

SNO911 Emergency Communications Center (ECC)

Application to use Progressive Design-Build
Project Review Committee Meeting September 23, 2022



Agenda

1. Introductions
2. Project Description
3. Why Progressive Design-Build?
4. Schedule
5. Budget
6. Subcontractor Outreach
7. Q&A



Introductions – Our Team

Snohomish County 911

- Kurt Mills
Executive Director
- Terry Peterson
Deputy Director
- Steve Lawlor
Business Unit Manager

OAC Services

- Diana Brown, Assoc. DBIA
Program Manager
- Dave Jobs, DBIA
Principal in Charge
- Stacy Shewell, DBIA
PDB Advisor

Introductions

- SNO911 currently serves 47 police and fire agencies within Snohomish County.
- Primary office shares a campus with the Everett Police Department.
- SNO911's dispatchers respond to over 700K emergency calls per year.
- Provide technology services used by over 4K police, fire, ems, and corrections users.





Introductions – Mission & Values

- MISSION

Snohomish County 911 is an integrated emergency services team providing the vital lifeline between responders and the community. We are committed to excellence and innovation in all aspects of our communications and technology services in order to promote the safety and welfare of those we serve.

- VALUES

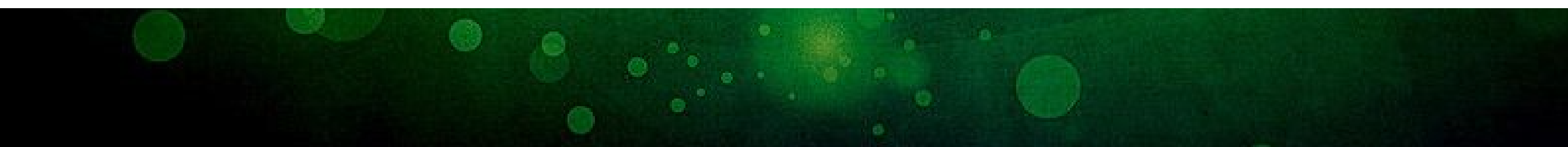
Integrity

Vision

Excellence

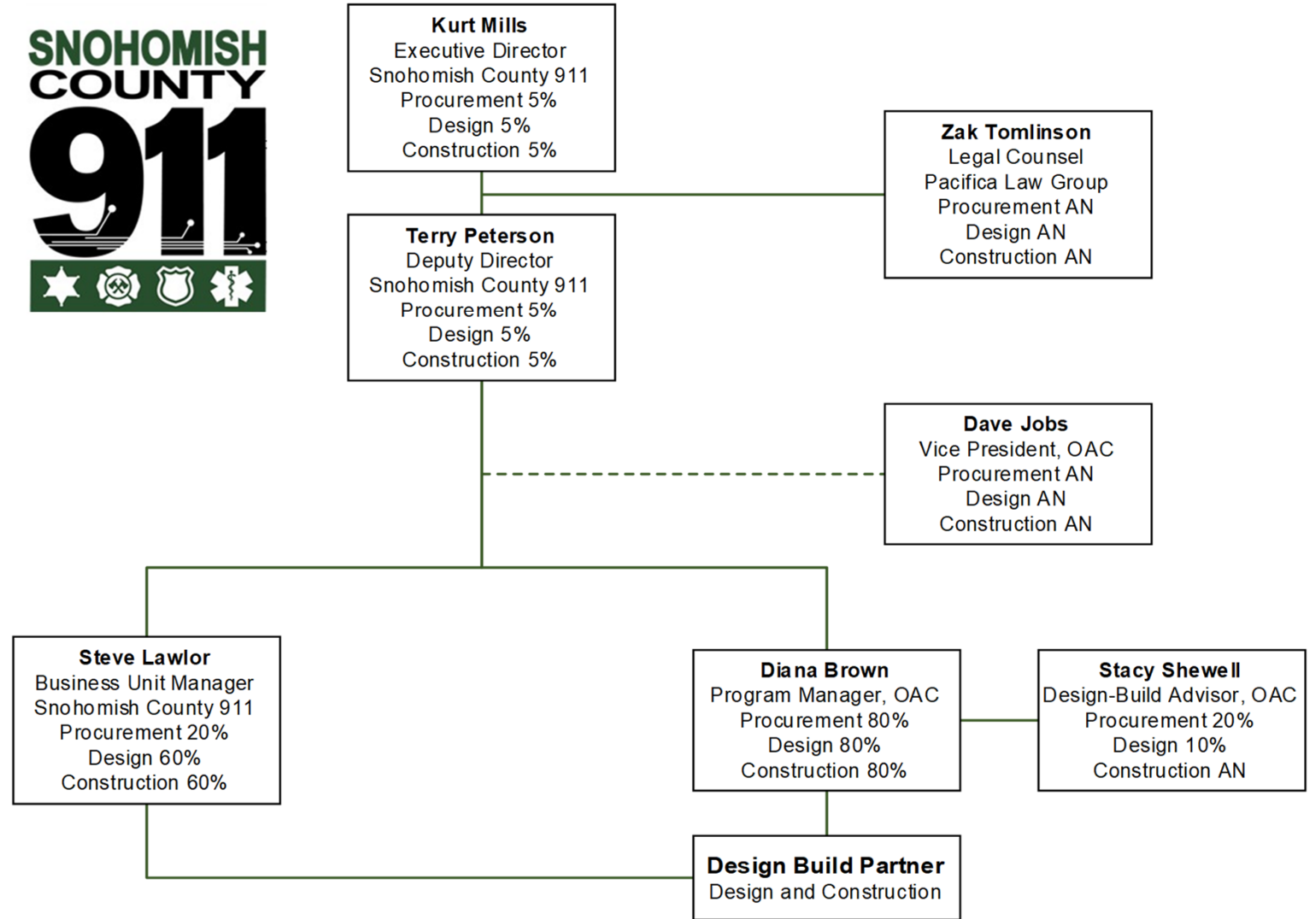
Empathy

Proactive





Organizational Chart





Why Progressive Design Build?

Activities are Specialized

- Ongoing critical facility operations and access.

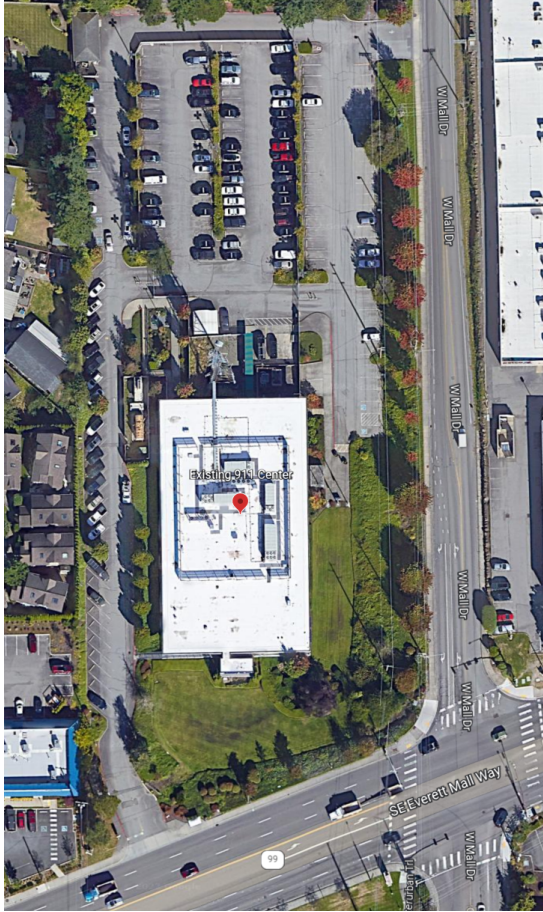
Opportunity for Greater Innovation and Efficiencies

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

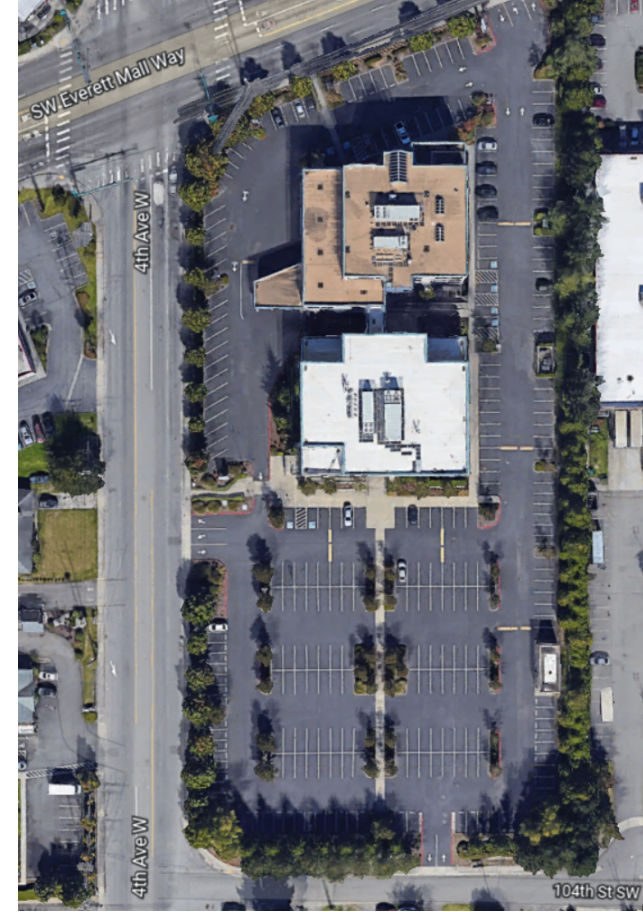
Savings in Project Delivery Time

- Streamlining and integration of project team.
- Efficient sequencing of entire project delivery.
- Confirm budget early in design = Predictable outcomes.

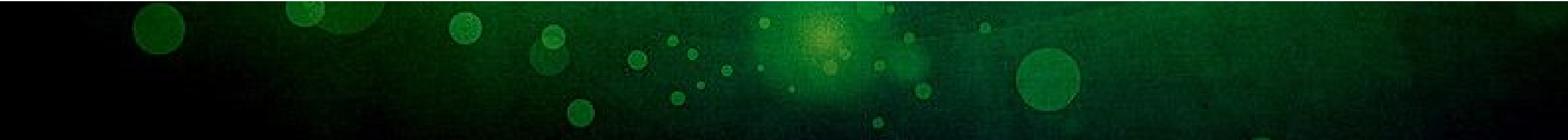
Project Description



Current Facility



New (Existing) Buildings



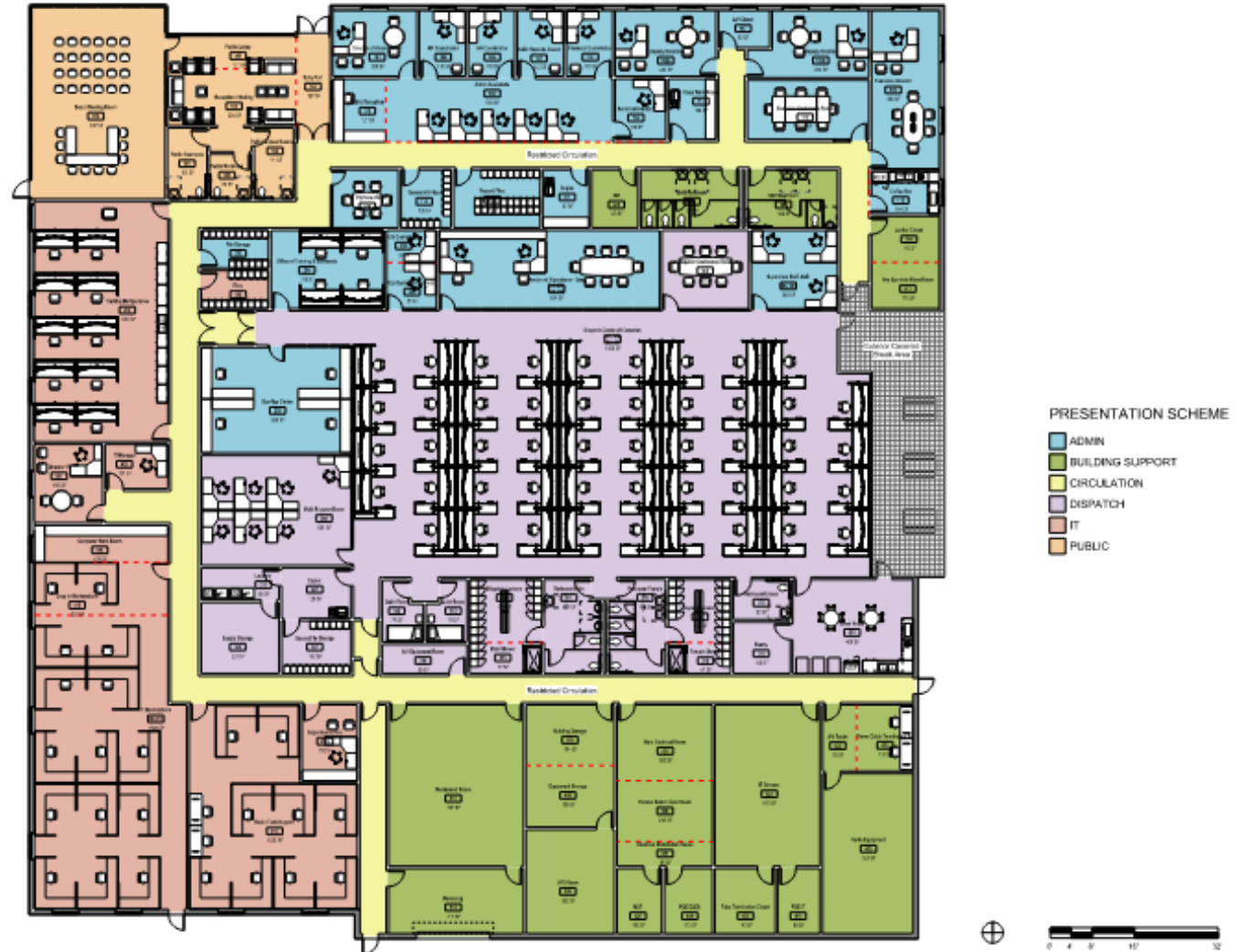


Project Scope

- The proposed project includes construction to renovate two existing 45,000 square foot (90,000sf total) office buildings.
- The new ECC Facility includes space for activities in support of Law Enforcement, Fire, EMS, and other regional public safety needs.
- The building will operate 24 hours a day, 7 days a week, 365 days a year (24/7/365) as an essential facility to handle emergency calls and dispatch for 47 police and fire agencies.
- The facility will house critical infrastructure to support several key technologies used not only by SNO911 personnel, but also every police officer and firefighter in Snohomish County.

Project Scope: Program Validation Plan

- SNO911 facilitated a Facility Assessment Study in March 2019.
- The Study projected staffing growth and provided program verification.
- The study provided departmental SF and building SF needs for new construction.





Budget & Funding

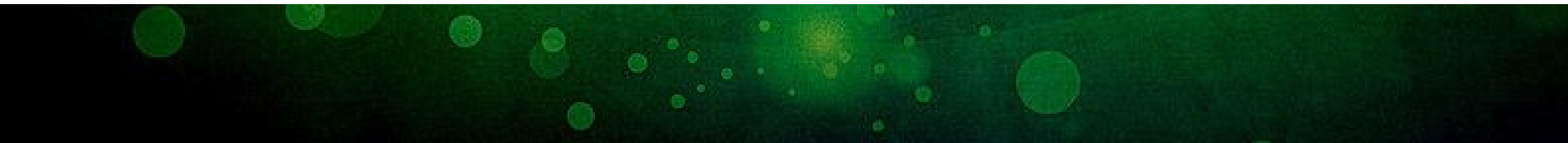
Budget	
Professional Services (PM, Legal, etc.)	\$4,800,000
Estimated Design-Build Contract	\$34,200,000
Equipment & Furnishings	\$2,500,000
Contract Administration (Owner, CM, etc.)	\$3,500,000
Contingencies (Owner)	\$3,200,000
Other project costs (Permitting, temp equipment)	\$10,400,000
Sales Tax	\$3,400,000
Total	\$62,000,000

*The project is primarily funded through an Interlocal agreement with Snohomish County to issue Councilmanic Bonds (covered by tax levy) which are anticipated to be issued in Fall 2022. Approximately 21% of the project will be funded through SNO911 reserves and E911 Excise taxes which have been appropriated and earmarked for this project.



Schedule

PROCUREMENT	
Procure PM/CM Consultant	Complete
PRC Approval Anticipated	September 23, 2022
Issue RFQ for Design-Build Team	September 26, 2022
Receive SOQs	October 18, 2022
Notify Finalist Teams	October 27, 2022
Issue RFP (Management Plan & Fee) to Shortlisted Firms	November 3, 2022
Interactive Meetings	Nov. 15-16, 2022
Proposals Due (Management Plan & Fee)	December 1, 2022
Public Fee Opening	December 8, 2022
Notice of Intent to Award	December 8, 2022
Contract Negotiations	December – March 2023
Execute DB Team Contract	March 2023
DESIGN & CONSTRUCTION	
Preliminary Design/Programming – consultant procurement	Q2 2023
Existing Facility Demo and Scan	Q2 2023
Design	Q3 2023 – Q2 2024
Final Design and Permitting – subcontractor procurement	Q3 2024
Construction Begins	Q3 2024
Substantial Completion	Q2 2025
Final Completion	Q2 2025



PDB Procurement Process

- Two step, qualifications-based selection
- Shortlist RFQ responses to three to five
- 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
- Interviews at Sno911's discretion if needed to make selection
- Fees will be opened publicly following scoring of all other RFP components
- Cost for the initial phase of services will be negotiated with the highest scoring proposer



Subcontractor Outreach - WMBE

- SNO911 encourages participation from small, disadvantaged, women, and minority owned businesses during design + construction.
- Looking to expand diversity, equity, and inclusion best practices and outreach.
- Subcontractor outreach plans and past performance will be included in the RFQ scoring criteria.
- Together, we will continue to build on a culture of collaboration and inclusivity.



Thank you!

