

State of Washington
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): **Whatcom County**
- b) Mailing Address: **311 Grand Avenue, Suite 108, Bellingham, WA 98225**
- c) Contact Person Name: **Robert Ney** Title: **Facilities Director**
- d) Phone Number: **360-778-5660** E-mail: **RNey@co.whatcom.wa.us**

1. Brief Description of Proposed Project

- a) Name of Project: **Whatcom County Justice and Behavioral Health Care Center**
- b) County of Project Location: **Whatcom County**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)
Whatcom County is seeking to build, on the same site, a new jail and behavioral health care center. The project will include a new trauma-informed jail, programming for medical services, prosecutorial diversion space, behavioral health care, office space for the Correction’s department, and supplementary support buildings. The proposed justice center seeks to provide 440- 650 beds for individuals in custody and/or in need of diversion and treatment services.

The County anticipates construction of the project to occur at a County-owned site in Ferndale, WA, which has already had some preliminary site due diligence activities completed, including a preliminary geotechnical report, wetland study, and a Conditional Use Permit with the local AHJ.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$12,870,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$117,000,000
Equipment and furnishing costs	\$2,340,000
Off-site costs	\$3,000,000
Contract administration costs (owner, cm etc.)	\$2,340,000
Contingencies (design & owner)	\$11,700,000
Other related project costs (briefly describe) – permits & impact fees	\$1,170,000
Sales Tax	\$11,688,300
Total	\$162,108,300

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 will be funded primarily through a November 2023 voter-approved sales tax and bond issuance. Additional supplemental funding, such as state or federal grants, may be pursued for project elements like mental health services or sustainability enhancements.

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.
 - a. Please note that staff and consultants that will be managing the project have been hired, save for one internal Whatcom County project manager, that the County expects to be on board in March of this year.
 - b. Please see Attachment B for our schedule.

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?

Whatcom County considered Design-Bid-Build, GC/CM, and Progressive Design-Build (PDB) for this project. Given the highly specialized requirements for modern justice and behavioral health care facilities, the benefits of early procurement to the overall schedule and budget, the need for expertise in justice and behavioral health care design, and the need to prepare a well-defined scope of work that meets the programming and budget requirements for this project, the integrated approach of Progressive Design-Build was selected to achieve the best chance for success for this once-in-a-generation project for the County. There are some known site issues to deal with, including Class E soils, a high water table, the presence of wetlands on site, and the site having been deemed an archaeological site due to the discovery of numerous artifacts. Having the Design-Builder on board early will allow the County the best chance to work through these site-related risks early in the project while mitigating impacts to the overall schedule.

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

PDB will allow the County to engage with the design-build entity during the validation phase of the project to incorporate criteria such as operational costs, longevity of products and systems, total number of beds for each facility, and overall programming to design these facilities to the budget the County has and provide options through target-value-design exercises. This project has many stakeholders, and PDB will allow for better collaboration between the Facilities Department, Sheriff's Office, Behavioral Health professionals, community stakeholders, and the Design-Build entity, leading to a more effective and responsive design.

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

Given that these facilities will be built to a Risk Category IV, it is essential that all life-safety systems including the backup generators be on site and functional prior to operations. PDB allows for early procurement of long-lead items like generators and switchgear that could otherwise cause delays to the County's goals for opening this facility. Additionally, PDB will allow us to phase major portions of the work (such as ground improvements given the soil conditions on site), which will have a significant, positive impact on the project's schedule.

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
- 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.

There is significant public benefit to utilizing the PDB approach. Specifically, to the fiscal benefit, the County has a limited pool of money from which to fund this project. The goal of the County is to maximize the value of the available funds, and design to a budget with the help of target-value-design processes. PDB allows for early cost certainty, without having to "go back to the drawing board" as the design builder is designing to a budget. The validation phase of the PDB delivery method will provide

the best way to build consensus around program, operations, and the total scope of the project. Utilizing a traditional design-bid-build methodology wouldn't provide a level of cost certainty until bid day, which could result in costly re-work of the design if bids came in too high. Re-work of the design would cause delays, increase project costs due to escalation and incur additional design fees.

The project has an aggressive schedule to meet, partly driven by capacity inadequacies at the existing County jail facility, as well as an urgent need for more behavioral health care treatment options within the County. The PDB approach will allow for early procurement, and the ability to start on early works packages prior the completion of the full design, allowing the team to work in the optimal weather conditions for scopes of work like earthwork.

Being the largest project (in dollars) the County has ever taken on, there is a strong desire to direct as much of the local tax dollars as possible back into the community. With the PDB method, we can work with the design-builder to set aspirational goals for the inclusion of local workers and firms.

6. Public Body Qualifications

Please provide:

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

Whatcom County hired Chris Erb, Special Projects Manager, specifically to help support this project internally. As detailed in Attachment D, both Chris Erb and Rob Ney have many years of construction experience between the two of them. In order to guide the PDB process, the County hired STV Construction, Inc., a national Project & Construction Management firm with local representatives that have proven alternative delivery experience and have delivered numerous projects under RCW 39.10. See Attachment D for detailed qualifications and resumes.

- 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.)

Please see Attachment C

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

Please see Attachment D

- 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.)

Please see Attachment D

- 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.

Please see Attachment D

- 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.

Whatcom County's Special Projects Manager(s) will actively manage the project through completion and beyond, with the support of the consultant team from STV Construction, Inc. The voter-approved sales tax funding this project is sufficient to fully cover all soft costs related to project management.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

The County project management team has experience in executing capital improvement projects ranging from a few thousand dollars to projects over \$11MM dollars. These projects include several tenant improvements, new construction of a Crisis Stabilization Center, security upgrades, and various other capital improvement projects. The team has a track history of delivering projects that have successful scope, schedule, and budget outcomes. STV complements the internal team with their wealth of local industry experience, including several projects delivered under RCW 39.10, justice and behavioral health care related projects, and projects in Whatcom County.

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

STV and Whatcom County are jointly creating a Project Management Plan (PMP) based in the Construction Management Association of America's (CMAA) Standards of Practice and will also be incorporating the Design-Build Institute of America's (DBIA) best practices. This framework will establish clear processes for managing budget, schedule, risk, and decision-making throughout the project lifecycle. Key project controls include:

Budget:

STV will collaborate with Whatcom County staff to track financial data through a web-based dashboard, that will allow internal project stakeholders to view the health of the project in real-time. The design-builder will be contractually required to implement a target-value design approach, implementing cost alignment is an integral part of design development. The project team will have robust tracking and verification processes in place to confirm that invoices accurately reflect work performed and that they align to the Guaranteed Maximum Price (GMP). Procurement requirements will also mandate that the selected design-builder has the proven ability to design within budget constraints.

Schedule:

The overall project schedule will be communicated during the procurement process, and we will work together with the design-builder to develop a realistic and achievable design and construction schedule that accounts for critical milestones, owner needs, and market conditions. STV will utilize schedule review tools such as Schedule Validator to verify the design-builder's schedule and monitor overall performance and schedule health. STV will prepare and distribute monthly reports documenting the project progress and equipping the County with the information needed to drive informed decision-making.

Risk Management:

A risk register is already being generated for this project and will be regularly updated throughout the life of the project. The risk register will be integrated into a web-based dashboard that will allow internal project stakeholders to view the risks, status of mitigation, and potential time/budget impacts. We will work together with the design-builder during the validation phase and throughout the project to identify and proactively mitigate risks before they affect project outcomes.

Decision Making and Communications:

There are many stakeholder groups involved with this project, and it is critical to the project's success that we can efficiently and swiftly make informed decisions. To support this, a comprehensive project communications plan is being developed alongside a decision-making governance framework to streamline approvals and accountability. The contract language will stipulate that the design-builder provides options at the end of the validation stage of the project so that the County can make informed decisions regarding the scope of the project, including the schedule and budget implications.

- A brief description of your planned DB procurement process.

We plan to implement a three-stage procurement process, outlined in the procurement schedule (Attachment B), to select the most qualified design-build team while maintaining transparency, competition, and collaboration throughout.

STV will collaborate with the County to develop an RFQ to solicit interest from design-build teams, evaluating their experience, expertise, and ability to deliver a project of similar type and complexity. We will shortlist three firms to advance to the next stage.

The shortlisted firms will receive an RFP, requiring them to develop a project-specific management plan. During this stage, we will conduct interactive meetings, allowing design-build teams to engage with project stakeholders, ask clarifying questions, and refine their approach. This step will enhance proposal quality and allow the Owner team to evaluate each firm's ability to collaborate, problem-solve, and communicate effectively.

Once the management plans have been evaluated, the County will issue an RFP to secure competitive pricing while maintaining alignment with project goals and the design-build delivery method.

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

The County is currently contracting with Perkins Coie, who will be assisting the County with developing specific DB contract terms.

7. Owner Readiness *(to be answered by the Owner)*

a) What have you done as an Owner to prepare yourself and your staff for this DB project?

- a. The County has partnered with the Associated General Contractors (AGC) of Washington to organize a PDB training session for the project team prior to the start of the project.
- b. The County has hired STV to act as Owner-Advisors to implement this delivery method, developing a structured approach for this project and addressing gaps in staff experience.
- c. The County conducted a contractor outreach session with the assistance of the AGC and a local Construction Management firm to engage local contractors and designers, which focused on education around alternative delivery methods.

i. How have you communicated with other public owners to understand the organizational alignment and administrative time needed to manage an alternative delivery project?

- i. The County has had discussions with Grant County representatives regarding delivery of their jail project to learn about their approach to managing alternative delivery methods.
- ii. The County has scheduled a meeting with the University of Washington to discuss their experience with PDB.
- iii. The County facilitated contractor outreach sessions, engaging local public owners such as Whatcom Community College and Bellingham Public Schools to discuss their plans to use GC/CM and PDB in upcoming projects. These sessions also provided insights into how organizational alignment impacts project success.

ii. What training have you as an Owner and your staff taken?

- iv. The County has organized an upcoming AGC training for internal staff on PDB best practices, focused on contract requirements, risk allocation, and team integration strategies.
- v. Engaged in informal training sessions and knowledge exchanges during the contractor outreach session to better understand the local construction market's capabilities and needs.
- vi. Core members of the team have initiated trainings through the DBIA focusing on PDB best practices.
- vii. The County's project team has been through the National Institute of Corrections' Planning of New Institutions (PONI) training.

- iii. How have you considered the differences in alternative delivery vs Design Bid Build with regards to contract requirements around risk allocation, attitudes towards contract changes, disputes, etc.?
 - viii. The County has gained insights from local outreach sessions with contractors, designers, and owners, as well as discussions with Grant County regarding their GC/CM jail project, have informed our approach to addressing attitudes towards contract changes and disputes.
 - ix. The County hired STV to lead Risk Management workshops utilizing best practices as found in the CMAA's Standards of Practice.
 - x. The County has engaged Perkins Coie as outside legal counsel to advise on the differences in contract changes and disputes and how that is handled

b) How does your organization ensure that knowledge is passed down to your staff and project team?

- a. The County will conduct debriefing sessions with staff and consultants to evaluate project performance to document and improve future processes.
- b. This project will utilize web-based dashboards, shared document repositories, and real-time collaboration platforms to centralize critical project information. This allows team members to access and contribute insights, ensuring seamless knowledge transfer as the project progresses.
- c. Our team conducts regular debriefs and post-milestone reviews to capture and document lessons learned. These insights are incorporated into our Project Management Plan (PMP) and shared across teams to refine processes and enhance future project execution.
- d. Given the collaborative nature of Progressive Design-Build, we facilitate joint knowledge-sharing sessions with our design-builder and County stakeholders, ensuring alignment in expectations, methodologies, and best practices throughout the project lifecycle.
- e. In partnership with STV, a comprehensive project record will be created, documenting timelines, decision making, best practices, and lessons learned.
- f. The County will be including cross-functional departments like Purchasing, Finance, etc. in early discussions to familiarize everyone with the PDB process.

c) How have you familiarized yourself and your staff with DB Best Practices?

- a. Partnered with STV to implement training and integrate DBIA guidelines into project planning and execution based on their personal experience and DBIA certifications. Key members of the project team have initiated DBIA training targeting PDB best practices.
- b. We have incorporated DBIA guidelines into the first drafts of our Project Management Plan (PMP) and will align project planning and execution with proven best practices. To drive procurement, contracting, and project execution that are structured around industry-leading methodologies.
- c. Those who are not yet DBIA certified have thoroughly reviewed DBIA's *Best Practices Primer*, *the Deeper Dive on Progressive Design-Build*, and the *Owner Advisor Primer* to inform our approach and reinforce a collaborative, transparent, and high-performance project environment.
- d. Engaged with local stakeholders and contractors to ensure alignment with industry best practices and improve local participation in the PDB process.

8. 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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization
Please see ATTACHMENT E. Please note that the County's Facilities Department does not currently track small, minority, women, and veteran owned business participation, so that data is not available. The County will be tracking participation, both planned and actual utilization, for this project. This will be part of the reporting requirements specified in the design-builder's contract.

9. 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

Please see ATTACHMENT F

10. 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.

Whatcom County has had no audit finding on any of the projects identified in our response to Question 7.

11. Subcontractor Outreach

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

Our goal is to engage with community advocacy groups in an effective and meaningful way. The County has already initiated outreach to small, local businesses within Whatcom County, providing a foundation for expanded engagement. Additionally, During the RFQ phase, we will require Design-Build teams to demonstrate past success in outreach efforts as part of their qualifications. During the RFP phase, shortlisted firms will be required to submit a detailed outreach plan specifying how they will engage local small businesses, minority-owned enterprises, and other disadvantaged firms.

Whatcom County will send the advertisement for the RFQ to the Office of Minority and Women's Business Enterprises (OMWBE) to be posted and viewed on their website for contracting opportunities.

The County will also work with the design-builder to assist with their outreach plan and connect them to local resources. Outreach and progress to our goals will be reviewed on a regular basis with the Design-builder. This may include organizations such as Tabor 100, the National Association of Minority Contractors, Black Collective, National Association of Women in Construction, the Hispanic Chamber of Commerce, the Korean American Chamber of Commerce, and the Regional Contracting Forum.

We are currently in contact with Apex Accelerators, a non-profit that can help with outreach efforts to disadvantaged businesses, and plan to use their services to bolster outreach efforts, especially for subcontractors and subconsultants.

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:  _____

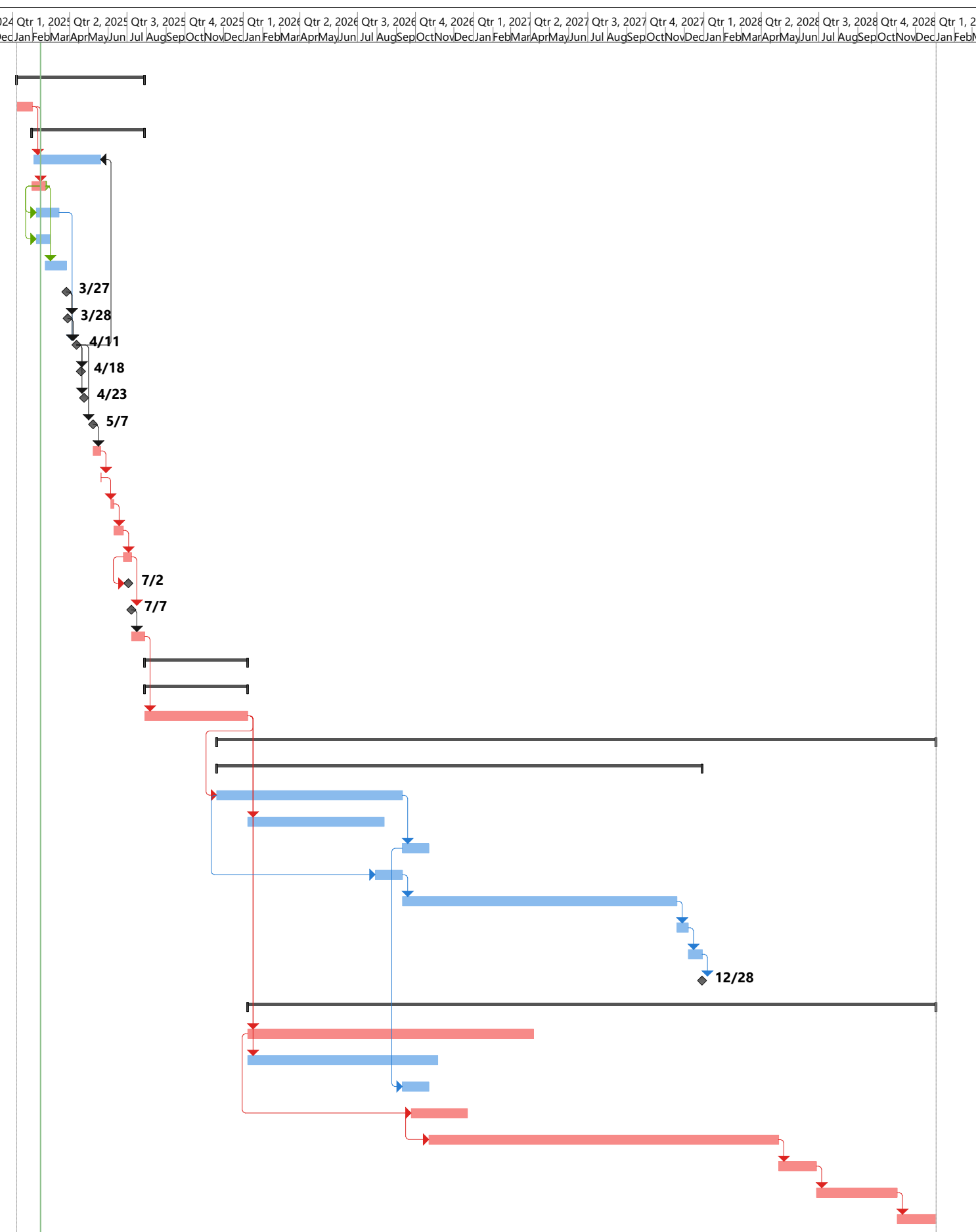
Name: (please print) ROBERT NEY (public body personnel)

Title: FACILITIES DIRECTOR

Date: 2/20/2025

ATTACHMENT B

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	2024	Qtr 1, 2024	Qtr 2, 2024	Qtr 3, 2024	Qtr 4, 2024	Qtr 1, 2025	Qtr 2, 2025	Qtr 3, 2025	Qtr 4, 2025	Qtr 1, 2026	Qtr 2, 2026	Qtr 3, 2026	Qtr 4, 2026	Qtr 1, 2027	Qtr 2, 2027	Qtr 3, 2027	Qtr 4, 2027	Qtr 1, 2028	Qtr 2, 2028	Qtr 3, 2028	Qtr 4, 2028	Qtr 1, 2029	
1																														
2		Phase 1	140 days	Tue 1/7/25	Mon 7/28/25																									
3		STV Contract	18 days	Tue 1/7/25	Fri 1/31/25																									
4		PDB Procurement	123 days	Fri 1/31/25	Mon 7/28/25																									
5		GC & A/E Outreach	75 days	Mon 2/3/25	Mon 5/19/25	12FF,3																								
6		PRC Application	14 days	Fri 1/31/25	Thu 2/20/25	3																								
7		Develop DB Contract	25 days	Fri 2/7/25	Fri 3/14/25	6SS+5 days																								
8		Develop DB Procurement Docs	15 days	Fri 2/7/25	Fri 2/28/25	6SS+5 days																								
9		PRC Meeting Prep	24 days	Fri 2/21/25	Wed 3/26/25	6																								
10		PRC Meeting	0 days	Thu 3/27/25	Thu 3/27/25																									
11		Publish Advanced Notice	0 days	Fri 3/28/25	Fri 3/28/25	10FS+2 days																								
12		Publish RFQ	0 days	Fri 4/11/25	Fri 4/11/25	11FS+10 days,7,10																								
13		Pre-Bid meeting 1	0 days	Fri 4/18/25	Fri 4/18/25	12FS+5 days																								
14		Pre-Bid meeting 2	0 days	Wed 4/23/25	Wed 4/23/25	12FS+8 days																								
15		SOQs Due	0 days	Wed 5/7/25	Wed 5/7/25	12FS+18 days																								
16		SOQ Evaluation	8 days	Thu 5/8/25	Mon 5/19/25	15																								
17		Send RFP to Shortlist	1 day	Tue 5/20/25	Tue 5/20/25	16																								
18		Interactive Meetings	3 days	Thu 6/5/25	Mon 6/9/25	17FS+10 days																								
19		Management Plan Due	10 days	Tue 6/10/25	Tue 6/24/25	18																								
20		Review Management Plans	8 days	Wed 6/25/25	Mon 7/7/25	19																								
21		Issue RFP	0 days	Wed 7/2/25	Wed 7/2/25	20SS+6 days																								
22		Final Scoring / Issue Intent to Award	0 days	Mon 7/7/25	Mon 7/7/25	20																								
23		Contracting with Design-Builder	15 days	Tue 7/8/25	Mon 7/28/25	22																								
24		Phase 2	110 days	Tue 7/29/25	Wed 1/7/26																									
25		Master Planning & Programming	110 days	Tue 7/29/25	Wed 1/7/26																									
26		Validation & Programming	110 days	Tue 7/29/25	Wed 1/7/26	23																								
27		Phase 3	781 days	Thu 11/20/25	Tue 1/2/29																									
28		Site & Behavioral Health Care Center	525 days	Thu 11/20/25	Tue 12/28/27																									
29		Design	200 days	Thu 11/20/25	Wed 9/9/26	26FS-30 days																								
30		Develop FF&E Packages	150 days	Thu 1/8/26	Tue 8/11/26	26																								
31		GMP Negotiations	30 days	Thu 9/10/26	Wed 10/21/26	29																								
32		Permitting	30 days	Wed 7/29/26	Wed 9/9/26	29SS+170 days																								
33		Major Construction Activities	300 days	Thu 9/10/26	Thu 11/18/27	32																								
34		Move In & FF&E	10 days	Fri 11/19/27	Mon 12/6/27	33																								
35		Staff Training on site	15 days	Tue 12/7/27	Tue 12/28/27	34																								
36		Begin Operations	0 days	Tue 12/28/27	Tue 12/28/27	35																								
37		Justice Center	751 days	Thu 1/8/26	Tue 1/2/29																									
38		Design	310 days	Thu 1/8/26	Mon 4/5/27	26																								
39		Develop FF&E Packages	210 days	Thu 1/8/26	Wed 11/4/26	26																								
40		GMP Negotiations	30 days	Thu 9/10/26	Wed 10/21/26	31SS																								
41		Permitting	60 days	Thu 9/24/26	Mon 12/21/26	38SS+180 days																								
42		Major Construction Activities	380 days	Thu 10/22/26	Thu 4/27/28	41SS+20 days																								
43		Move In & FF&E	40 days	Fri 4/28/28	Mon 6/26/28	42																								
44		Staff Training on site	90 days	Tue 6/27/28	Wed 11/1/28	43																								
45		Begin Operations	41 days	Thu 11/2/28	Tue 1/2/29	44																								





STV Construction, Inc.
PDB Advisor and Project
Management Services

**Ashley McClaran, CCM,
Assoc. DBIA**
Project Executive, DB Advisor
Procurement 20%
Design 10%
Construction 20%

**Adam L Johnson,
CACM, Assoc. DBIA**
Senior Project Manager, DB
Advisor
Procurement 80%
Design 80%
Construction 20%

Russ Isaly
Construction Manager
Procurement 20%
Design 20%
Construction 80%

**Whatcom County
Executive**

Rob Ney
Whatcom County Director of
Facilities
Procurement 10%
Design 10%
Construction 20%

Chris Erb
Whatcom County Special
Projects Manager
Procurement 20%
Design 20%
Construction 20%

Design-Builder

Whatcom County Sheriff

Mica Klein
Perkins Coie, Legal Counsel,
PDB Contract Advisor
As needed

TBD
Whatcom County Special
Projects Manager
Procurement 10%
Design 10%
Construction 10%

Christopher Erb, Special Projects Manager, Whatcom County

Chris is a highly competent project manager with 8 years of construction management experience, including two design-build projects. Chris was hired by Whatcom County based on his past experience of delivering successful projects as a general contractor. Chris has a history of delivering healthcare, residential, and tribal projects on time and on budget while managing risk and fostering team collaboration. Chris is also a self-motivated continuous learner, having started taking training and educational programs from the DBIA in preparation for this major project.

Rob Ney, AICP, Director of Facilities, Whatcom County

Rob brings a wealth of knowledge to this project, including former AICP credentials. With 35 years of building, engineering, and planning experience. Rob has been with Whatcom County since 2011 and over the last 6 years has overseen the delivery of more than 100 capital projects totaling over \$76MM ranging from a few thousand dollars to over \$11MM. Rob brings the wealth of knowledge that he has accumulated over the years of his diverse history in the built environment to drive projects to success for the County, always being conscientious of scope, schedule, and budget. His past projects include work for a new Crisis Stabilization Facility, a new Way Station in Whatcom County, a medical facility including an operating room, and other commercial projects.

Ashley McClaran, CCM, Assoc. DBIA, Principle in Charge, STV Construction, Inc.

Ashley brings 25 years of experience in design and construction management, spanning public and private procurement in 3 major US cities. She has successfully led complex capital programs utilizing Progressive Design-Build (PDB), General Contractor/Construction Manager (GCCM), and Design-Bid-Build (DBB) delivery models, providing both technical management and strategic oversight from planning through execution.

Before moving to Seattle, Ashley managed federally funded K-12 facilities in New Orleans, where she played a dual role as Design and Project Manager. She developed district-wide performance standards, aligning procurement, construction, and quality control processes to deliver high-performing educational environments. She also managed federal compliance, including procurement mandates, payment structures, and Disadvantaged Business Enterprise (DBE) participation goals.

In Washington State, Ashley serves as an Owner Advisor on large-scale educational projects, guiding procurement strategy, contractor engagement, and alternative delivery oversight. Her expertise in balancing stakeholder priorities with technical execution has supported successful outcomes for both new construction and modernization efforts. With a deep understanding of Washington's alternative delivery landscape, Ashley is committed to advancing best practices in outreach, procurement, and project execution to maximize efficiency, value, and community impact.

Adam L Johnson, CACM, Assoc. DBIA Senior Project Manager, STV Construction, Inc.

Adam has over a dozen years of experience in the built environment with relevant experience in the public sector, including work on justice and behavioral health care related projects. Adam has a successful track record of delivering projects under RCW 39.10 utilizing GC/CM and Design-Build

methods, as well as several traditional design-bid-build projects. Adam is certified through DBIA as an Associate DBIA and worked on the award-winning Bothell Fire Stations Program (PDB) during the procurement, validation, and design phases of the project. Adam has extensive public sector experience as an Owner's Representative from procurement through closeout, working on fire station, justice, behavioral health, mixed-use civic, and K12 projects, as well as working for a public agency in the past.

Russ Isaly, Construction Manager, STV Construction, Inc.

Russ brings nearly 30 years of experience in design and construction management, starting from his early career in landscape architecture, urban design, and planning. Russ has delivered award-winning residential projects as a general contractor, as well as several public-bid projects in Whatcom County including at Western Washington University. Prior to joining STV, Russ spent the past seven years working for the City of Bellingham, delivering capital improvement projects for the Parks and Recreation Department as well as the Public Works Facilities Department. Russ brings a wealth of experience, knowledge of public works, and strong communication skills with a focus on innovation and sustainability to drive projects to success.

Mica D. Klein, Associate DBIA, Partner, Perkins Coie

Mica Klein counsels project owners across Washington, the United States, and international jurisdictions, regarding all aspects of construction, ranging from project development to project closeout. Her practice spans both public and private projects ranging from small tenant improvement projects to \$500M+ new construction. As part of her practice, she regularly drafts and negotiates a range of agreements, including complex construction contracts (fixed price, design-build, progressive design-build, general contractor/construction manager (GC/CM), engineering, procurement, and construction (EPC), professional services contracts, and various other modified American Institute of Architects (AIA) and bespoke agreements). In addition, Mica regularly serves as project counsel, providing her clients full-service advice regarding project planning, implementation, and completion. In this role, she routinely assists her clients in the evaluation and negotiation of significant change orders, and throughout the closeout process.

For her public clients, Mica regularly advises on Washington's Public Works Law (RCW 39.04), as well as regarding design-build, progressive design-build, and GC/CM projects procured under Washington's Alternative Public Works Statute (RCW 39.10) and other similar state laws. Mica has deep experience with progressive design-build projects, in particular, and is currently advising on multiple major progressive design-build projects being undertaken across Washington. In addition, she has extensive experience in responding to and defending public clients against bid protests and addressing various other public procurement issues.

Attachment D

Name	Team Project Experience				Role During Project Phases		
	Summary of Experience	Project Names	Project Size	Project Type	Planning	Design	Construction
Chris Erb	8 years experience with General Contractor, currently Special Projects Manager for this project.	Quil Ceda Creek Casino	\$129MM	DB	GC PE	GC PE	GC PE
		46 Story Condo Project	\$180MM	DBB	GC PE	GC PE	GC PE
		PeaceHealth Clinic	\$20MM	DB	GC PE	GC PE	GC PE
Robert Ney	Whatcom Co. Facilities Director since 2011, 35 years building, engineering, planning experience.	Way Station Project	\$16MM	DBB	Owner PM	Owner PM	Owner PM
		Ann Decon Center for Hope	\$11MM	DBB	Owner PM	Owner PM	Owner PM
		Civic Center Remodel	\$8MM	DBB	Owner PM	Owner PM	Owner PM
		People's Bank	\$15Mm	DBB	GC PM	GC PM	GC PM
		Barkley Building #3	\$30MM	DBB	GC PM	GC PM	GC PM
Ashley McClaran, CCM, Assoc. DBIA	Over 25 years of experience in design & construction management.	Elementary School Expansions - 4 bundled sites	\$68MM	PDB	Program Manager	Program Manager	
		Elementary School Modernizations - 2 bundled sites	\$104MM	PDB	Program Manager	Program Manager	
		Oakland HS Historic Renovation	\$25MM	PDB	Program Manager	Program Manager	
		Northshore HS Concert Hall	\$130MM	GCCM	PM	PM	PM
		Inglemoor HS Phase 1 Replacement	\$100MM	GCCM	Program Manager	Program Manager	
		Leota MS Phase 1 Replacement	\$60MM	GCCM	Program Manager	Program Manager	
		Ruby Bridges Elementary School	\$66.3MM	GCCM	PM	PM	PM
		Skyview MS/Canyon Creek ES Addition	\$48.7Mm	GCCM	PM	PM	PM
		Aquarium of the Americas Modernization & Addition	\$40MM	DBB	Owner	Owner	Owner
G.W. Carver HS	\$30MM	DB	PM	PM	PM		
Adam Johnson, CACM, Assoc. DBIA	7 years experience as an Owner's Representative, 5 years experience in Facilities Management. 20 years experience in project management.	King County Children & Family Justice Center	\$250MM	DB			PM
		Bothell Fire Stations Program	\$35MM	PDB	PM	PM	
		Snohomish Regional Fire & Rescue	\$37MM	PDB	PM	PM	
		North Sound Behavioral Health Treatment Center	\$17.5MM	GCCM	PM	PM	PM
		Snohomish County Courthouse	\$75MM	GCCM		PM	
		Lake Washington School District Levy Program	\$3MM	JOC, DBB	PM	PM	PM
		Monroe School District	\$133MM	GCCM, DBB			PM
		City of Kirkland Fire Stations Capital Improvements	\$30MM	DBB	PM	PM	
		Snohomish County PUD North County Program	\$40MM	DBB	PM	PM	PM
Mount Vernon Library Commons	\$64MM	DBB	PM	PM	PM		
Russ Isaly	29 years of experience in planning, design, construction, and project management.	City of Bellingham Pacific Street Operations Center	\$25MM	DBB	Owner PM	Owner PM	Owner PM
		Happy Valley Elementary School	\$19MM	GCCM			PM
		Peace Arch U.S. Port of Entry	\$107MM	GCCM			PM
		City of Bellingham Police Department Security Upgrades	\$1.5MM	PDB	PDB	PDB	PDB

Attachment E - Whatcom County's Construction Activity for the Last Six Years

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun	SMWVBE Planned Participation	SMWVBE Actual Utilization
1	Way Station Project	The facility is a building (2-level, pre-engineered metal building structure), housing various County Departments.	DBB	8/11/2023	7/24/2024	6/26/2023	3/31/2025	\$ 12,507,166.00	\$13,923,279.01	Unforeseen existing conditions and owner added scope	N/A	
2	Crisis Center Project	New Contraction facility (1-level, wood framed structure), housing various County department.	DBB	9/23/2019	6/20/2020	9/16/2019	1/1/2021	\$ 10,899,377.00	\$10,694,957.65	Delayed grant funding caused schedule delay.	N/A	
3	Courthouse Exterior Envelope Repairs	Existing Courthouse exterior improvements.	DBB	6/20/2019	10/11/2019	6/17/2019	12/31/2020	\$ 6,040,647.00	\$5,920,455.03	COVID impacts and owner added scope.	N/A	
4	WC Jail Improvements - Detention Doors & Hardware	Existing jail improvements for detention doors and hardware.	DBB	6/17/2019	7/31/2020	6/17/2019	1/31/2021	\$ 4,992,644.50	\$4,491,426.01	COVID caused delays.	N/A	
5	Civic Center Remodel Project	The facility is a building (4-level plus basement), housing multiple County Departments.	DBB	2/15/2021	4/7/2022	2/15/2021	4/12/2022	\$ 6,850,000.00	\$6,194,902.60	Project came in under Engineer's Estimate at time of bid, County added scope and was still under budget.	N/A	



48°49'36.7"N, 122°33'54.7"W (48.82686, -122.56519)

200 ft

PROPOSED BUILDING SF AND HEIGHTS

BUILDING AREA	TYPE	HEIGHT	COMMENTS
JAIL 122,636 SF	IIB	23'-0"	NOT INCLUDING MEZZANINE. THAT IS ADDITIONAL 20,182 SF
JAIL ADMINISTRATION 17,075 SF	VB	14'-0" TO 23'-0"	
SHERIFF ADMIN 18,972 SF	VB	14'-0" TO 23'-0"	
SHERIFF DEPARTMENT 13,805 SF	VB	14'-0" TO 23'-0"	
WAREHOUSE 16,596 SF	VB	17'-0"	NON COMBUSTIBLE
CENTRAL PLANT 4,209 SF	VB	17'-0"	NON COMBUSTIBLE
TOTAL FOOTPRINT = 193,293			

PARKING LOT LANDSCAPING

REQUIRED
 PAVED VEHICULAR USE AREAS
 1 TREE PER 3,000 SF
 201,937 SF / 3000 SF = 68 TREES
 STAFF PARKING LOT
 100 OR MORE STALLS = 22 SF PER STALL
 190 STALLS X 22 SF = 4,180 SF
 VISITOR PARKING LOT
 50-99 STALLS = 15 SF PER STALL
 63 STALLS X 15 SF = 945 SF

PROVIDED
 TREES = 355
 STAFF PARKING
 INT. LOT LANDSCAPING = 14,758 SF
 VISITOR PARKING
 INT. LOT LANDSCAPE = 5,071 SF

EXISTING TREES
 2 TREES EXIST ON SITE PER DEC. 2014 SURVEY.
 PRESERVE AND PROTECT BOTH TREES
 15' COTTONWOOD
 12" MULTI-STEM COTTONWOOD

PARKING SPACE COUNT

REQUIRED PARKING SPACES
 PER 18.76.070 OFF STREET PARKING
 TABLE 2. THERE IS NO MINIMUM PARKING
 REQUIREMENTS FOR CORRECTIONAL
 FACILITIES. CRITERIA LISTED IN FMC
 18.76.050 SHALL BE PROVIDED FOR ALL
 PARKING AREAS. PARKING CAPACITY
 INDICATED IS THE MAXIMUM PARKING
 THAT WILL BE PROVIDED. QUANTITIES
 SHALL BE REVIEWED IN FURTHER
 DESIGN TO MINIMIZE THE PARKING AREA
 IMPACTS.*

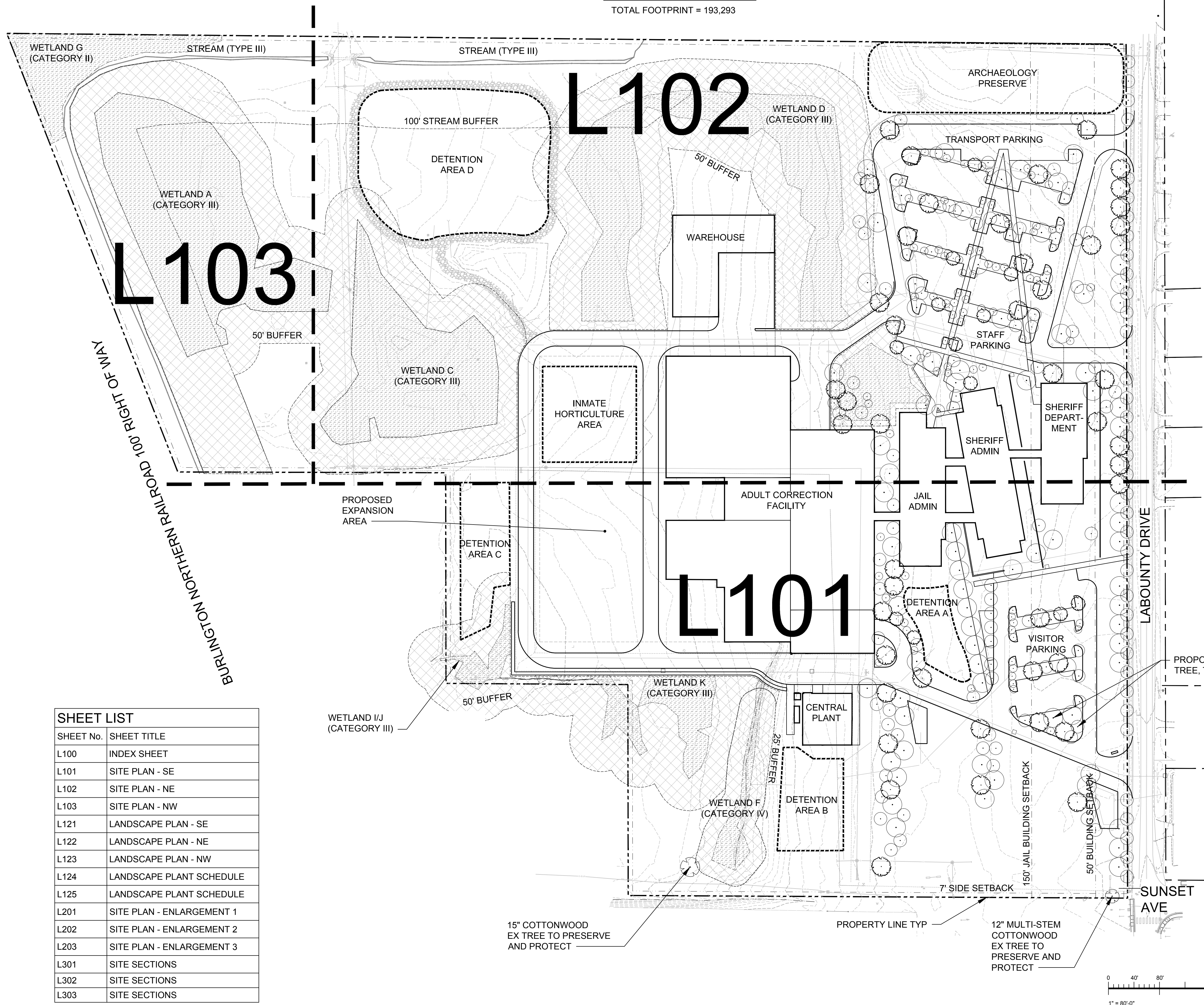
REQUIRED ADA SPACES
 AS PER US DEPT. OF JUSTICE 2010
 ADA STANDARDS FOR
 ACCESSIBLE DESIGN.
 151-200 SPACES = 6
 51-75 SPACES = 3

PROPOSED PARKING SPACES
 STAFF PARKING 150
 TRANSPORT PARKING 40
 VISITOR PARKING 63
 TOTAL 253

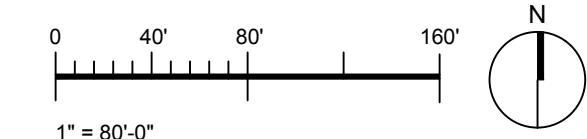
PROVIDED ADA SPACES
 STAFF PARKING LOT = 6
 VISITOR PARKING LOT = 3

ABBREVIATIONS

ARCH	ARCHITECTURE DRAWINGS	OC	ON CENTER
BS	BOTTOM OF STAIR	PA	PLANTING AREA
BW	BOTTOM OF WALL	PAVE	PAVEMENT
CAL	CALIPER	PED	PEDESTRIAN
CIP	CAST-IN-PLACE	PL	PROPERTY LINE
CIVIL	CIVIL DRAWINGS	POB	POINT OF BEGINNING
CLR	CLEAR	POC	POINT OF CONNECTION
CONC	CONCRETE	R	RADIUS
CONT	CONTINUOUS	RD	ROUND
COF	CITY OF FERNDALE	REINF	REINFORCEMENT
CRZ	CRITICAL ROOT ZONE	ROW	RIGHT-OF-WAY
DBH	DIAMETER AT BREAST HEIGHT	SF	SQUARE FEET
DIA	DIAMETER	SP	SPECIES
DWG	DRAWING	SPEC	SPECIFICATION
DWGS	DRAWINGS	SS	STAINLESS STEEL
EA	EACH	STL	STEEL
ELECT	ELECTRICAL DRAWINGS	STRUC	STRUCTURAL DRAWINGS
EPS	EXPANDED POLYSTYRENE	STRUCT	STRUCTURE
EQ	EQUAL	TB	TOP OF BENCH
EX	EXISTING	THK	THICK
EXP	EXPANSION	TOS	TOP OF SLAB
FB	FLAT BAR	TR	TOP OF RAMP
FFE	FINISH FLOOR ELEVATION	TS	TOP OF STAIR
GAL	GALLON	TW	TOP OF WALL
GALV	GALVANIZED	TYP	TYPICAL
HORIZ	HORIZONTAL	VERT	VERTICAL
HP	HIGH POINT	W	WIDTH
HT	HEIGHT		
L	LENGTH		
MANUF	MANUFACTURER		
MAX	MAXIMUM		
MECH	MECHANICAL DRAWINGS		
MIN	MINIMUM		



SHEET No.	SHEET TITLE
L100	INDEX SHEET
L101	SITE PLAN - SE
L102	SITE PLAN - NE
L103	SITE PLAN - NW
L121	LANDSCAPE PLAN - SE
L122	LANDSCAPE PLAN - NE
L123	LANDSCAPE PLAN - NW
L124	LANDSCAPE PLANT SCHEDULE
L125	LANDSCAPE PLANT SCHEDULE
L201	SITE PLAN - ENLARGEMENT 1
L202	SITE PLAN - ENLARGEMENT 2
L203	SITE PLAN - ENLARGEMENT 3
L301	SITE SECTIONS
L302	SITE SECTIONS
L303	SITE SECTIONS



CONDITIONAL USE PERMIT
 01-13-15
 NOT FOR CONSTRUCTION

INDEX SHEET
 WHATCOM COUNTY
 ADULT CORRECTIONS FACILITY & SHERIFF HQ

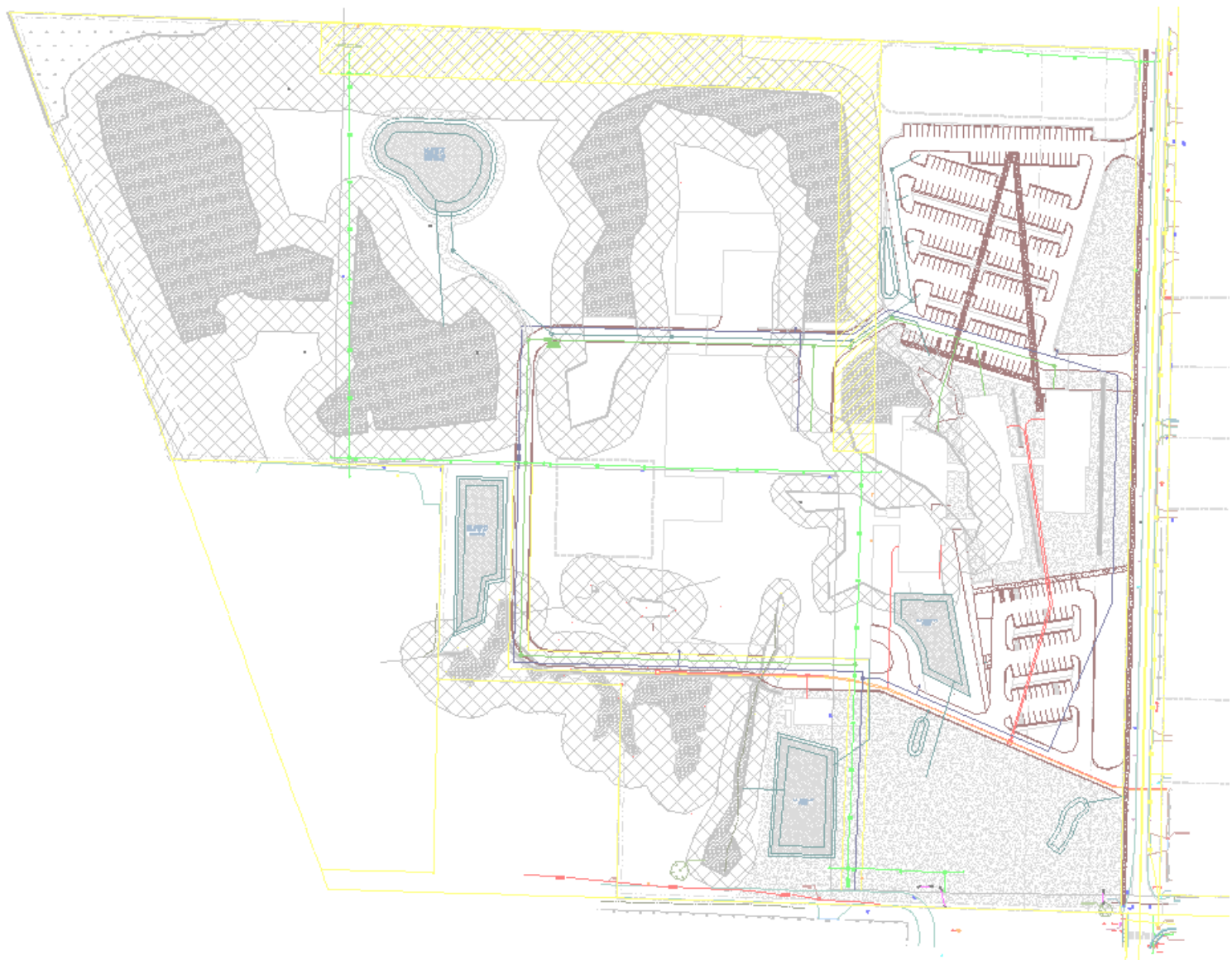
L100
 73-15102-00
 JANUARY 15, 2015

SWIFT COMPANY LLC
CH2MHILL.

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 Architecture Engineering Planning Interiors
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SITE CONSTRAINTS

ATTACHMENT F



Adult Corrections Facility & Sheriff's Headquarters

Pre-Intake Meeting for CUP for EPF

December 18, 2014

