



Snohomish County Food & Farming Center

Design Build Project Approval Request | Project Review Committee

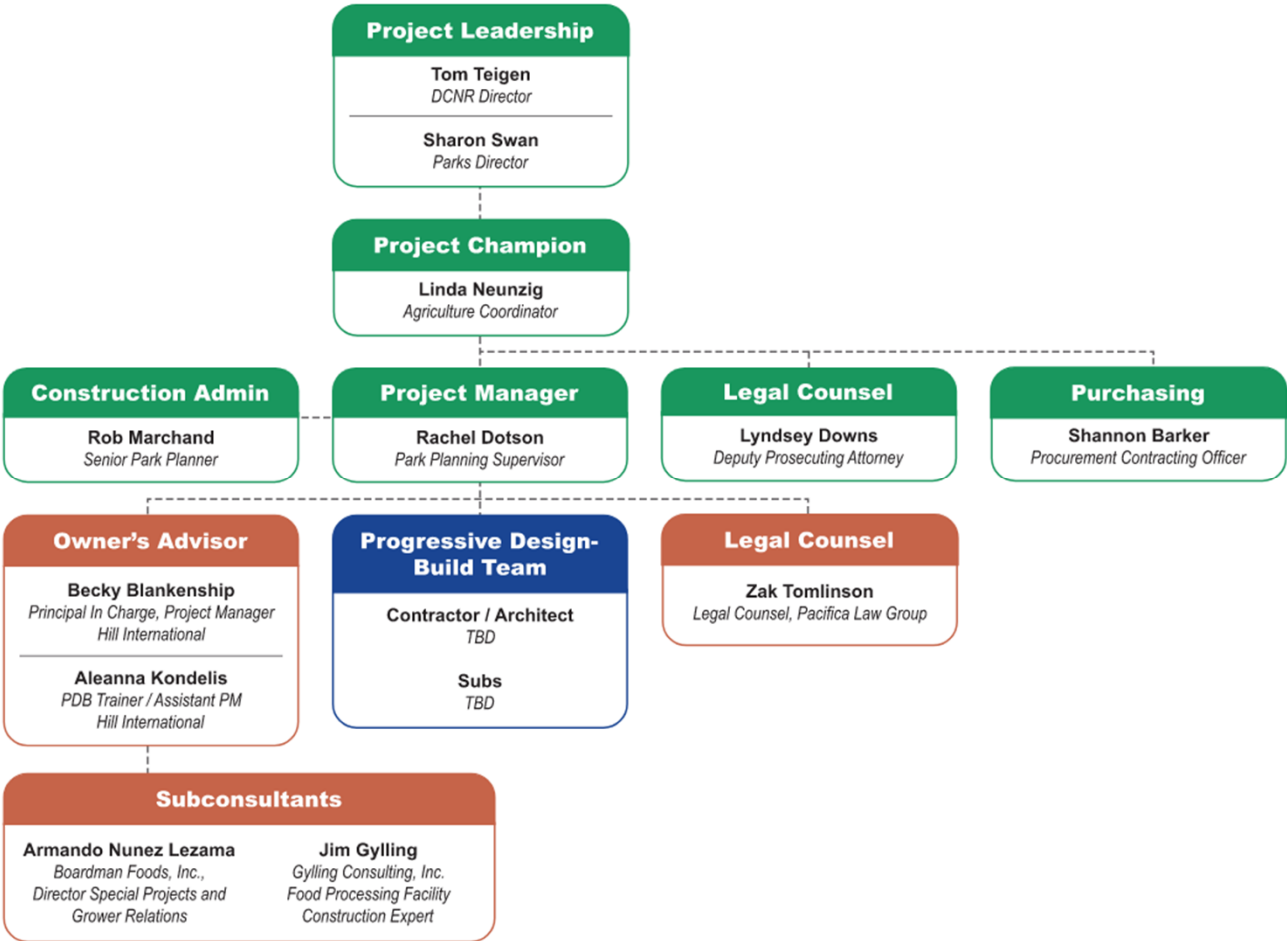
June 22, 2023



DCNR Project Delivery

- Department of Conservation & Natural Resources (DCNR)
 - Division of Parks & Recreation
 - Office of Agriculture
 - Division of Surface Water Management
 - Office of Energy & Sustainability
- Parks Completed **9** Capital Projects over \$1M in the last 5 years including:
 - Meadowdale Beach Park & Estuary Restoration (NRPA Innovation in Conservation Award and PSRC Vision 2050 Award)
 - SR 530 Slide Memorial
 - Kayak Point Park Day-Use Area

Project Team Structure



Project Overview – Agriculture in Snohomish County

- **AGRICULTURE** is one of the largest economic drivers in the County.
- The sector is continuing to **GROW!**
 - Farmgate value **INCREASED** from \$139.4 million (2012) to \$157.5 million (2017)
 - Cropland **INCREASED** from 29,082 acres (2012) to 33,578 acres (2017)
 - The number of beginning farmers **INCREASED** by 31%, which is above the state average
 - The number of farms **INCREASED** from 1,438 acres (2012) to 1,558 acres (2017)



Project Overview - Farmers

The Snohomish County Food and Farming Center (FFC) is a farmer-led initiative.

Working in partnership with our local farmers to develop the concept and identify the infrastructure needed. Due to the high cost to the farmer to build the facilities needed on farms, and as a result of the increased regulations being implemented with the Food Safety Modernization Act, farmers are unable to process and distribute in accordance with the upcoming guidelines. The FFC aligns with the Washington State Food Policy Forums priorities.



Project Overview – Concept

FOOD PROCESSING, AGGREGATION, & DISTRIBUTION FACILITIES



Project Overview – Concept

COMMERCIAL KITCHEN



Project Overview – Concept

YEAR-ROUND, INDOOR FARMER'S MARKET



Project Funding

- \$8,250,212 combination of state and federal grants along with County and Parks funds.
- Phase 1 services will be paid from these funds.
- \$10M additional requests under review
- Other fund raising for construction phase will begin summer of 2023
- County can issue a non-voted bond to cover any remaining construction money needed

Fund Source	Amount
ARPA	\$1,500,000.00
Washington State Dept. of Commerce	\$2,500,000.00
County Funds	\$3,500,212.00
HUD Community Project Funding	\$750,000.00
Total Funding Secured	\$8,250,212.00

Project Budget

Element	Estimate
Professional Services (A/E, legal, etc.)	\$2,400,000
Estimated Project Construction Cost	\$30,000,000
Equipment and Furnishings	\$3,000,000
Off-site costs	\$1,500,000
Contract Administration	\$600,000
Contingencies (owner, etc.)	\$1,500,000
Other (e.g., site clean up)	\$3,000,000
Total Project Budget	\$41,400,000



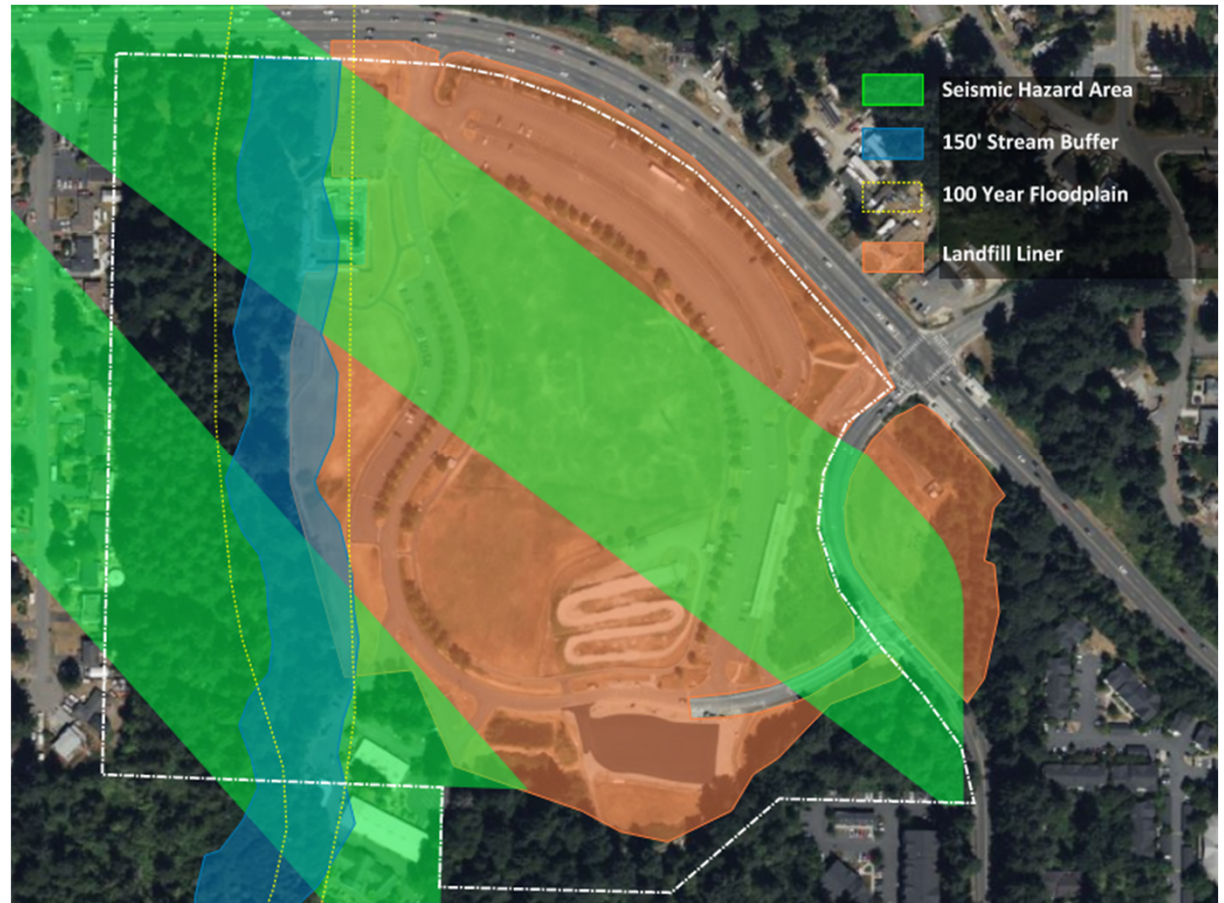
Project Site

- 78 acres
- Community Transit P&R
- Playground
- Cricket Pitch / Open field
- Nature Trails
- BMX Track
- Northwest Stream Center
- Easy access to I-5, future Sound Transit Light Rail, several bus lines
- Centralized location allows simple access from King, Snohomish, and Skagit Counties



Project Site Challenges

- This is also the site of the former Emander Landfill and was capped with a liner and soil in 1967
- North Creek (fishbearing)
- Floodplain
- Fault Trace Lines of the Southern Whidbey Island Fault Zone
- Several on-site wetlands



Advantages of Progressive Design Build



Bringing farming community, designers, builders together to plan and deliver the needed infrastructure



Subject matter experts on environmental constraints and authorities having jurisdiction collaborating to provide the best solutions to meet site challenges



Ability to make the dollars go further



Working concurrently as a team to deliver the center faster than traditional delivery

Project Schedule

Activity	Projected Date
PRC Presentation	June 22, 2023
PDB RFQ Release	July 20 th , 2023
SOQs Due	August 17 th , 2023
Short List Announced	September 18 th , 2023
RFP Release	September 21 st , 2023
Interactive Meetings	Week of October 9 th
RFP Due	October 26 th , 2023
Interviews	Week of November 13 th , 2023
PDB Team Selection Announced	Week of November 28 th , 2023
Award and NTP	January 2024
Validation	Q1 2024
Design Phase	Q2 2024
Construction	Q2 2024 – Q3 2025
Close Out	Q1 2026

Project Schedule - Revised

Activity	Estimated Date
RFQ Released	July 27, 2023
SOQ Due	August 31, 2023
Short List Announced	October 2, 2023
RFP Released	October 5, 2023
Interactive (Proprietary) Meetings	Week of October 23rd, 2023
Proposals Due	November 9th, 2023
Interviews	November 27th, 2023
DB Selection Announced	December 12th, 2023
Negotiations	Week of December 18th, 2023
Award	January 2024
Validation Period	Q1-Q3 2024
Design Phase	Q3 2024 – Q2 2025
Construction Phase	Q3 2025 – Q4 2026

Diverse Business Inclusion Strategies

Procurement

- RFQ – Inclusion past performance, 10%
- RFP – Project specific, detailed inclusion plan, 10% of the Proposal Score
 - identification of opportunities
 - proposed voluntary goal, broken down by phase (validation, design, and construction)


Design/Validation Phase 1

- Ensure DB subcontract contractual flow-down provisions are achievable/equitable for DBE/MBE firms
- Require utilization tracking – goal % of overall construction cost paid out to DBE/MBE firms
- Include DBE/MBE team members in key meetings, encourage & support mentoring processes

Construction/Phase 2

- Require utilization transparency & tracking - % of overall construction cost paid out to DBE/MBE firms
- Ensure extensive outreach during subcontractor & vendor procurement
- Consider breaking up bid scopes to encourage DBE/MBE participation
- Diversity Champion – hold corrective action meetings when utilization performance falls below expectations

Overall Project Goals

- Including farming/ag/small, diverse businesses as key stakeholders
 - Creating expanded opportunities for more farmers and agricultural businesses to be successful
- 

Questions

1. The projected total cost of the project estimates the total project construction costs including construction contingencies to be \$30,000,000. Please advise what portion of the \$30,000,000 has been allocated for construction contingency.

We anticipate that the Design-Builder will begin Phase 1 withholding up to 20% of the target construction cost as contingency and reduce that value as the design continues to be developed in Phase 1. The percent of construction contingency set at the time of the Phase 2 GMP amendment will depend on how far the design is developed, but no less than 5%. This decision will be made with input from all key team partners before establishing the final GMP.

2. The last sentence of the Funding Status response states the “County is able to issue a non-voted bonds for any remaining monies that cannot be raised separately.” Please confirm the county will issue non-voted bonds for any funding that cannot be raised separately.

Confirmed, the County will issue a non-voted bond should fund raising fall short.

3. The Design Phase duration located in the Anticipated Project Design and Construction Schedule says “Q2 2024”. We understand that to mean you intend to start and complete the design phase and be permitted to begin the construction phase at the end of Q2 2024 – all in 3 months. Please explain how this is possible for a 50,000 sf to 70,000 sf building that has a combination of flexible office/classroom space, a year-round indoor farmers market, a commercial kitchen, a food processing, aggregation, and distribution center all with cold storage and points of sale for local farm products.

A revised schedule is included in our presentation. There was a typo in the year for the last 3 lines, Design phase is anticipated to run through Q2, 2025, allowing 12-15 months for design and permitting. Note, these dates are target dates - since the project will be Progressive Design Build, there will be some flexibility regarding the timing (and overlap) of the transition from design to construction phases.

Questions

4. Please identify the planned % amount of time for the procurement phase, the design phase and the construction phase for each of the following team members:

Assuming that the FFC project is considered 100% of the time, the following is proposed:

	Procurement Phase	Design Phase	Construction Phase
Rachel Dotson, Project Manager	100%	100%	100%
Rob Marchand, Construction Administration	10%	10%	10%
Becky Blankenship, Owners Advisor	20%	20%	10%
Aleanna Kondelis, Owners Advisor	50%	50%	40%

Other staff will augment through each phase as indicated in our project organizational chart and Attachment B.



Thank You

