

Community Center Expansion Project

APPLICATION TO UTILIZE PROGRESSIVE
D/B DELIVERY METHOD

JANUARY 26, 2023 PRESENTATION

We are stewards of our natural and built environment, striving to preserve and create an extraordinary community for our residents, businesses, and visitors

Agenda

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City of Snoqualmie

The Project

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Project Schedule

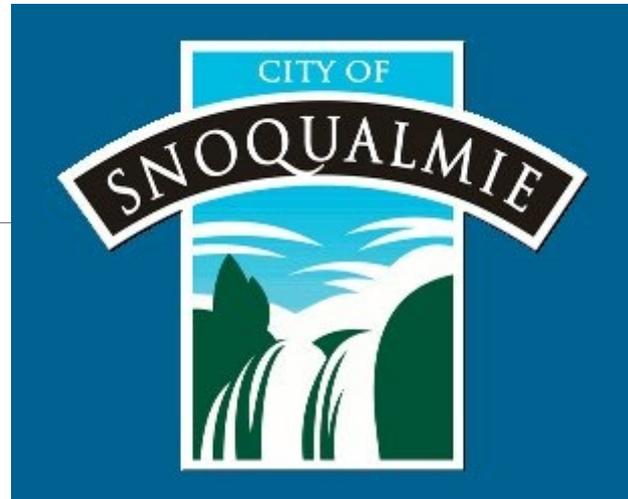
Why Progressive Design-Build

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Project Team Experience

Summary



Introductions

The Project Team: Here Today

City of Snoqualmie

Mike Chambless, Parks & Public Works Director

Mike Sauerwein, City Administrator

Jeff Hamlin, Project Manager/Construction Manager

Bob Sterbank, City Attorney

Parametrix

Jim Dugan, PDB Advisor

Dan Cody, PDB Procurement

Doug Wiser, Project Manager/Construction Manager

Maggie Anderson, Project Controls

The Project Team: Other Team Members

City of Snoqualmie

Katherine Ross, Mayor

Patrick Fry, PM/CM Support

External Legal Counsel

Zak Tomlinson, Pacifica Law Group

City of Snoqualmie

Located approximately 30 miles east of Seattle

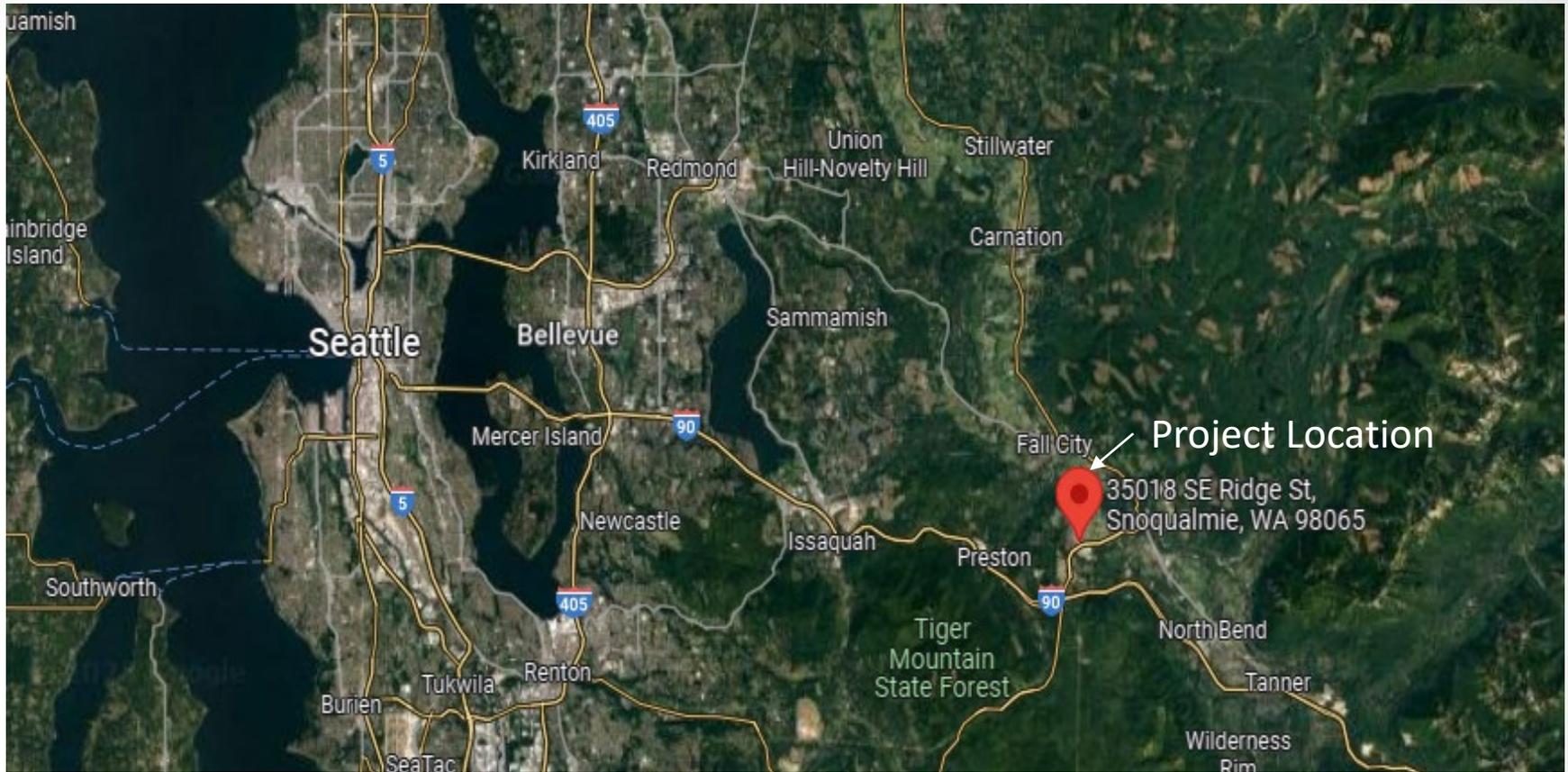
Voted for incorporation in 1903.

Original economy based on lumber and hydroelectric

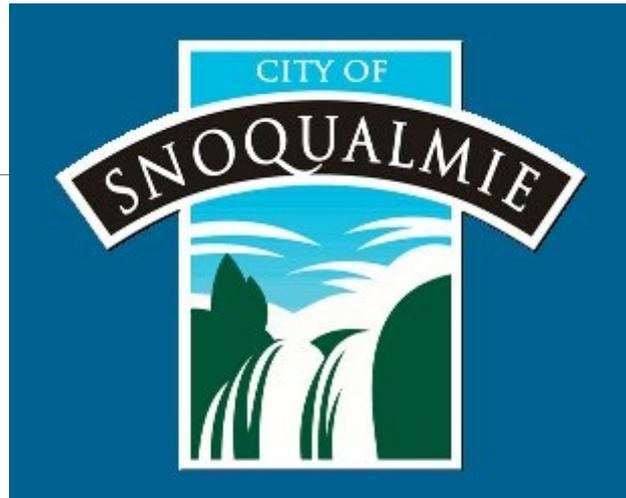
Current economy includes business parks, tech companies and tourism

Population (Census 2020) is 14,121





Location



The Project



City of Snoqualmie Community Center

City of Snoqualmie Community Center Expansion Project

The Snoqualmie Community Center facility, built in 2011, **is owned by the City of Snoqualmie and operated by the YMCA.**

Expansion has become necessary due to an **approximate 30% growth in population** and a steady increase in demand and use of the facility.

Planned expansion would **add approximately 24,000 sf** to the existing 13,000 sf building.

Planned expansion to include the addition of a pool and locker rooms, additional multi-purpose spaces, expansion of the accessible cardio/fitness space, community meeting space, offices, support spaces and expansion of site amenities.

Current concept design includes **additions on the east and west sides** of the existing facility, and it is desired that the **construction work be phased** so that the existing facility could **remain operational** and available to the community during construction.

City of Snoqualmie

Community Center Expansion Project Budget

Category	Budget
Costs for Professional Services (A/E, Legal, etc.)	\$ 2,650,000
Estimated Project Construction Costs (including Contractor's Risk Contingency @ 5% max.)	\$ 22,250,000
Equipment and Furnishing Costs	550,000
Off-site Costs	N/A
Contract Administration Costs (owner, cm, etc.)	\$ 675,000
Contingencies (owner project @ 5%)	\$ 1,245,000
Other Related Project Costs (permits, other consultants, etc.)	213,900
Sales Tax (@8.9% of design and construction)	\$ 2,216,100
Total	\$ 29,800,000

Project Funding

- Multiple Funding Sources
- The City of Snoqualmie adopted a 2023-2028 CIP that includes a **budget of \$28,338,000** for the Community Center Expansion Project.
- \$15,198,340 has been incorporated into the City's recently adopted 2023-2024 Biennial Budget. The **\$15,198,340 is currently in place** and available.
- Remaining funds are expected to come from other local government/nonprofit project partners, such as the school district and YMCA, State and County grants, private donor fundraising and other potential sources such as debt financing. Requests for State and County funding sources will begin in 2023 Q1. Once these sources have been secured, the City would then begin developing any local bond issuance for the balance.
- **Adequate funds are in place to fund the design/preconstruction phase** of the project and the City will not authorize the contractor to release the project for construction until all funds required are in place.

City of Snoqualmie Community Center Expansion Project Condensed Schedule

Project Schedule	<u>Start</u>	<u>Finish</u>
<u>PRC Process</u>	11/28/22	
PRC Presentation/Verbal Approval		1/26/23
Receive PRC Written Approval		2/6/23
Ph. 1: D/B Procurement & Pre-GMP Design	11/28/22	5/30/23
Develop Advanced Notice Ad	11/28/22	1/8/23
Publish Advanced Notice Ad		1/9/23
First publication of RFQ/P for D/B Services		2/8/23
Second publication of RFQ/P for D/B Services		2/15/23
Deadline for Submittal of SOQs in Responses to RFQ		3/10/23
Review/Scoring of SOQs	3/13/23	3/17/23
Identify Design-Build Finalists and Issue RFP		3/20/23
Proprietary Meetings with Design-Build Finalists	3/28/23	3/29/23

City of Snoqualmie Community Center Expansion Project Condensed Schedule

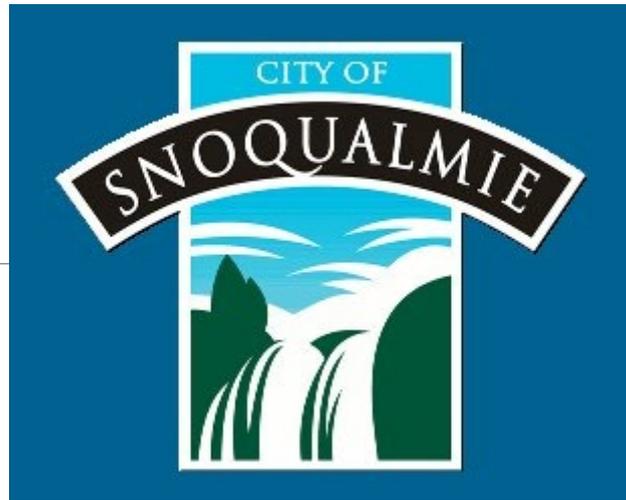
Project Schedule	<u>Start</u>	<u>Finish</u>
Deadline for Submittal of Proposals in Responses to RFP		4/11/23
Review/Scoring of Proposals	4/12/23	4/21/23
Interviews with Design-Build Teams	4/18/23	4/19/23
Public Opening of Price Factors		4/21/23
Notify Submitters of Scoring and Most Qualified		4/25/23
Design-Build Contract Negotiations	5/1/23	5/12/23
Council Approval of Design-Builder Fees & Contract and Authorization to Execute Contract		5/26/23
Design-Build agreement w/Phase 1 Services Executed and NTP		5/30/23
<u>Phase 1 Programming/Design</u>	<u>6/3/23</u>	<u>12/24/23</u>
Phase 1 Design (0-60% Design)	6/3/23	12/8/23
Negotiate GMP	12/11/23	12/24/23

City of Snoqualmie Community Center Expansion Project Condensed Schedule

Project Schedule	<u>Start</u>	<u>Finish</u>
<u>Ph. 2: Final Design & Construction Services</u>	<u>1/2/24</u>	<u>8/29/25</u>
Phase 2 Design (60-100% Design)	1/2/24	8/30/24
Early Package (Site/Foundation) Permit	4/1/24	6/28/24
Building Permit	4/1/24	8/30/24
Early Package (Site/Foundation) Sub Bidding	5/20/24	5/31/24
Builder Subcontractor Bidding	7/10/24	7/21/24
Site/Foundation Construction	6/3/24	9/27/24
Building Construction	9/2/24	8/29/25

Diversity, Equity & Inclusion

- City of Snoqualmie does not have a formal resolution in place but **encourages DEI in their business and contracting practices.**
- We will encourage the D/B Contractor to **aspire to DEI goals that align with the “Governor’s goals”** of 10% MBE, 6% WBE and 5% SBE.
- We are also **considering including aspirational goals for Veteran Owned, Tribal and Local Businesses.**
- Our RFQ will require the D/B Contractor to provide data on their **prior success in DEI outreach and incorporation** as a scored selection criteria.
- Our RFP will require the D/B Contractor to provide **project specific DEI Outreach and Inclusion Plan** as a scored selection criteria.
- The City will **engage the expertise of the D/B Contractor and OMWBE** to maximize the DEI on this project.



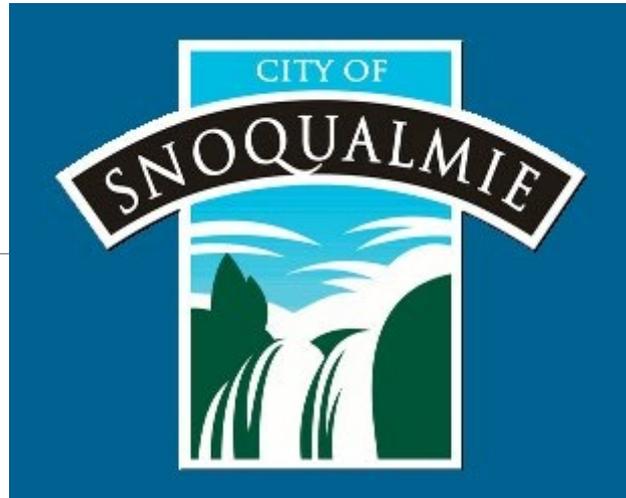
Why Progressive D/B Delivery Method for Community Center Expansion Project

RCW 39.10.300 D/B Statutory Compliance

- Construction activities are highly specialized, and a D/B approach is critical in developing the construction methodology
- **Project provides opportunity for greater innovation and efficiencies between the designer and builder**
- **Significant savings in project delivery time would be realized**

Advantages to Progressive Design/Build Delivery

- **Single contract** for the City to manage
- Contractor hires the design team **reducing the owner's risk of claims from errors/omissions**
- Encourages **collaboration and innovation** between City and Design/Builder
- Allows City and Design/Builder to **explore and confirm existing building systems, structure and materials** for the design of a new facility expansion.
- Potential for **shorter design period, quicker construction start and earlier completion**
- PDB offers the **opportunity for early procurement/bid/construction packages**
- Ability to **get to cost certainty (GMP) quicker** than other delivery methods

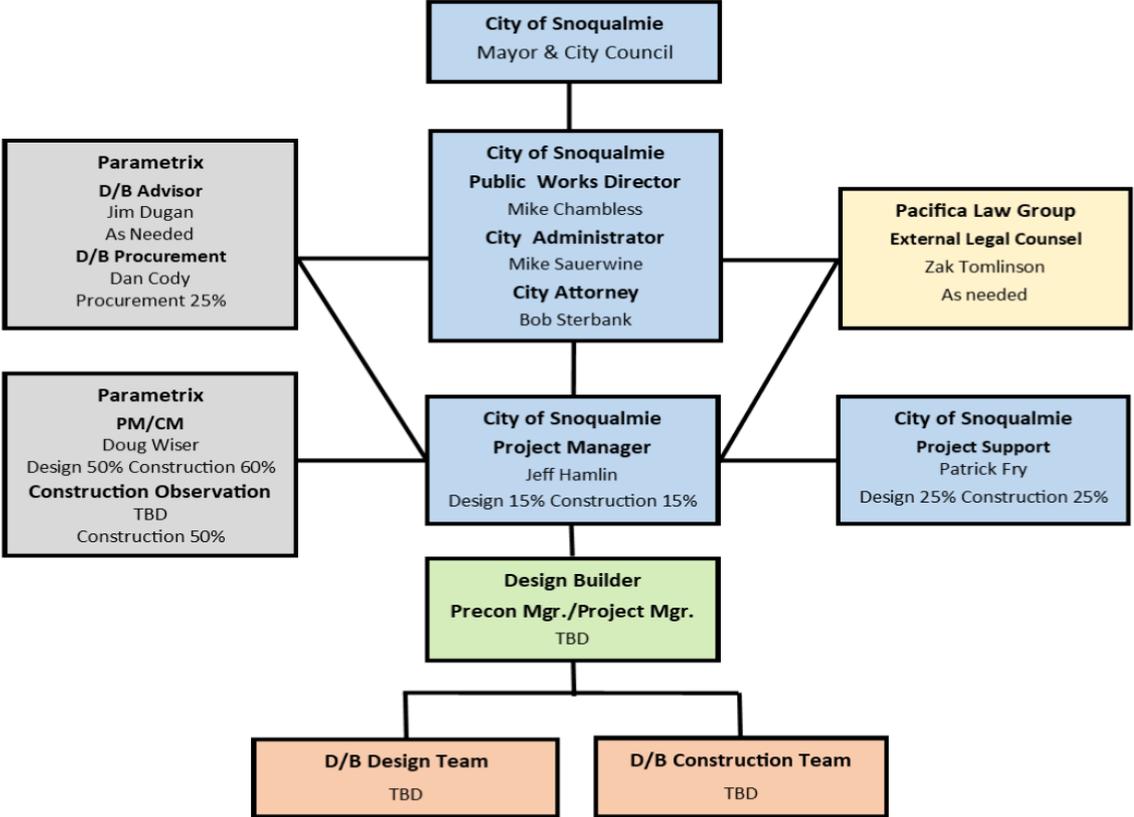


Public Body Qualifications

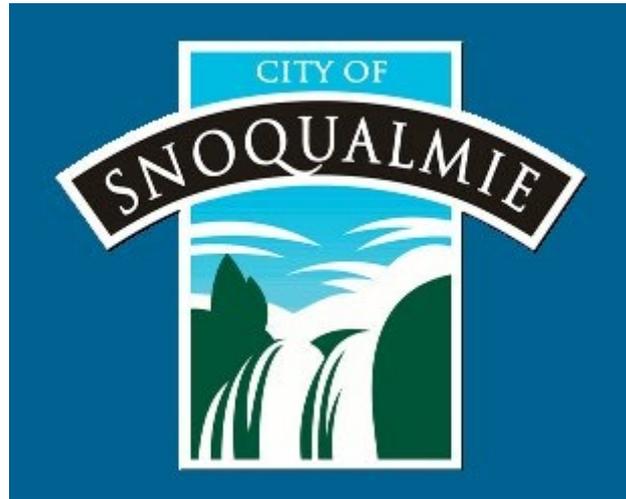
City of Snoqualmie Leadership Team

- The project team is comprised of **City project managers and augmented with PDB experience via Pacifica Law Group and Parametrix** inclusive of PM/CM support
- The City of Snoqualmie has a successful **history of planning and executing capital projects, of size and complexity similar to this project.** Those projects have been completed on time and within budget.
- **The City of Snoqualmie satisfies the public body qualifications by staff augmentation with consultants.**

City of Snoqualmie Community Center Expansion Project Organization Chart



**CITY OF SNOQUALMIE
COMMUNITY CENTER EXPANSION PROJECT
ORG CHART**



Project Team Experience

Name	Experience
<p>Mike Chambless Parks Public Works Director City of Snoqualmie</p>	<p>23 yrs. Design and Project Management Mike has led many public civil engineering projects throughout his career managing public resources including public works departments, an aquatic facility, an airport and municipal risk management. Mike has significant large project experience as an airport director and public works professional delivering over \$20M of project improvements. Previous Project Experience: McCarthy Park & Aquatic Facility, Rehabilitate Taxiways/Runways, Airport Stormwater Master Plan, Runway Safety Improvements and Reconstruction</p>
<p>Jeff Hamlin Project Manager/Construction Manager City of Snoqualmie</p>	<p>31 yrs. Design and Project Management Emphasis on design and management of public and private civil engineering projects. Previous Project Experience: D/B/B - Park Avenue Revetment Repair; City of Snoqualmie, Water Reclamation Facility – Phase 2; City of Snoqualmie, Canyon Springs Slope Stabilization; City of Snoqualmie, City of Tacoma Solid Waste Recovery and Transfer Center; City of Tacoma</p>
<p>Jim Dugan PDB Advisor Parametrix, Inc.</p>	<p>44 yrs. Program/Project Management Previous Project Experience: PDB Delivery - City of Shoreline Parks Bundle, Tacoma Public Schools, 9th & Broadway Bldg., Indoor Air Quality Upgrades – Multiple Schools, Safety and Security Upgrades Bundle 1 & 2, Synthetic Fields Bundle, Swimming Pools Upgrade Bundle, Mount Vernon School District, multiple Capital Bond projects, Chelan County PUD Rock Island Dam: Draft Tube Gates Upgrades, Generator Leads Replacement and Turbine Rehabilitation projects. Project Review Committee Member: 2017 to Present</p>

Name	Experience
<p>Dan Cody, RA, Assoc. DBIA PDB Procurement Parametrix, Inc.</p>	<p>35 yrs. Design & PM/CM Previous Project Experience: PDB Delivery - City of Shoreline Parks Bundle, Tacoma Public Schools, 9th & Broadway Bldg., Indoor Air Quality Upgrades – Multiple Schools, Safety and Security Upgrades Bundle 1 & 2, Synthetic Fields Bundle, Swimming Pools Upgrade Bundle, Skyline ES, Downing ES. Mount Vernon School District, multiple Capital Bond projects, Chelan County PUD Rock Island Dam: Draft Tube Gates Upgrades, Generator Leads Replacement and Turbine Rehabilitation projects.</p>
<p>Doug Wiser Project Manager/Construction Manager Parametrix, Inc.</p>	<p>40 yrs. PM/CM Previous Project Experience: PDB Delivery - Silver Falls State Park; Water & Sewer, Multnomah Athletic Club; Program Manager, Widmer Brewing Expansion Project; PM/CM D/B/B –Vancouver Public Schools; McKinley ES Elevator Addition, Luckiamute New Elementary School; Program Manager, GC/CM – Vancouver PS, McLoughlin MS/Marshall ES Replacement; Construction Manager CM/GC - Albany School District, Program Manager</p>

Summary

Provides substantial financial benefit and traditional delivery methods are not practical

Project meets qualifying RCW 39.10 criteria

Project team has adequate PDB delivery knowledge and experience

Project team is sufficiently staffed with experienced admin and PM/CM personnel

Written Project Management Plan is developed and has clear and logical lines of authority

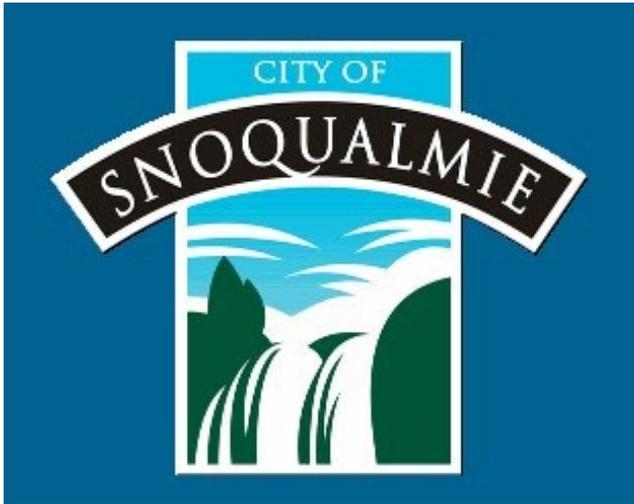
There is appropriate time to execute the project

The project has a realistic funding plan

Project team has continuity and experience with project type & scope

Project team is knowledgeable in PDB process and capable to oversee/administer the contract

City has no unresolved audit findings



Thank you