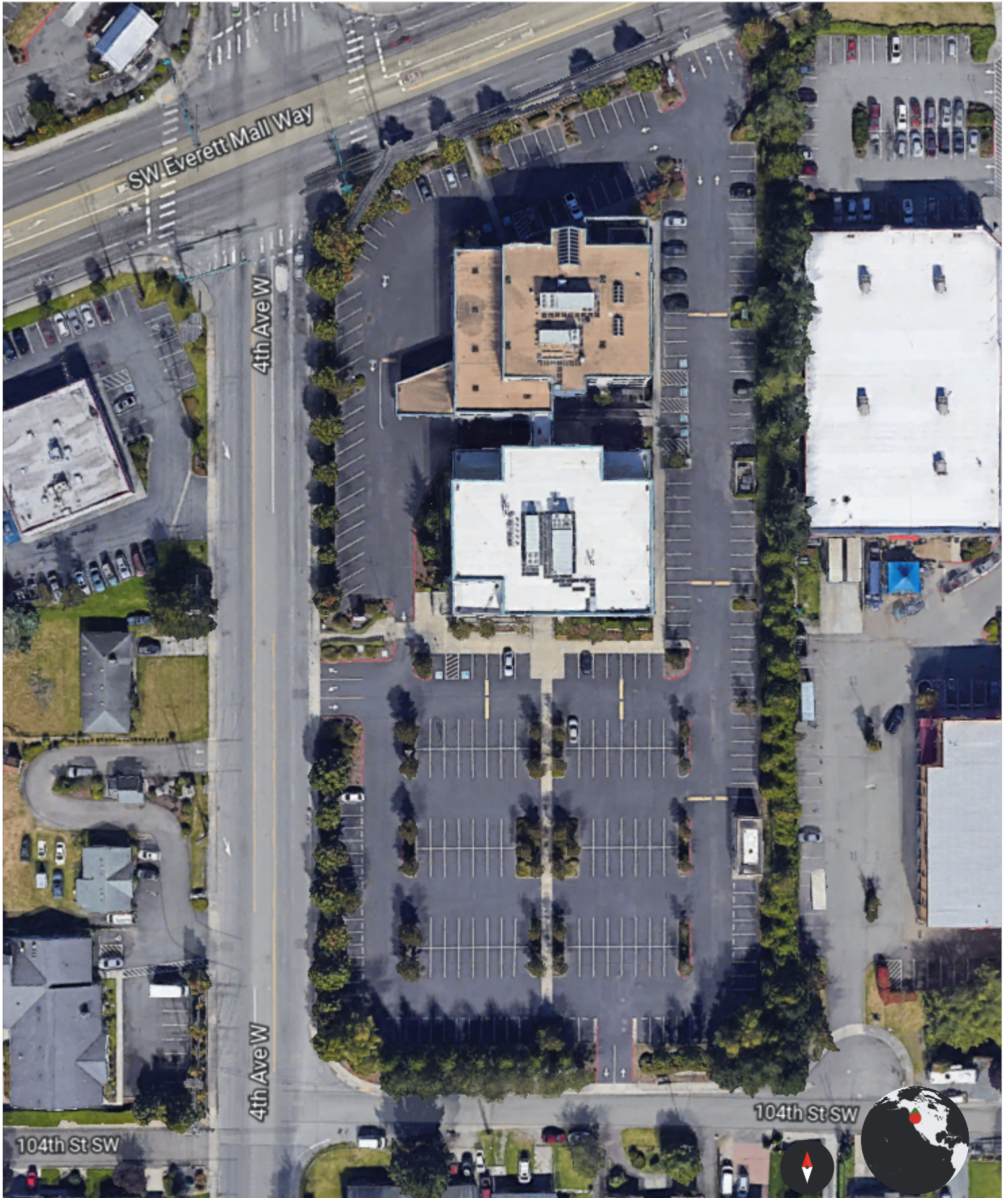
PRESENTATION SCHEME

- ADMIN
- BUILDING SUPPORT
- CIRCULATION
- DISPATCH
- IT
- PUBLIC



1 CONCEPTUAL FLOOR PLAN
1/8" = 1'-0"

Attachment C - SNO911 Aerial View of Existing Office Building



Existing Building - Aerial Plan