



SNOHOMISH REGIONAL FIRE & RESCUE

Snohomish Regional Fire & Rescue Stations 32 and 81

Application to use Progressive Design Build Delivery
Project Review Committee Meeting, January 25, 2023

Agenda

1. Introductions
2. Project Description
3. Why Progressive Design Build?
4. Budget
5. Schedule
6. PDB Procurement Process
7. Subcontractor Outreach

Introductions – Our Team

Snohomish Regional Fire

- Ron Rasmussen
Deputy Chief / Facilities & Logistics
- Kevin O'Brien
Fire Chief

OAC Services

- Adam Johnson
Project Manager
- Stacy Shewell
PDB Advisor



About Snohomish Regional Fire and Rescue

Mission

Save lives, protect property, safeguard the environment, and take care of people.

Vision

We will be a proactive regional emergency services leader by partnering to provide safe communities for people to live, work, and explore.

Core Values

Respect

Accountability

Integrity

Teamwork

Service



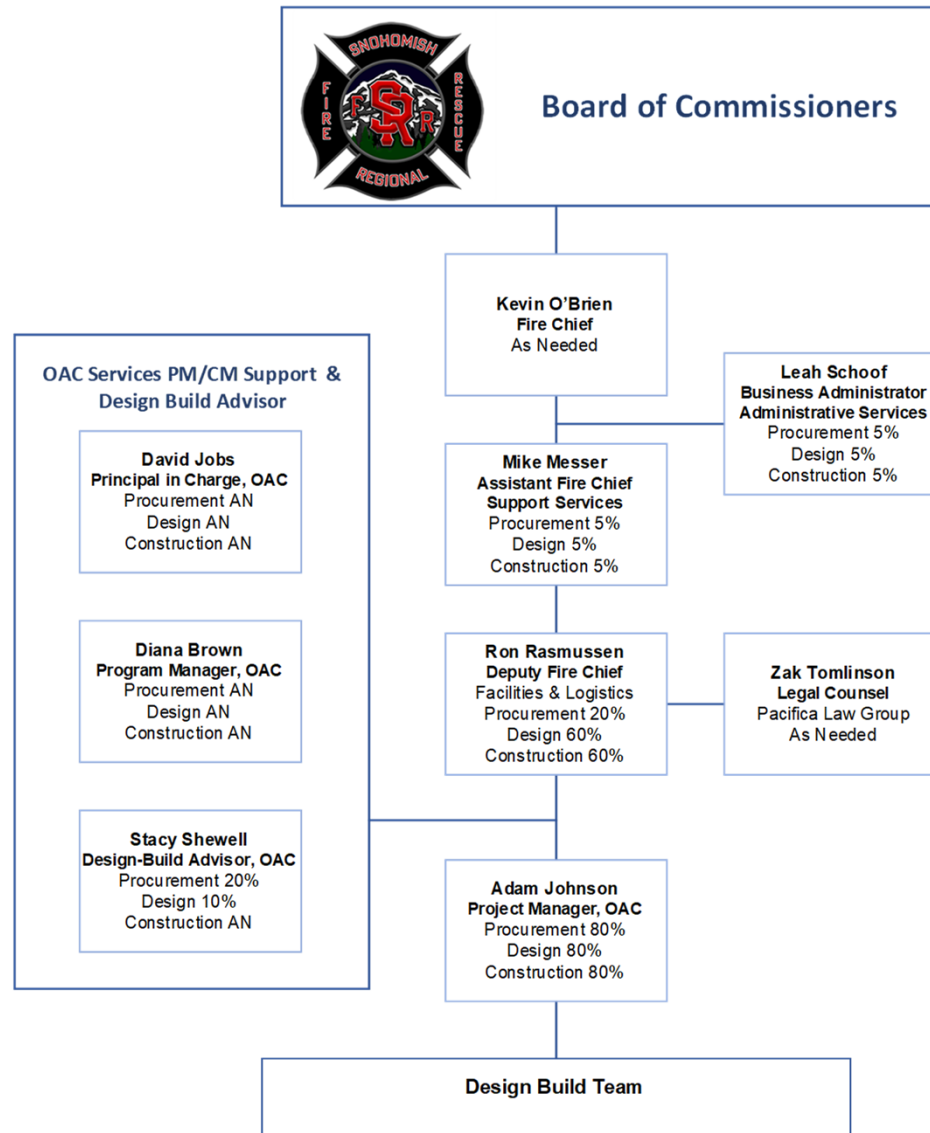
About Snohomish Regional Fire and Rescue

Demographics/Stats?

- 10 Fire Stations, Administration Building, Logistics Facility
- We serve 160,000 residents covering 135 square miles
- We serve Lake Stevens, Monroe, Maltby, Clearview and unincorporated Southeast Snohomish County
- We are the first fire Agency in Snohomish county to achieve international accreditation from Commission on Fire Accreditation International.



Team Organization

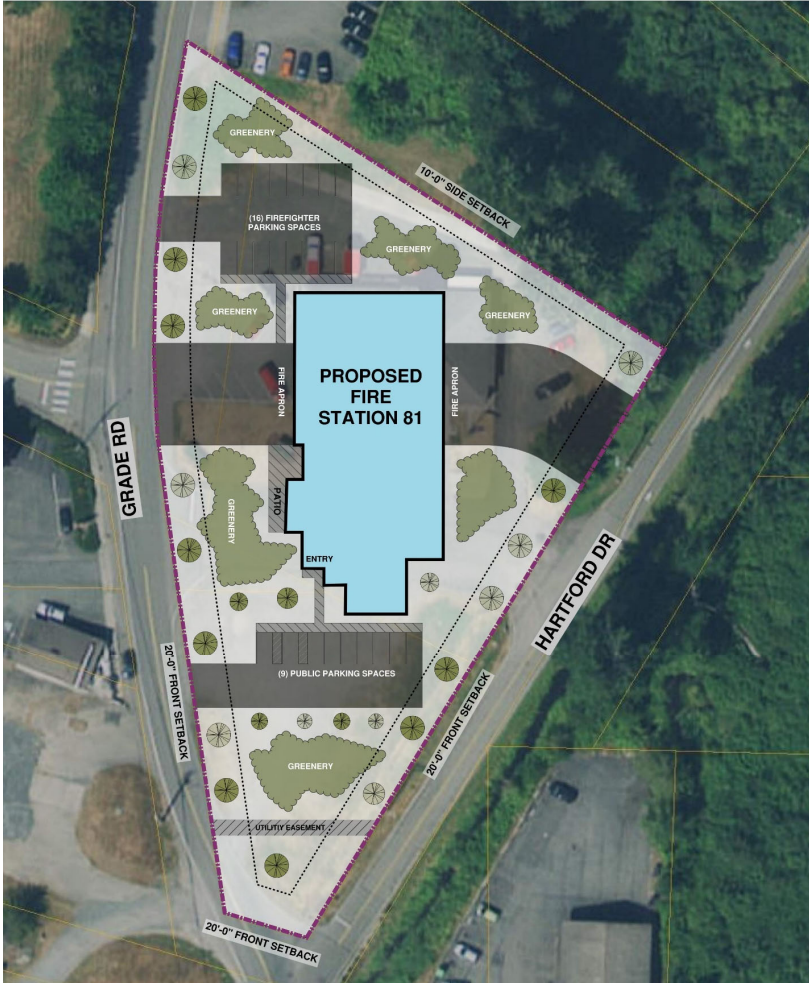


Scope

- The proposed project includes replacement of two aging fire stations with a total of 23,500 square feet of new facilities in Lake Stevens and Monroe.
- Fire Station 32 (Monroe): 11,300 square feet.
- Fire Station 81 (Lake Stevens): 12,300 square feet.
- Improvements include:
 - Decontamination / Cleaning Areas
 - New Gear Storage
 - New ADA Restroom / Shower Facilities
 - Right-sized Apparatus Bays
 - New Sleep Rooms
 - Training / Work Rooms



Station 81



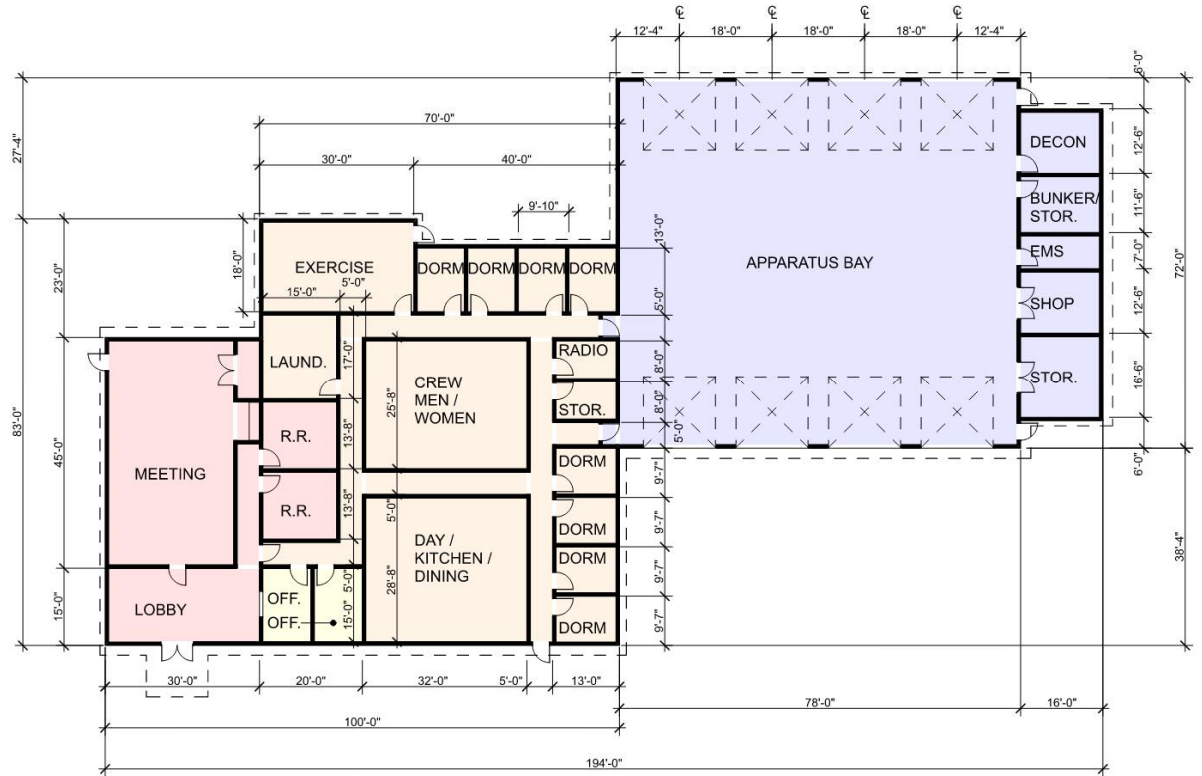
Station 81



Station 32



Station 32



Why Progressive Design-Build?

Activities are Specialized

- Significant logistic are needed to ensure seamless ongoing operations, with no increased call response time or reduced level of service.

Opportunity for Greater Innovation and Efficiencies

- Complex phasing, early investigating, early procurement, delivery sequencing.

Savings in Project Delivery Time

- Streamlining and integration of project team.
- Efficient sequencing of entire project delivery.
- Confirm project costs early in design for predictable outcomes.



Budget

Budget	
Professional Services (A/E, etc. w/in DB contract)	\$2,571,476
Estimated project construction costs (including construction contingencies)	\$25,714,768
Subtotal – Estimated Design-Build Contract Amount	\$28,286,245
Cost for Professional Services (outside DB contract)	\$600,000
Equipment & Furnishings	\$462,865
Off-site	\$500,000
Contract Administration (Owner, CM, etc.)	\$1,396,637
Contingencies (Owner)	\$2,828,624
Other project costs (Permits)	\$257,147
Sales Tax	\$2,658,907
Total	\$36,960,427



Schedule

PDB PROCUREMENT	
Anticipated PRC Approval	1/25/2024
PDB RFQ Advertisement #1	2/14/2024
PDB RFQ Advertisement #2	2/21/2024
Pre-Proposal Meeting	2/26/2024
PDB SOQ Due	3/7/2024
Selection Committee SOQ Review and Scoring	3/8/2024 – 3/18/2024
Notify Shortlisted Finalist Teams	3/19/2024
Issue RFP to Finalists	3/25/2024
PDB Interactive Meetings	4/4/2024 – 4/5/2024
PDB Management Plan and Fee Proposal Due	4/23/2024
Management Plan and Fee Review and Scoring	4/24/2024 – 5/6/2024
Announce Apparent Successful Proposer	5/6/2024
Contracting Negotiations	5/13/2024 – 6/21/2024
Snohomish Regional Fire and Rescue Contract Approval	6/24/2024 – 7/12/2024
Design-Builder NTP	July 2024
DESIGN AND CONSTRUCTION (anticipated, to be refined with DB)	
Project Definition Phase	July 2024 – Oct. 2024
Design	Nov. 2024 – May 2025
Construction	April 2025 – July 2026
Closeout	July 2026 – Sept. 2026

PDB Procurement Process

- Two step, qualifications-based selection
- Public RFQ Solicitation
- Identify shortlisted Proposers based on SOQ responses
- RFP by invitation to Finalists identified in the RFQ process
- Interactive meetings to be held during RFP process
- Cost component will be Design Builders proposed fee
- Cost for the initial phase of services will be negotiated with the highest scoring Proposer



Outreach – MWBE, Small Business

- SRFR encourages participation from small, disadvantaged, women, and minority owned businesses during design and construction.
- Looking to expand diversity, equity, and inclusion best practices and outreach.
- Subcontractor outreach plans and past performance will be included in the scoring criteria.
- Together, we will continue to build on a culture of collaboration and inclusivity.



Thank you!

