

# Stevens County Justice Center

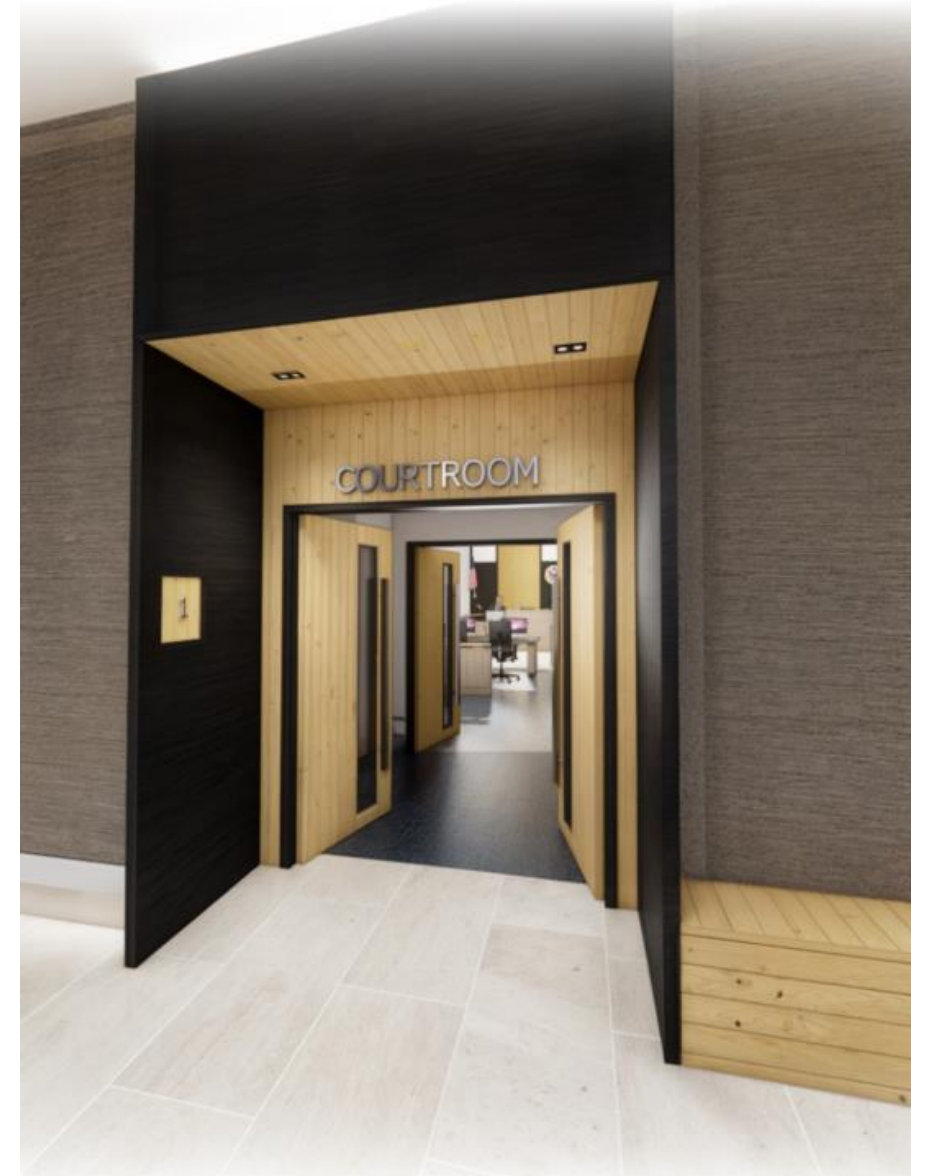
Application for Project Approval for GC/CM

January 23, 2025



# Agenda

1. Team and Organizational Chart
2. About Stevens County
3. Scope
4. Why GC/CM
5. RCW 39.10
6. MWBE Outreach
7. Schedule
8. Budget and Funding
9. Summary
10. Questions



# Team

## **Greg Young**

*County Commissioner Chair – Stevens County*

## **David Beaudine** Assoc. DBIA, CCM

*Vice President, Turner & Townsend Heery*

*Dozens of GC/CM projects, valued at nearly \$1B*

## **David Mendez**

*Construction Manager Turner & Townsend Heery*

*5 GC/CM projects as well as justice facility experience*

## **Bill Dobyys** DBIA, LEED AP

*Turner & Townsend Heery*

*Justice SME, former Vice Chair CPARB*

## **Indy Dehal**

*President & CEO, ALSC Architects*

*33 GC/CM projects – 38 as a firm*

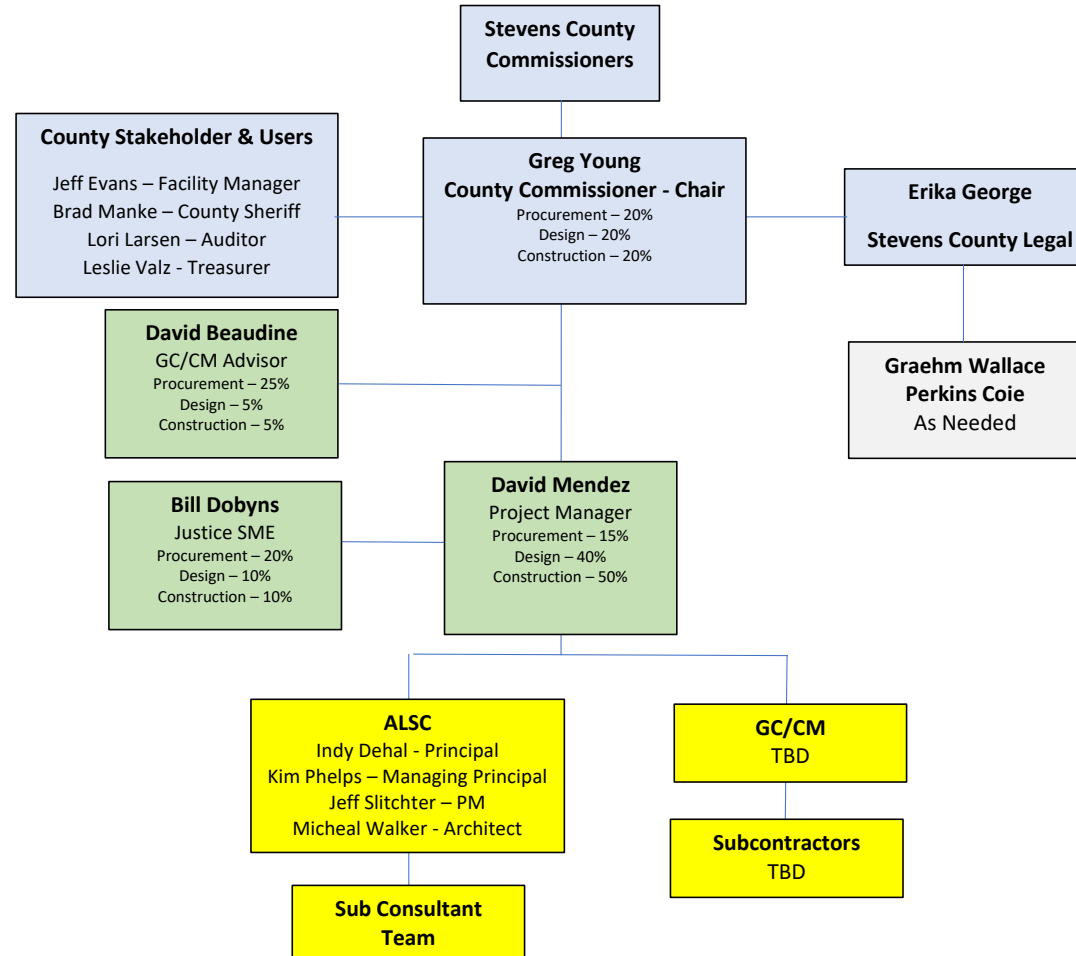
## **Graehm Wallace**

*Partner, Perkins Coie*

*28 years of construction legal counsel, and dozens of GC/CM contracts under RCW 39.10*



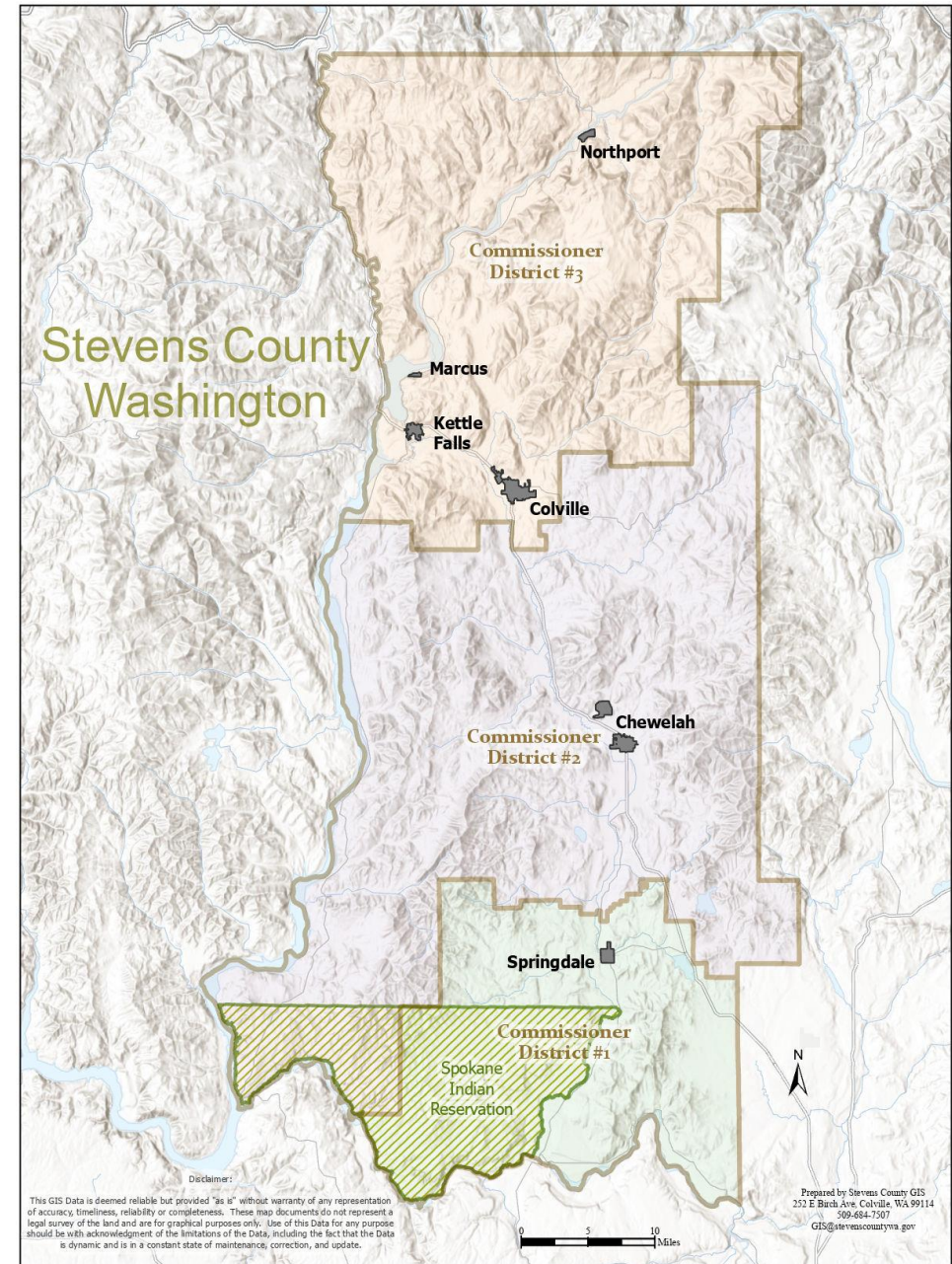
EXHIBIT A – PROJECT ORGANIZATION CHART





# About Stevens County

- 2,500 sq miles with a population of 49,300
- Population increasing by 2% each year
- 6 Incorporated cities – Chewelah, Colville, Kettle Falls, Marcus, Northport & Springdale
- Drug and property crimes increasing
- Race: White (85%), Native American (5%)
- Greater amount of Veterans than state avg
  - 4,100 Veterans
- Age: more residents aged 65 or older than state average

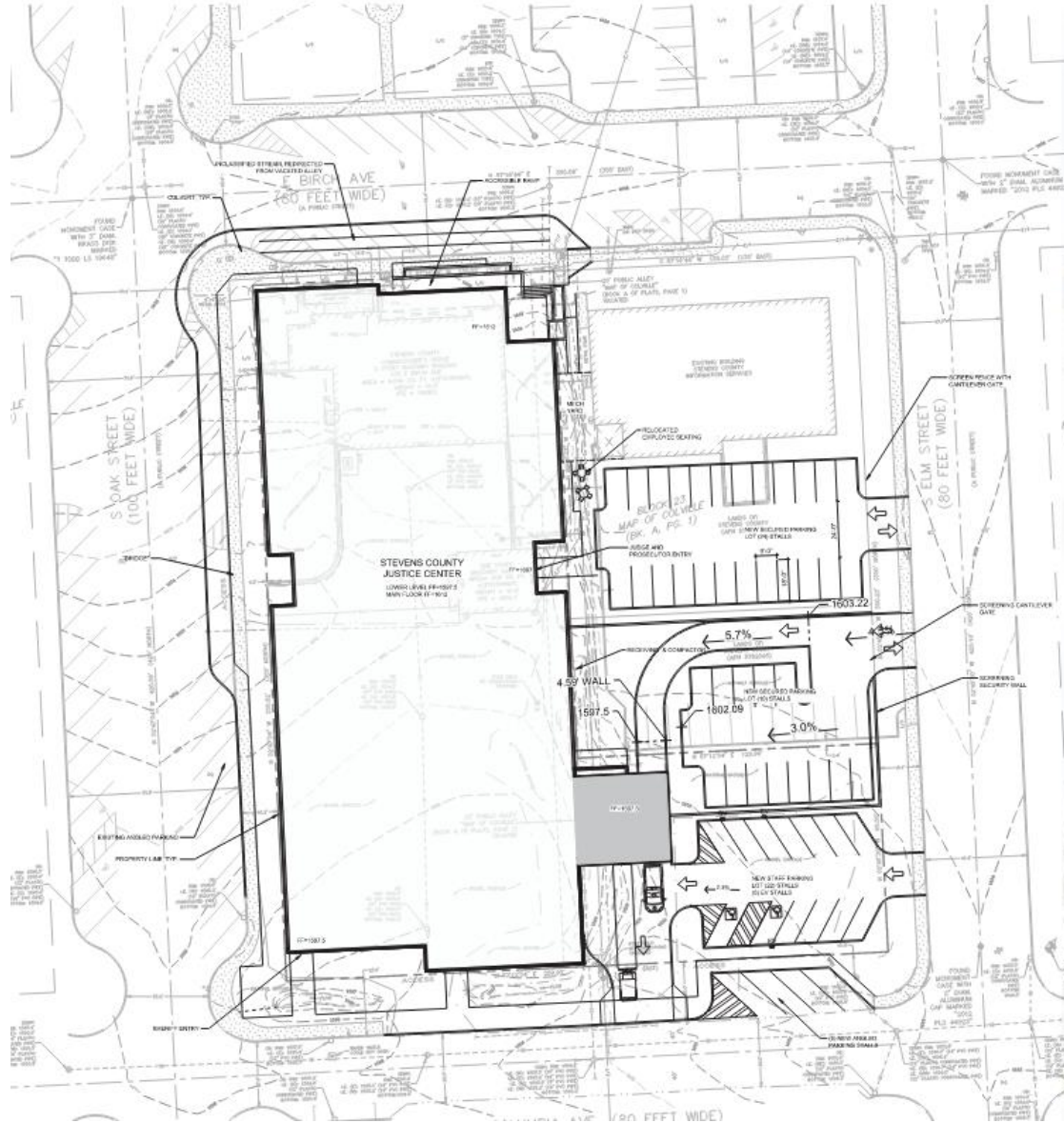


# Jail & Justice Center Project Overview

- Average daily Jail population: 71
  - Males: 60.38, Females: 9.96
- Jail population increased by 200 (18%) YoY
- Overcrowded-no space to address increasing mental health population
- November 2023 Voter Approved 4/10<sup>th</sup> of 1% Sales Tax Increase
- Planning 160 bed Jail Facility with Courts, Clerk's Offices & Admin
- Demolition of existing County Building & Associated Relocation
- Site Development
  - High Water Table & Poor Soils



# Project



# Why GC/CM

- Must align scope with budget
- Continuous Value Engineering and Analysis
- Continuous Constructability Reviews
- Ability to procure long lead items & start early work packages
- Continuous Cost Estimating
- Challenging site conditions
- Pre-manufacturing & complex construction sequencing of jail cells
- Coordination of activation and transfer to new facilities



# RCW 39.10

- **Complex scheduling, phasing and coordination**
  - Relocation of the existing Courts and Jail facilities.
  - Pre-Manufactured steel cell coordination.
  - Early Site / Demolition work.
- **Involvement of GC/CM during design is critical**
  - Existing site conditions – Soils & Water.
  - Constant budget validation.
  - Involvement with stakeholders.
- **Project encompasses a complex or technical work environment**
  - Security Electronics and Detention Equipment.
  - Site Soils & Water Table.

# MWBE Outreach

- Will be the first alternative delivery project for County
- Scoring criteria through selection process – plan & track record
- Work with OMWBE to get scopes of work out to as many as possible
- Ongoing subconsultant outreach
- Partner with AGC and GCCM for outreach opportunities
- APEX coordinator coordination
- As a rule, the County is focused on MWBE/DIVERSITY when feasible for each purchase & subcontractor relationship

# Schedule

TASK	TARGET COMPLETION DATE
Procure Architect	Completed
Procure Project/Construction Management Team	Completed
PRC Approval	January 23, 2025
<b>GC/CM Procurement (tentative)</b>	
First publication of RFQ for GC/CM	February 3, 2025
Second publication of RFQ for GC/CM	February 10, 2025
Pre-Proposal Meeting	February 13, 2025
SOQ's Due	February 24, 2025
Shortlist Finalists	February 28, 2025
Interviews with Shortlisted Firms	March 18, 2025
Notification to Most Highly Qualified Teams	March 19, 2025
Fee Proposal Public Opening	March 27, 2025
Board Approval of GC/CM Contractor	April 3, 2025
Schematic Design	June 2025 through February 2026
Design Development	March 2025 through June 2025
Construction Documents	June 2025 through February 2026
Early Site Work Permitting	October through November 2025
Remaining Permitting	January 2026 through February 2026
Construction (Including Early Work Packages)	March 2026 through March 2028



# Budget and Funding

In November 2023, Stevens County voters approved two measures for a total of four tenths of one percent sales increase to fund the jail facility. The current revenue being generated is approximately \$313,933 monthly and the current tax collection has accrued \$2,057,159 thus far. Stevens County has an excellent bond rating and will be looking to sell a bond supporting the project with bonding capacity of \$99,400,000.

## Project Budget

Cost for Professional Services (A/E, Legal, etc)	\$9,500,000
Estimated project construction costs (construction contingencies):	\$64,000,000
Equipment and furnishing costs	\$1,500,000
Off-site costs	\$8,000,000
Contract administration costs (owner, CM, etc)	\$1,000,000
Contingencies (design & owner)	\$3,200,000
Other related project costs (Geo, Inspection, Permit)	\$1,000,000
Sales Tax	<u>\$6,700,000</u>
<b>Total</b>	<b>\$94,900,000</b>

# Summary

- Project Meets three of the criteria under RCW 39.10
- Stevens County has assembled a highly qualified team to manage and execute a GC/CM project of this size and complexity
- Design, GC/CM advisor and legal team have demonstrated success in similar project types
- Resources and controls in place to be successful

# Questions

