

STEVENS COUNTY

- STEVENS COUNTY JUSTICE CENTER GC/CM PROJECT

1. Please clarify when you expect to finalize the MACC, and whether you expect early bid packages and/or mini-MACC's. *The MACC will be set just prior to construction anticipated in February 2026. If early packages are used a mini-MACC will be set prior to that construction. When the GC/CM is selected we will complete the evaluation of need and benefit of an early package such as site development or early procurement and proceed accordingly.*
2. Please clarify your intended use of subcontractors during the design phase, there are several references to selecting subcontractors and getting cost estimates from subcontractors. *Discussions with the subcontracting community in budget development will help us to identify trends and concern in the subcontracting community and aid us in creating realistic budgeting for the project. Subcontracting will be done by the GC/CM via normal Bid Packaging.*
3. Please identify any GC/CM-specific trainings any County staff have participated in.
The Stevens County staff have not yet participated in any formal state sponsored GC/CM trainings, but are looking into the next opportunity that is put on by the AGC. However, we have undergone GC/CM overview training provided by our contracted Architect Firm, ALSC outlining the advantages and potential pitfalls of the GC/CM model as well as a detailed understanding of the process and expectations through information provided by Turner & Townsend Heery. We've also reviewed RCW 39.10.340-410 outlining the benefits and risks of the model as well as published GC/CM best practices to better align expectations that will be on us as an owner. Lastly, we have closely collaborated with other County officials who have successfully completed similar projects while utilizing the GC/CM model.
4. There appear to be conflicts in the application descriptions of the work. Please clarify if the development of the new building is intended to be phased with the existing office building, and small garage shown on the plan (as an occupied building), or, if this is a phased development. *(i.e. ...the existing building use functions are to be relocated, building demolished, and then site and buildings re-developed)*
The new facility will be constructed on the site of the existing commissioners building and therefore the site will have to demolished and cleaned prior to construction of the new facility. The transition of services for the Courts and the Jail must be interrupted and done in manner that does not allow any interruption of services ant anytime. This will require detailed scheduling, coordination and planning skills by the selected GC/CM. The future usage of the existing courts and jail is under consideration and not yet determined. The small occupied building (garage) currently contains a freezer and will likely be leased out at a future date but is not part of this project.
5. On the question about technical work environment, the answer includes *"...The project must be constructed to maintain flow and safety for correctional officers, judges, sheriff's staff, inmates, and the public. There is a need for security to keep everyday public users separated from judges and inmates for protection. This project will require coordination with user groups and temporary walls for life safety and security needs...."* It is not evident from the application that any of these existing functions are currently housed on-site or would require that type of coordination by a GC/CM during design or construction. Please clarify.

Correct, see answer to question 4 above, the relocation of existing services for Courts, Jails and other County functions cannot be interrupted. The existing services and new services will be located at separate facilities. References to temporary separation should be disregarded.

6. The question on why use of the contracting procedure is appropriate for the proposed project, and critical for the design phase: The application indicates the project will be completed on an empty site, and known site soils and water table concerns will need a contractor on board to evaluate options. It is unclear why a GC/CM is needed to conduct advance detailed investigation and evaluate site and related structural options rather than relying on professional services like geotechnical analysis and recommendations, structural engineering, and cost estimating, especially when such a large portion of the site area is currently open and geotechnical investigation could logically occur at any time?

The site poses some challenges such as poor soils and high-water table. We believe the project will benefit by having input from the GCCM contractor and the designer to come up with the best solution to fit the needs of the facility from both a schedule and cost perspective. Early input from the Contractor can help to mitigate costs and time delays as well other site unforeseen conditions.

7. The question on why use of the contracting procedure is appropriate for the proposed project: The application indicates *“the project will utilize pre-manufactured steel cells and coordinating the engineering, ordering and construction will require enhanced coordination that only an engaged contractor will be able to bring who has worked with these types of facilities before and understand the sub-market that is related. ...”* As premanufactured components (like corrections steel cells) are commonly employed on traditional-design-bid-build projects, why on this specific project “only an engaged contractor” is qualified?

Premanufactured Steel Cells have a limited number of qualified manufacturers and installers. Demand for these products is currently in high demand and forecasts indicate higher demand during the time this project will be constructed. Having an engaged GC/CM will help the County evaluate and procure these cells and get them into production in time to meet the project schedule. Traditional; DBB would delay the procurement and production of these cells and jeopardize the completion timeline for the entire project.

8. On the question if the project encompasses a complex or technical work environment, what is this environment? The response indicates *“The justice work environment is very technical in general and specially regarding phasing as multiple groups are being served....”* Please explain further how this specific project program is more technical than other correctional and law and justice facility projects utilizing traditional delivery methods.

The current market for Detention Equipment Contractors (DEC's) and Security Electronics Subcontractors (SEC's) is in flux. Items such as premanufactured Cells, Security Door Hardware, and Security Electronics equipment are subject to supply chain delays, potential Tariffs, shortages in the labor market for qualified installers and other market conditions that if delayed or not planned for by a knowledgeable and experienced Justice contractor will expose the project to unnecessary risk.

9. From the application pertaining to providing a description of the controls your organization will have in place to ensure that the project is adequately managed:
Under Schedule Monitoring, the response includes the following statement *“The project’s master milestone schedule includes design around each project component, preconstruction services, subcontractor buyout, construction, occupancy and closeout phases.”* The referenced master milestone schedule has not been provided with the application, can that be provided?

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: January 23, 2025

The milestone schedule remains fluid, and while our schedule for procurement and overall design/construction is included within the application we have attached the general milestone schedule in which we are tracking against and continually monitoring.

