

State of Washington
PROJECT REVIEW COMMITTEE (PRC)
GC/CM PROJECT APPLICATION
To Use the General Contractor/Construction Manager (GC/CM)
Alternative Contracting Procedure

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Snohomish County**
- b) Mailing Address: **3000 Rockefeller Ave., M/S 404, Everett, WA 98201**
- c) Contact Person Name: **Lance Meinhold** Title: **Architectural & Construction Project Manager**
- d) Phone Number: **425-512-4880** E-mail: **lance.meinhold@snoco.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Secure Withdrawal Stabilization and Management Facility**
- b) County of Project Location: **Snohomish**
- c) Please describe the project in no more than two short paragraphs.

The proposed project is a three-story, ground-up building of approximately 27,000 square feet on an existing property owned by the County. The proposed facility is for a 48-bed, in-patient diversion program for the detention of individuals under RCW 71.05 or RCW 71.24 who are detained and committed due to a likelihood of doing serious harm to themselves or others or are severely disabled due to a substance use disorder. The project is necessary for Snohomish County as individuals currently detained and committed for such reasons are currently being transferred as far as Centralia, over 100 miles away.

In addition to the 48-patient rooms, the facility will include entry lobbies for visitors, a reception / security station, conference rooms, patient entrance, patient in-take / holding rooms, decontamination shower, interview rooms, medical exam rooms, pharmaceutical storage, janitorial rooms, laundry facilities, staff offices, records storage, staff break room, staff locker rooms, dietary storage, biohazard storage, patient belonging storage, utility rooms, dining rooms, group therapy room, individual therapy rooms, seclusion rooms, nurse stations, restrooms, shower / bathing facilities, and courtroom spaces. The challenge facing the team is the creation of a therapeutic yet secure environment with all of the technical requirements of each within the project budget and during the allowable schedule for the funding sources.

- d) Applying for permission to utilize Alternative Subcontractor Selection with this application? **Yes**

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$3,000,000
Estimated project construction costs (including construction contingencies):	\$20,000,000
Equipment and furnishing costs	\$2,000,000
Off-site costs	\$1,000,000
Contract administration costs (owner, cm etc.)	\$1,000,000
Contingencies (design & owner)	\$1,300,000
Other related project costs (permits and impact fees)	\$500,000
Alternative Subcontractor Selection costs	\$500,000
Sales Tax	\$2,200,000
Total	\$31,500,000

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*

Snohomish County is expecting to pass a Public Safety Sales Tax at the November 2024 election that will include provisions to fund the project construction. If the PSST does not pass, then the project will be placed on hold until another funding source can be secured.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

- a) Procurement;

Please, refer to the attached Project Schedule (Exhibit A). Due to the Snohomish County Code for Purchasing we have already begun the RFQ process for a qualified GC/CM. The process will not be completed until after the PRC determination. We have written the RFQ to allow the County to cancel as necessary.

Schedule Event	Duration	Start	Finish
GCCM Process (PRC)	63 Days	9/9/24	12/5/24
Election Process	20 Days	11/5/24	12/3/24
GCCM Procurement	109 Days	9/23/24	2/20/25
Schematic Design	80 Days	2/21/25	6/12/25
Design Development	105 Days	5/2/25	9/25/25
Building Demolition	190 Days	3/24/25	12/12/25
Construction Documents	150 Days	6/23/25	1/16/26
Construction Permitting	185 Days	8/25/25	5/11/26
Construction	400 Days	12/15/25	6/28/27

- b) Hiring consultants if not already hired; and

The County has already begun the RFQ process for a qualified GC/CM. The process will not be completed until after the PRC determination. We have written the RFQ to allow the County to cancel as necessary. The professional consultants for the project will be selected from our On-Call Contracts. The contracts are already in place, only Task Assignments will be needed to complete the Work.

- c) Employing staff or hiring consultants to manage the project if not already employed or hired. *(See Example on Design & Construction Schedule)*

Snohomish County is not anticipating the need to hire additional staff for the SWMS Project.

- d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process. *(If applicable)*

Snohomish County, subject to confirmation with our consultants and selected GC/CM, intends to use Alternative Subcontractor Selection Procurement for the structural framing, mechanical, and electrical subcontractors for the construction of the project. The proposed schedule with alternate subcontractor selection procurement is included as Exhibit A(1).

4. Why the GC/CM 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 implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

The most efficient, least-risk schedule involves starting abatement and demolition activities in March of 2025 and proceeding with critical path procurement and construction as construction documents are completed. GC/CM supports phased release and execution of bid packages including early procurement of critical building components. Subject to confirmation with our selected GC/CM, we are currently planning four major bid packages: sitework and utilities, foundations and structural framing, building envelope, and interior improvements. We should be able to fast-track construction by procuring long lead item, such as electrical gear, mechanical units, and structural framing using Alternative Subcontractor Selection Procurement.

Staging the demolition prior to the construction permit issuance and fast-tracking the construction will allow the project will be completed by 1 July 2027, including the capital improvements and all operational move-in tasks. The operator for the facility is still being determined. Once that operator is brought on-board, they may request changes to fit their procedures. Adjustments to the design and engineering required by those changes may be necessary. The involvement of the GC/CM during potential design changes will be critical to minimize the risks to the schedule.

- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response, you may refer to the drawings or sketches that you provide under Question 8.

N/A.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

To maximize the value of limited allocated funds, increase the budget and schedule predictability, GC/CM involvement is critical. The project budget is anticipated to be set with a limit that is less than 1% different than the feasibility cost estimate. The project budget is all inclusive for construction, soft, and FF&E costs. As such, accurate and diligent work by the GC/CM during the design and engineering phase will be critical to the success of the project. The Operator for the facility is still being determined. Once that operator is brought on-board, they may request changes to fit their operational procedures. Similar to the project schedule, adjustments to the construction may be necessary during design to keep the project within the fund allocation.

- If the project encompasses a complex or technical work environment, what is this environment?

The project will have requirements for behavioral health facilities that are not found in other occupancy types. Unusual detailing, such as the requirement to have operable windows in the patient rooms, but for the windows to also be secure will need to be provided. These elements will need to follow the requirements for the facility to operate as a secure withdrawal management and stabilization center. GC/CM analysis of the constructability of these details will be critical during the design phases to prevent construction delays.

- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

N/A

- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

N/A

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest (*For Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance*). For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

As previously discussed, the use of the GC/CM procurement method will be a benefit for the schedule, budget, and quality of the work. The GC/CM delivery method provides the County with the best available control over the balance of the three. Engaging the contractor early and building an integrated design and construction team to support decision making, accurate estimating, and staged buyout, overall predictability of delivery is increased, and the risk of over-budget bidding is reduced.

GC/CM will benefit the public by increasing the predictability of delivery. The project has a constrained timeline with the facility being required to be opened by July of 2027. Bringing the GC/CM onto the team early will allow the team to incorporate methods of construction for fast-tracking portions of the work during the design and engineering phases. The GC/CM would be able to advise the project Team about construction schedule impact of design decision during the early phases of the project.

GC/CM will benefit the public by reducing financial risks. The project also has a constrained budget at \$31.5 million. The GC/CM delivery method allows the contractor to provide progress estimates during the design and engineering phase. The delivery method also allows the team constructing the building to provide information about budget impacts of design decisions prior to the bidding of the project. The GC/CM process allows the County to continually check the project estimate against the budget throughout the entire project schedule; thus, keeping the budget within the allocation fee.

Attracting a highly qualified contractor pool to a project of this complexity is more likely with GC/CM. The quality standards of the project must meet the minimal requirements for facilities that are both secure and provide behavioral health services. The GC/CM process allows the construction team to be involved in the design phase conversations that establish which elements are required verse which elements are requested. Thus, the GC/CM can account of the difference between “must have” and “would like to have” when making suggestions to the A/E Team about methods of construction and cost reduction strategies.

Planning, coordinating, and executing complex building systems is best done with collaboration between designers and builders throughout the process. GC/CM construction supports close collaboration during design, buyout, and construction and the use of modern technologies including Building Information Modeling and Virtual Design and Construction.

6. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the GC/CM contracting procedure.
Snohomish County has an experienced in-house capital project management team. The County is in the process of procuring a qualified Construction Manager to augment internal staff and provide enhanced public sector GCCM experience. As described below, Lance Meinhold will be the County’s overall project manager responsible to deliver a project that meets the needs of Snohomish County on time and within budget. Other Snohomish County Staff assigned to the project will assist Lance with managing users, defining user requirements, reviewing facility needs, obtaining executive approvals, and providing adequate funding.

The TBD GC/CM will be retained to augment in-house project management staff and provide specific expertise in GC/CM procurement, GC/CM negotiations, and team integration.

- 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 Example on Project Organizational Chart)

Refer to the attached Exhibit B for the Project Organization Chart.

- Staff and consultant short biographies (*not complete résumés*).

JaNae Nelson

Director Facilities and Fleet Management

Snohomish County

JaNae brings over 30 years of facilities management experience including large scale construction project management and will have oversight of the project team. She has a proven track record in overseeing project development from conception to completion, ensuring adherence to budget, timeline and quality standards. JaNae will be a resource to the GC/CM and Consultants. JaNae has extensive experience in negotiating project delivery in the public and private sector, including GC/CM projects.

Al Garcia

Division Manager

Snohomish County

Al has over 25 years of experience in financial management of capital improvement projects. Al will serve as the financial manager of the project for the County. For over two decades, Al has been responsible for the fiscal management for Snohomish County's facilities including oversight of the Snohomish County Courthouse Renovation and Addition, Snohomish County Campus Redevelopment, Juvenile Justice Center, and Courthouse & Mission Building Remodels. Al has helped deliver all types of public work projects including GC/CM.

Lance Meinhold

Architectural & Construction Project Manager

Snohomish County

Lance has over 25 years of design and construction experience. He has delivered GC/CM projects ranging between 4,000 SF, technically complex, automated car washes to fast-tracked, charter schools of over 120,000 SF. Lance was the lead architect for International Leadership of Texas in Garland, a 100,000 square foot K-8 facility which went from land purchase in January to students in classes at the start of August the same year. He will be responsible for the day-to-day project management of the SWMS facility for Snohomish County.

Jeff Hencz

Special Projects Manager

Snohomish County

Jeff brings over 40 years of design and construction project management experience to the SWMS Facility project. He will be the senior project manager for the facility overseeing the day-to-day management of the project. Jeff has extensive prior experience as a Senior Project Manager in the private sector managing large, negotiated construction projects. For more than ten years, Jeff has managed multiple complex projects for Snohomish County including the Snohomish County Courthouse Renovation and Addition and the North Sound Behavioral Health Treatment Facility, both of which were GC/CM project.

Lynn Gray

Project Lead

Snohomish County

Lynn brings 35 years of Snohomish County public works experience including facilities design, construction, project management, construction administration and purchasing. Lynn will serve as owner lead regarding FF&E and relocations. Lynn's relevant experience includes Snohomish County Courthouse Renovation and Addition, Snohomish County Campus Redevelopment, Juvenile Justice Center, Courthouse & Mission Building Remodels, and extensive space planning throughout the County's facilities. Lynn has helped deliver all types of public work projects including GC/CM.

- Provide the **experience and role on previous GC/CM projects delivered** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See *Example Staff/Contractor Project Experience and Role*. The applicant shall use the abbreviations as identified in the example in the attachment.)

Please, refer to the attached Exhibit C.

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

The GC/CM for the project is to be determined. The County is issuing the RFQ/P in November of 2024.

KMD Architects www.kmdarchitects.com/ :

Seattle | San Francisco. KMD was established in 1963, funded by an NIH grant to study community mental health centers. Our Pacific Northwest presence began in the early 1980s focusing on healthcare and civic facilities throughout Oregon and Washington. Our Seattle Office was officially established in 1992—it is from here the SWMS project will be managed. We are a full-service firm with 60 employees, specializing in architectural planning, programming, design, construction documentation, and construction administration as well as equipment planning, site observation, code compliance, bidding, quality control, and cost estimation. For more than 60 years, KMD has designed and built more than eighty behavioral health facilities. Our design philosophy has evolved to support and enhance successive models of care delivery and has informed our designs across the full spectrum of care from telepsychiatry, substance use treatment, community and forensic treatment facilities.

Jason McCleary, Principal, Director of Pacific Northwest Operations, RA WA #8103

Bachelor of Architecture, Bachelor of Science: Environmental Design, North Dakota State University

Jason McCleary has over 25 years of architectural and construction management experience in the Pacific Northwest and prides himself on his excellent Client relations. He is a results focused manager with a proven ability to turn around financially challenged projects and has extensive LEAN design experience. Jason moved to Seattle after graduating from North Dakota State University with a double bachelor's degree in architecture and environmental design. Jason has served as Principal in Charge in the delivery of multiple recent secure treatment facility projects for Snohomish County.

Chris Rubright, Principal, Director of Planning, RA WA #5392

Bachelor of Architecture, University of Oregon

Chris has 30 years of experience in the architectural profession including, new, from the ground up campuses as well as smaller renovations to existing facilities. He has extensive experience in facility evaluation, master site and facility planning, programming, and medical planning. Rubright represented KMD as one of the participating firms in a research study undertaken by Texas A & M University to develop a standardized methodology for area measurement in healthcare facilities and determine standardized net to gross ratios for programming. Chris has provided a leadership role in the delivery of multiple recent secure treatment facility projects for Snohomish County.

Sub-Consultants (all have working experience with KMD):

AHBL – Civil Engineering/Landscape Design <https://www.ahbl.com/>

AHBL was founded in 1969 to bring a collaborative approach to the development of built environments. Our staff of 140 works together on projects of local and regional significance, serving both public and private clients from offices in Tacoma, Seattle, Tri-Cities and Spokane. AHBL is committed to creative design, cost effective solutions, capturing, and maintaining the sense of community, and integrating our area's natural and cultural heritage into our ever-changing urban landscape.

PCS Structural Solutions – Structural Engineering <https://www.pcs-structural.com/>

Seattle | Tacoma. Through five generations of leadership, PCS has set the course of structural engineering, creating evolutions in project delivery, construction methods, and performance standards that improve resilience. Our team has pioneered BIM integration, VDC utilization, integrated delivery and the alignment of structural steel analysis/detailing/bidding. We engineer over a billion dollars' worth of construction annually, contributing our deep resources in education, health care, commercial, civic and residential projects. From our Pacific Northwest base, we serve a national role in writing codes and advancing professional standards.

Sazän Group – MEP/LV/ITC

Seattle | Bremerton. With more than 140 employees, our team of licensed Professional Engineers, accredited designers, and consultants works to the highest industry standards. When you partner with us, you gain a partner that collaborates with owners, developers, contractors, architects, and other consultants to deliver cost-effective outcomes that enable optimal building—and occupant—performance.

Tenor – Acoustical Design

Seattle. Erik Miller-Klein, PE, INCE Board Certified, started Tenor Engineering Group to bring evidence-based design to your project's acoustical performance goals. We envision a collaborative design process that utilizes the science of acoustic design to achieve measurable high-performance results. Our team strives to be a leader in educating the design community on the applied science of acoustics to empower designers, contractors, and users to really “hear” their space. Tenor's team of engineers leverages research to optimize noise and vibration control solutions for your building and occupants. We volunteer to assist in the writing and development for standards organizations such as ASHRAE, ASTM, ANSI, FGI, WELL Building, and Green Building Initiative. Tenor is ready to elevate acoustic design to fit your needs.

Cumming Group – Cost Estimating

Seattle | Vancouver, BC. Cumming Group is an international project management and cost consulting company that delivers creative, customized solutions to a vast portfolio of clients worldwide. We are passionate about helping our clients execute large-scale, complex projects on-time and within budget. Our project and cost-management services are specifically tailored to each client's needs and add meaningful value at every step of a project's development.

Balderston Associates – Green Building Certification

Seattle. We are a full-service sustainability consulting firm. Whether you are exploring ways to build a healthier, more energy efficient building; or are a developer/builder looking to make your next project more sustainable, we offer a free consultation to determine how we can help you meet your project's goals. We have over 26 years combined experience providing third party verification and consulting services for the following programs: LEED BD+C, Built Green, Passive House, ENERGY STAR.

- 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.

As described above and in Exhibits C and D, Snohomish County has an experienced, in-house capital project management team. Additionally, the County is applying to augment this team with an experienced GC/CM team. Lance Meinhold will be the County's overall project manager responsible to deliver a project that meets the needs of Snohomish County on time and within budget. Other Snohomish County staff assigned to the project will assist Lance with managing users, defining user requirements, reviewing facility needs, obtaining executive approvals and providing adequate funding.

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

As a very experienced owner-builder, Snohomish County Facilities Management has extensive project controls and reporting systems to manage the scope, schedule, and budget, and report progress to users, elected officials, and the public. Lance Meinhold and Jeff Hencz will utilize Snohomish County's standard project budgeting tools, procurement processes, and project management websites to manage communications and monitor progress. Detailed schedule and budget progress will be monitored and reported by the GC/CM and County Project Managers to keep all stakeholders up to date.

Procurement including the GC/CM will be supported by Snohomish County Purchasing Department in close concert with the selected GC/CM and legal counsel. Extensive project status reporting will initiate with the GC/CM including weekly and monthly project updates via email and use of the County's Sharepoint site for quick information access by the project Team and County stakeholders.

- A brief description of your planned GC/CM procurement process.

Snohomish County is planning on using a three-phased GC/CM selection model:

1. Public outreach followed by Request for Qualifications and approach
 - a. Focusing on relevant experience, proposed team and approach
 - b. Short list for interviews – three, possibly four firms
2. Extensive interviews and site visits
 - a. Focusing on team member proposed
3. Fee and Specified General Conditions Bidding
 - a. Focusing on competitive but reasonable fees

Preparation of the GC/CM RFQ/P and selection process will be based on the County's standard form and modified with the latest lessons learned including that from other public owners. This process will include selection criteria, interviews, and final selection evaluations.

Modifications to the County's procurement process include extensive GC/CM interviews, jobsite visits, and detailed Specified General Conditions including a Cost Responsibility Matrix. Our overall goal is to select the most highly qualified and compatible GC/CM contractor at a competitive fee structure.

- Verification that your organization has already developed (*or provide your plan to develop*) specific GC/CM or heavy civil GC/CM contract terms.

Snohomish County is planning to use a modified AIA133/CMC-Owner Agreement along with modified AIA201 General Conditions developed jointly between the County and the selected GCCM. In addition, Snohomish County is planning on a comprehensive Pre-Construction Service scope of work and General Requirements (Division 1) that will be coordinated thoroughly with the modified AIA documents for the GCCM construction procurement within Washington State.

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 Example Construction History. 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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

Please, refer to Exhibit D.

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. (See Example concepts, sketches or plans depicting the project.) At a minimum, please try to include the following:

- An 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.

Please, refer to Exhibit E.

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.

N/A. Snohomish County's Facilities & Fleet Management does not have any audit findings from the projects identified in the response to Question 7.

10. Subcontractor Outreach

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

The RFQ/P prepared by Snohomish County for GC/CM services includes a section for the proposers to include their OMWBE inclusion plan with their SOQ. The RFQ/P sections requests the proposer provide statistics on their past performance in retaining OMWBEs in projects of similar scope, their Diverse Business Subcontractor list, a description of the proposer's planned efforts for outreach to OMWBEs, and the proposer's process for ensuring OMWBEs have enough time and information to provide bids for subcontractor work scopes.

Snohomish County will review the submitted plan for the genuine efforts involved and the maximum opportunity to contribute toward Snohomish County's aspirational goals.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and the scope of work is anticipated to be over \$3M, please provide a completed *Supplement A, Alternative Subcontractor Selection Application* document, one per each desired subcontractor/subcontract package.
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under \$3M, respond with **N/A** to this question.

- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over \$3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application* and submit it to the PRC for consideration at a future meeting.

Refer to the three (3) attached Supplement A forms.

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria 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.

If the PRC approves your request to use the GC/CM contracting procedure, you also you also agree to provide additional information if requested. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

Signature:  _____

Name (please print): Lance Meinhold, RA (public body personnel)

Title: Architectural & Construction Project Manager

Date: 11 October 2024

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Snohomish County**
- b) Address: **3000 Rockefeller Ave, Everett, WA 98201**
- c) Contact Person Name: **Lance Meinhold** Title: **Architectural & Construction Project Manager**
- d) Phone Number: **425-512-4880** E-mail: **Lance.Meinhold@snoco.org**
- e) Name of Project: **Secure Withdrawal Management & Stabilization Facility**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Electrical**
- g) Subcontract Value: **\$3,150,000.00**

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

Only a few companies in the region have the experience and man-power to work on a project of this scale; many of whom would be unlikely to bid the project in a design-bid-build delivery model.

Alternative sub-contractor selection would allow the County and our selected GC/CM to engage with the opportunity to steer the design toward cost efficient and readily available components. Thus, the sub-contractor would be a team member in support of decision making, accurate estimating, staged buyout, overall predictability, and shared participant in the risk involved with the project.

Including the electrical sub-contractor during the design process supports close collaboration during design, buyout, and construction. The delivery method also enhances the A/E Team's use of Building Information Modeling or Virtual Design and Construction to reduce potential conflicts.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

The County, A/E Team, and GC/CM will generate a value driven matrix (spreadsheet) to evaluate the benefits of the alternative subcontractor selection verse directly bidding the electrical package.

Three main topics will be used as a basis of the analysis: budget, schedule, and quality control. Each topic will have sub-elements, such as cost impacts on other sub-contractors will be factored into the budget topic. Each topic will be assigned a percentage of the whole based on the importance to the project. For example, if the budget is the largest controlling factor, then the budget topic may account for 50% of the scoring. Schedule and quality control would combine to make-up the remainder of the score. Both delivery methods will be assigned a score for each sub-element based on the delivery method's ability and the expected quality for the element resulting from the use of the delivery method. The delivery method with the best score will be utilized for the project.

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.

Refer to Exhibit A1.

2. Public Body Engagement/Knowledge

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

Snohomish County will oversee the GC/CM to ensure the public notifications, hearings, evaluation criteria, consider public comments, written notice of determination, used to procure the subcontractors follow the requirements for RCW 39.10.385.

- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

Snohomish County will have at least one staff member on the committee to score the alternative subcontractor proposals thus sharing in the selection process. Additionally, Snohomish County will oversee the process including receiving protests from proposers, notifying the GC/CM of the receipt of a protest, approve of the GC/CM to negotiate with the highest scoring subcontractor, approve of the maximum allowable subcontractor costs, pay for independent audits to confirm the proper accrual of costs, and may define the scope of the independent audit.

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.

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

Signature: 

Name (please print): Lance Meinhold, RA (public body personnel)

Title: Architectural & Construction Project Manager

Date: 11 October 2024

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Snohomish County**
- b) Address: **3000 Rockefeller Ave, Everett, WA 98201**
- c) Contact Person Name: **Lance Meinhold** Title: **Architectural & Construction Project Manager**
- d) Phone Number: **425-512-4880** E-mail: **Lance.Meinhold@snoco.org**
- e) Name of Project: **Secure Withdrawal Management & Stabilization Facility**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Mechanical**
- g) Subcontract Value: **\$3,730,000.00**

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

Only a few companies in the region have the experience and man-power to work on a project of this scale; many of whom would be unlikely to bid the project in a design-bid-build delivery model.

Alternative sub-contractor selection would allow the County and our selected GC/CM to engage with the opportunity to steer the design toward cost efficient and readily available systems. Thus, the sub-contractor would be a team member in support of decision making, accurate estimating, staged buyout, overall predictability, and shared participant in the risk involved with the project.

Including the mechanical sub-contractor during the design process supports close collaboration during design, buyout, and construction. The delivery method also enhances the A/E Team's use of Building Information Modeling or Virtual Design and Construction to reduce potential conflicts.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

The County, A/E Team, and GC/CM will generate a value driven matrix (spreadsheet) to evaluate the benefits of the alternative subcontractor selection verse directly bidding the mechanical package.

Three main topics will be used as a basis of the analysis: budget, schedule, and quality control. Each topic will have sub-elements, such as cost impacts on other sub-contractors will be factored into the budget topic. Each topic will be assigned a percentage of the whole based on the importance to the project. For example, if the budget is the largest controlling factor, then the budget topic may account for 50% of the scoring. Schedule and quality control would combine to make-up the remainder of the score. Both delivery methods will be assigned a score for each sub-element based on the delivery method's ability and the expected quality for the element resulting from the use of the delivery method. The delivery method with the best score will be utilized for the project.

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.

Refer to Exhibit A1.

2. Public Body Engagement/Knowledge

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

Snohomish County will oversee the GC/CM to ensure the public notifications, hearings, evaluation criteria, consider public comments, written notice of determination, used to procure the subcontractors follow the requirements for RCW 39.10.385.

- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

Snohomish County will have at least one staff member on the committee to score the alternative subcontractor proposals thus sharing in the selection process. Additionally, Snohomish County will oversee the process including receiving protests from proposers, notifying the GC/CM of the receipt of a protest, approve of the GC/CM to negotiate with the highest scoring subcontractor, approve of the maximum allowable subcontractor costs, pay for independent audits to confirm the proper accrual of costs, and may define the scope of the independent audit.

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.

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

Signature: 

Name (please print): Lance Meinhold, RA (public body personnel)

Title: Architectural & Construction Project Manager

Date: 11 October 2024

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A
ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION

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- c) Contact Person Name: **Lance Meinhold** Title: **Architectural & Construction Project Manager**
- d) Phone Number: **425-512-4880** E-mail: **Lance.Meinhold@snoco.org**
- e) Name of Project: **Secure Withdrawal Management & Stabilization Facility**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Structural Framing**
- g) Subcontract Value: **\$3,000,000.00**

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

Snohomish County aims to construct the building using Cross-Laminated Timber for sustainability, cost, and schedule benefits. Only a few companies in the region have experienced, capable CLT framers, many of whom would be unlikely to bid the project in a design-bid-build delivery model.

Alternative sub-contractor selection would allow the County and our selected GC/CM to engage with the opportunity to steer the design toward their preferred construction techniques. Thus, the sub-contractor would be a team member in support of decision making, accurate estimating, staged buyout, overall predictability, and shared participant in the risk involved with the project.

Including the structural framer during the design process supports close collaboration during design, buyout, and construction. The delivery method also enhances the A/E Team's use of Building Information Modeling or Virtual Design and Construction to reduce potential conflicts.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

The County, A/E Team, and GC/CM will generate a value driven matrix (spreadsheet) to evaluate the benefits of the alternative subcontractor selection verse directly bidding the structural framing package.

Three main topics will be used as a basis of the analysis: budget, schedule, and quality control. Each topic will have sub-elements, such as cost impacts on other sub-contractors will be factored into the budget topic. Each topic will be assigned a percentage of the whole based on the importance to the project. For example, if the budget is the largest controlling factor, then the budget topic may account for 50% of the scoring. Schedule and quality control would combine to make-up the remainder of the score. Both delivery methods will be assigned a score for each sub-element based on the delivery method's ability and the expected quality for the element resulting from the use of the delivery method. The delivery method with the best score will be utilized for the project.

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State of Washington
PROJECT REVIEW COMMITTEE (PRC)

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

Signature: 

Name (please print): Lance Meinhold, RA (public body personnel)

Title: Architectural & Construction Project Manager

Date: 11 October 2024

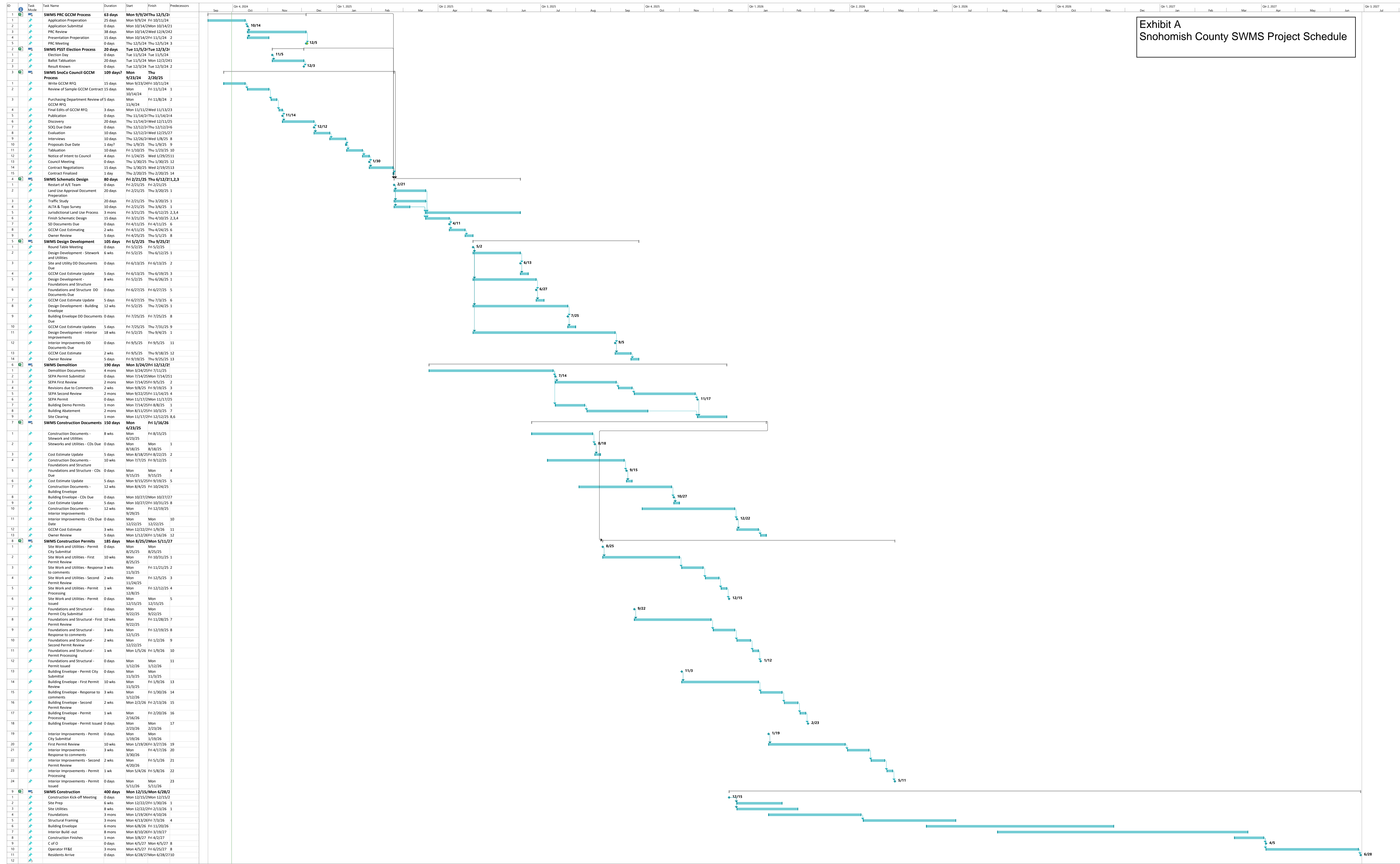


Exhibit A
Snohomish County SWMS Project Schedule

Exhibit A (1)
 Snohomish County SWMS Project Schedule
 with Alternative Procurement of Sub-contractors

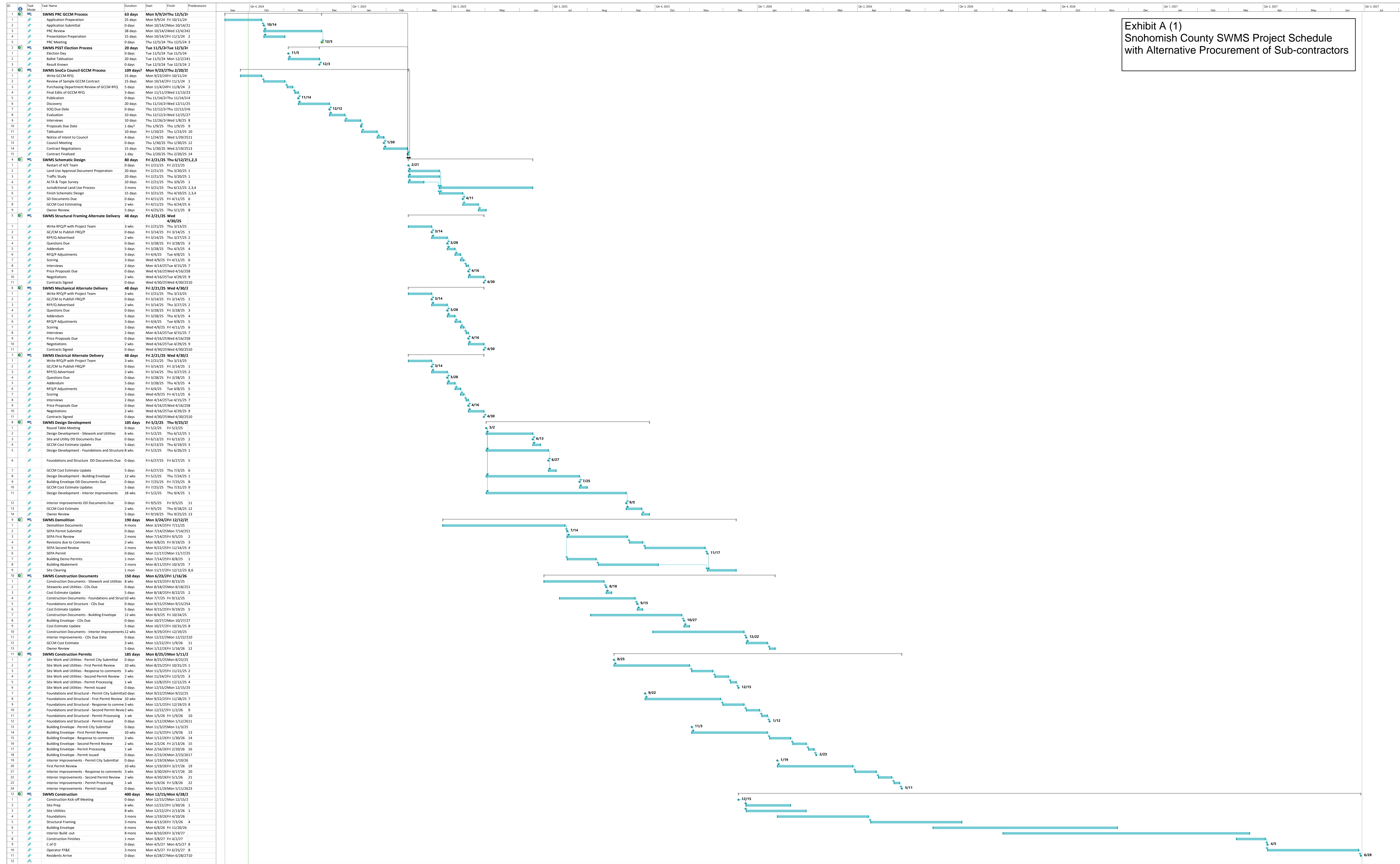


Exhibit B SnoCo SWMS Project Team

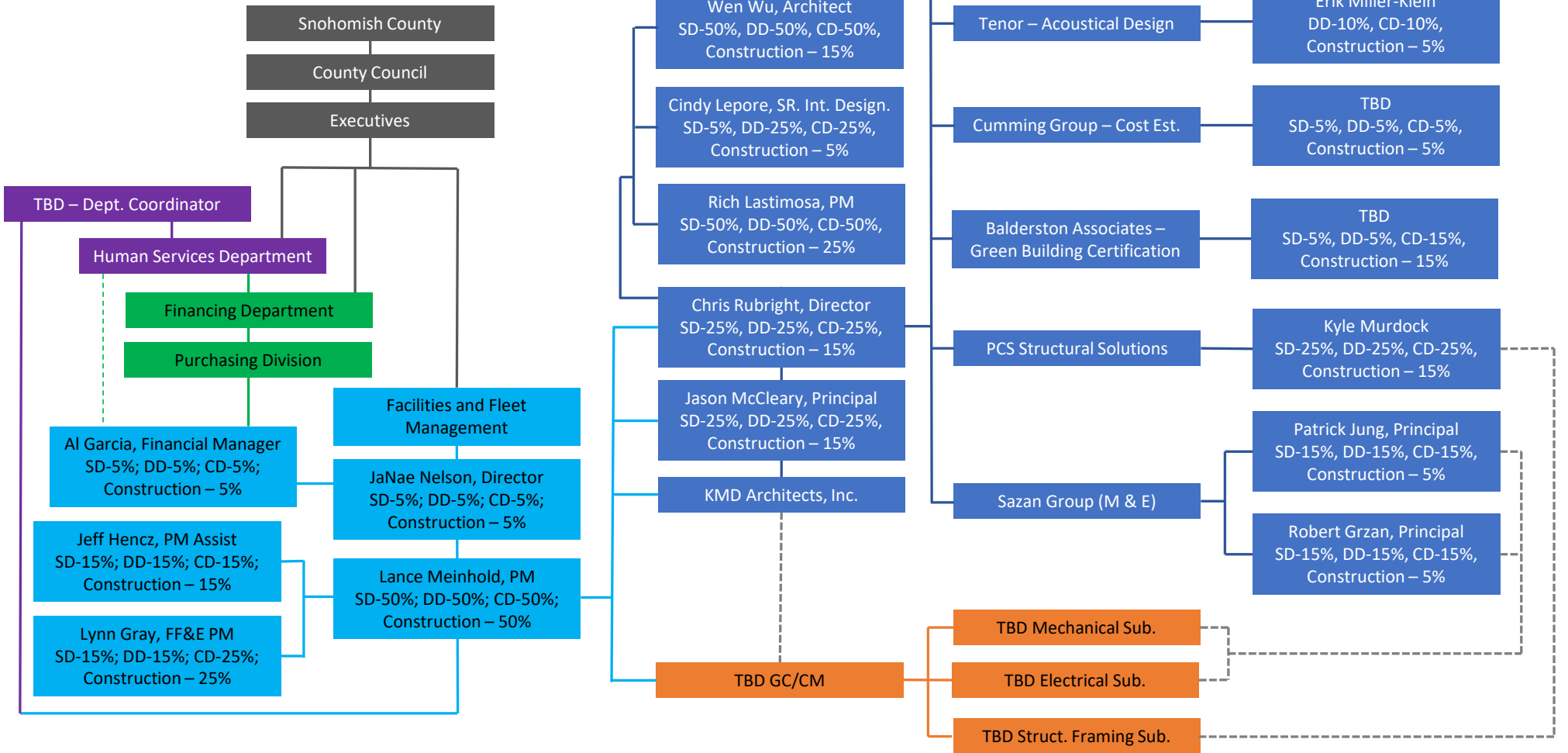


Exhibit C Snohomish County Team Relevant Team Experience

The following table lists some (but not all) of the relevant Alternative Delivery Experience for the Team

Name	Summary of Experience	Projects	Construction Budget	Procurement Type	Role		
					Pre-design	Design	Construction
JaNae Nelson	Director, Facilities and Fleet Management, Snohomish County	North Sound Behavioral Treatment Facility	\$15M	GC/CM	Owner	Owner	Owner
		County Courthouse Addition and Remodel	\$75M	GC/CM	Owner	Owner	Owner
		Auraria Campus Steam to Natural Gas Conversion	\$20M	GC/CM	Owner	Owner	Owner
		Colorado DOT New Headquarters Building	\$70M	GC/CM	Owner/Sponsor	Owner/Sponsor	Owner/Sponsor
		AHEC Tivoli Student Union Renovations	\$23M	GC/CM	Owner/Sponsor	Owner/Sponsor	Owner/Sponsor
		Regis University Clarke Hall	\$35M	Design-Build	Owner/Sponsor	Owner/Sponsor	Owner/Sponsor
Al Garcia	Division Manager (Finance), Facilities and Fleet Management, Snohomish County	North Sound Behavioral Treatment Facility	\$15M	GC/CM	Financial Manager	Financial Manager	Financial Manager
		County Courthouse Addition and Remodel	\$75M	GC/CM	Financial Manager	Financial Manager	Financial Manager
		Denney Juvenile Justice Center	\$26M	Design-Build	Financial Manager	Financial Manager	Financial Manager
		SnoCo Emergency Operations Center	\$4.3M	Design-Build	Owner's Rep.	Owner's Rep.	Owner's Rep.
		SnoCo PW Maintenance Operations Center	\$27M	Design-Build	Financial Manager	Financial Manager	Financial Manager
Lance Meinhold	Architectural & Construction Project Manager, Snohomish County	International Leadership of Texas - Garland*	\$15M	Negotiated	PM (Architect)	PM (Architect)	PM (Architect)
		Legacy Traditional School - Avondale*	\$14M	GC/CM	PM (Architect)	PM (Architect)	PM (Architect)
		Athlos Academy - Cooley Station*	\$17M	GC/CM	PM (Architect)	PM (Architect)	PM (Architect)
		Legacy Traditional School - Laveen*	\$17M	GC/CM	PM (Architect)	PM (Architect)	PM (Architect)
		Indorama Plant Expansion*	\$19M	GC/CM	PM (Architect)	PM (Architect)	PM (Architect)
		Clean Freak Car Washes - Nine locations*	\$45M (combined)	GC/CM	PM (Architect)	PM (Architect)	PM (Architect)
Jeff Hencz	Special Projects Manager, Snohomish County	North Sound Behavioral Treatment Facility	\$15M	GC/CM	Senior PM	Senior PM	Senior PM
		County Courthouse Addition and Remodel	\$75M	GC/CM	Senior PM	Senior PM	Senior PM
		Safeco Redmond Campus Expansion*	\$155M	Negotiated	Senior PM	Senior PM	Senior PM
		Safeco 2nd & Seneca Relocation Relocation*	\$26.5M	Negotiated	Senior PM	Senior PM	Senior PM
		Safeco 4th & Madison Relocation*	\$44.5M	Negotiated	Senior PM	Senior PM	Senior PM
		Safeco NW Region Renovation*	\$13.5M	Negotiated	Senior PM	Senior PM	Senior PM
Lynn Gray	Facilities Project Lead, Snohomish County	North Sound Behavioral Treatment Facility	\$15M	GC/CM	Owner's Rep. / PM	Owner's Rep. / PM	Owner's Rep. / PM
		County Courthouse Addition and Remodel	\$75M	GC/CM	Owner's Rep. / PM	Owner's Rep. / PM	Owner's Rep. / PM
		Denney Juvenile Justice Center	\$26M	Design-Build	Owner's Rep.	Owner's Rep.	Owner's Rep.
		SnoCo Emergency Operations Center	\$4.3M	Design-Build	Owner's Rep.	Owner's Rep.	Owner's Rep.
		SnoCo PW Maintenance Operations Center	\$27M	Design-Build	Owner's Rep.	Owner's Rep.	Owner's Rep.

* Private development, not delivered under RCW 39.10

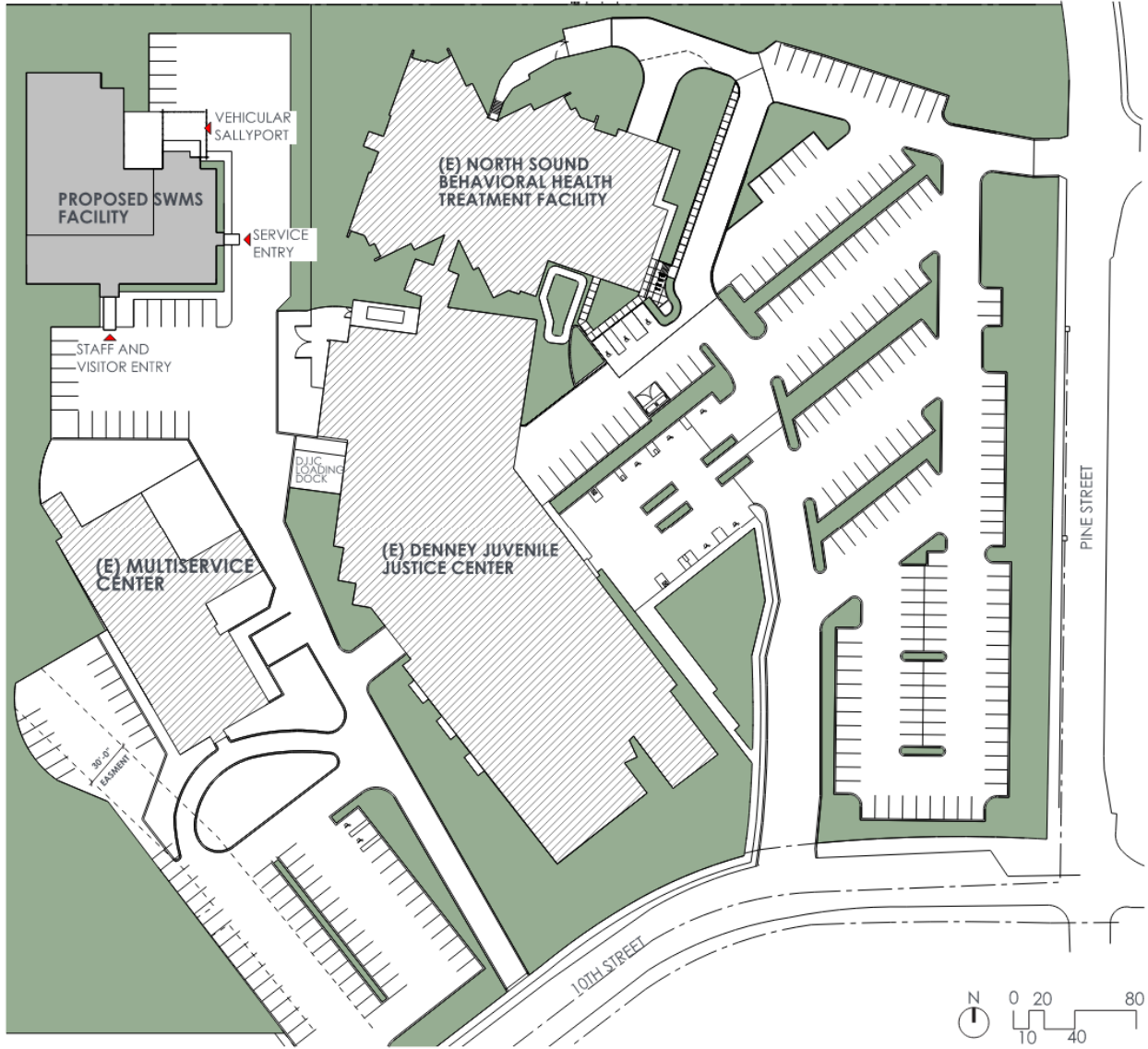
Exhibit C	Snohomish County Relevant Experience										
The following table lists some (but not all) of the relevant experience for the County											
Project	Number	Description	Contracting Method	Planned		Actual		Planned Budget	Finish Budget	S,M,W,V Participation	Overrun Reasons
				State Date	Finish Date	Start Date	Finish Date				
Elections Balloting Facility		17,000 SF Interior Remodel	Design-Bid-Build	Sep-23	Feb-24	Dec-23	Jun-24	\$4.7M	\$3.8M		Abatement contractor did not have adequate work-force.
North Sound Behavioral Health Treatment Facility		20-unit addition to the existing detention center	GC/CM	Apr-18	Jun-20	Apr-18	Apr-20	\$15M	\$15M		
County Courthouse Addition and Remodel		161,000 SF addition and remodel of the existing 20-room courthouse	GC/CM	Mar-13	Apr-16	Mar-13	Apr-16	\$75M	\$60M		
Carnegie Restoration & Tenant improvements		Remodel to historic library	Design-Bid-Build	Mar-15	Jun-18	Sep-15	Aug-18	\$2.6M	\$3.4M		Added Tenant Scope
Parking Garage & Admin. Building		7-story, below grade parking garage and 8-story office building.	GC/CM	Mar-01	Oct-06	Mar-01	Aug-06	\$75M	\$75M		
New Jail and Existing Jail Remodel		Double capacity of existing detention facility	GC/CM	Jun-01	Dec-06	Jun-01	Oct-06	\$87.5M	\$87M		
Campus-wide Remodels		Tenant Improvements at all County Offices	GC/CM	Jan-01	Dec-03	Jan-01	Dec-03	\$14.5M	\$14.5M		Construction was phased

Exhibit E

Site Plan



Existing Site Plan



Proposed Site Plan



Proposed First Floor Plan



Proposed Second and Third Level Floor Plans



Proposed South Elevation



Proposed West Elevation



Proposed North Elevation



Proposed East Elevation



Rendering of Proposed Facility



Rendering of Proposed Facility



Rendering of Proposed Facility