



# RiverCom 911

## Project Approval for GC/CM Contracting

### Regional Emergency Services Dispatch Center

July 25, 2025





# Agenda

- 1. Team Introduction**
- 2. Community Information**
- 3. Org Chart**
- 4. Project Goals & Scope**
- 5. Project Budget**
- 6. Project Schedule**
- 7. Why GC/CM**
- 8. MWBE Outreach**
- 9. Summary**

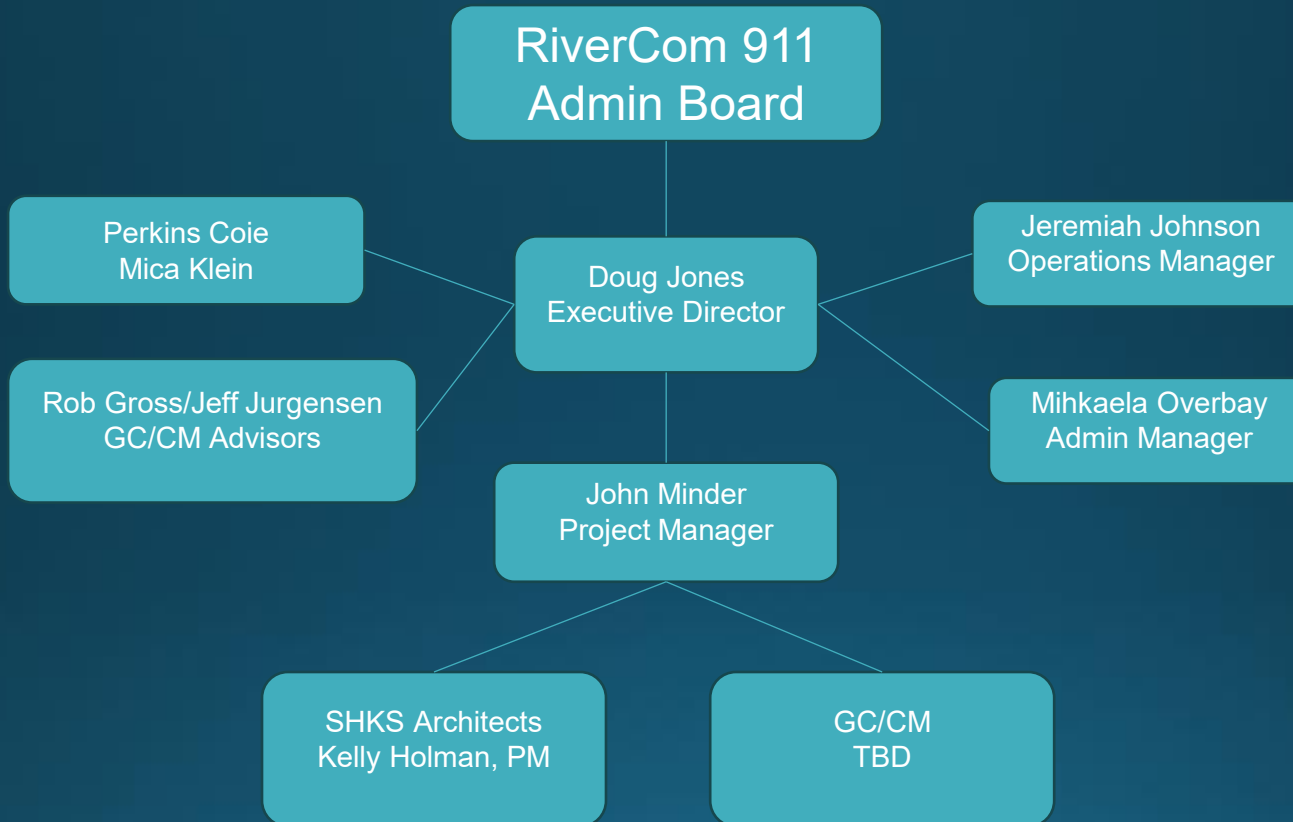


# Community Information and RiverCom Stats

- 24/7/365 Chelan & Douglas Counties 911 call-taking and emergency service dispatch
- Span of Services:
  - 4,741 square miles
  - 124,000 permanent residents
  - 60,000 911 Calls Per Year
- Largest PSAP Service Area in the State
- 23 Radio Sites across 22 Fire, Police and EMS agencies



# Project Organization Chart





# Project Goals and Scope

## Scope:

Construct a new 17,500 SF essential public safety facility to serve as RiverCom's long-term PSAP headquarters.

## Project Goals:

**Future-Proof Facility** – Deliver a resilient, Risk Category IV building designed to meet RiverCom's operational needs for the next 30+ years

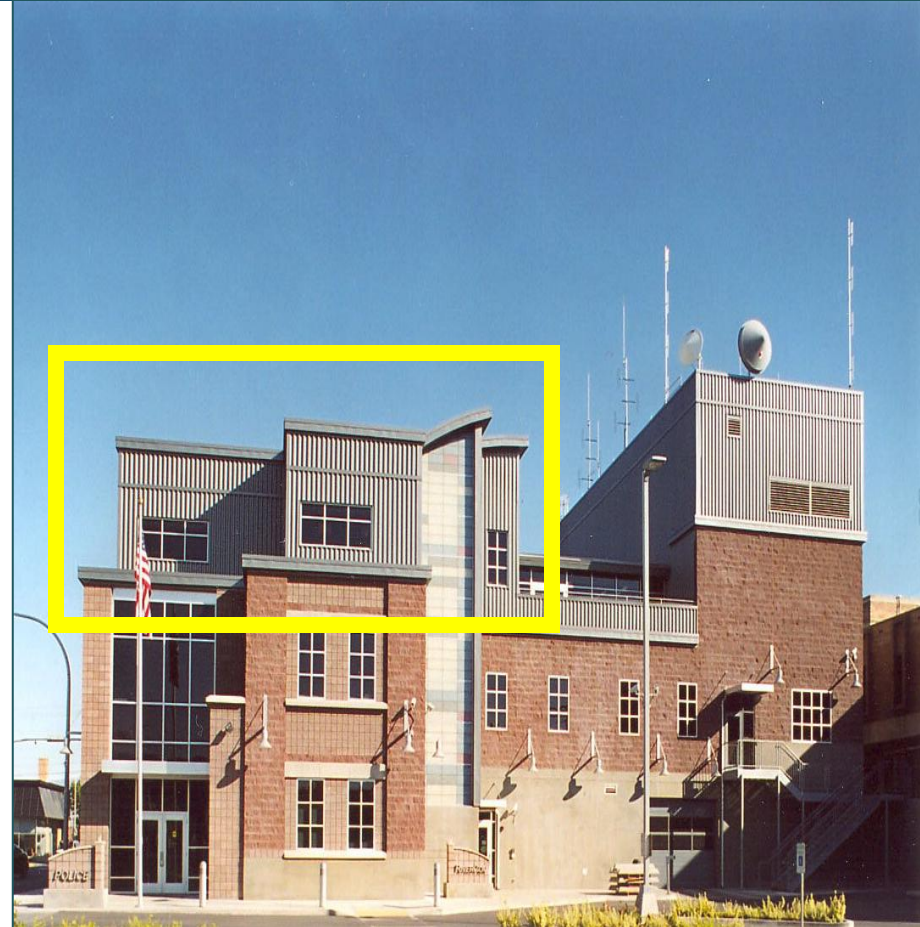
**Maximize Local Funding** – Strategically align scope, schedule, and delivery method to provide the best value within a limited budget

**Urgency of Delivery** – Accelerate construction to relieve capacity constraints; RiverCom's current facility is undersized and operating at a functional deficit.

## Current PSAP Facility

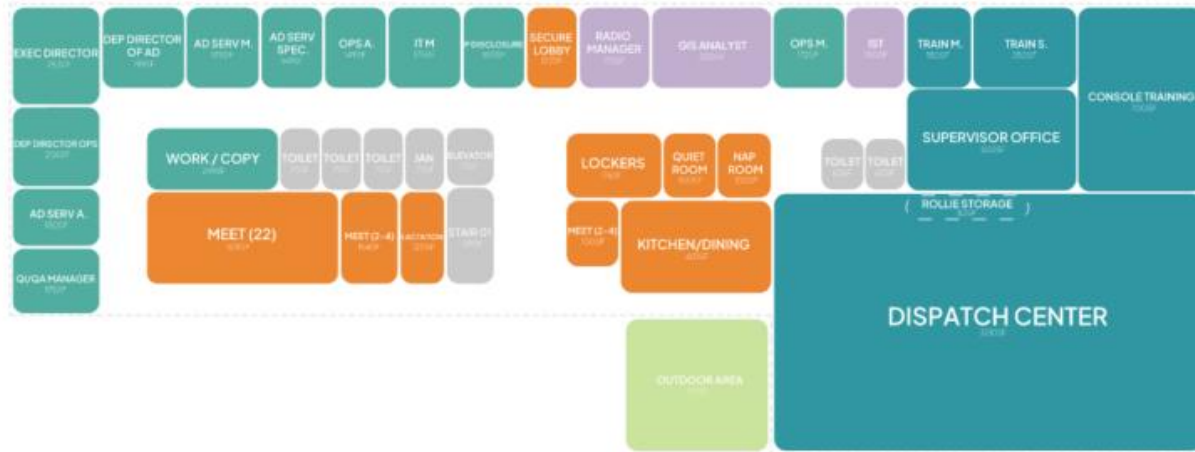


Existing floor plan with existing uses

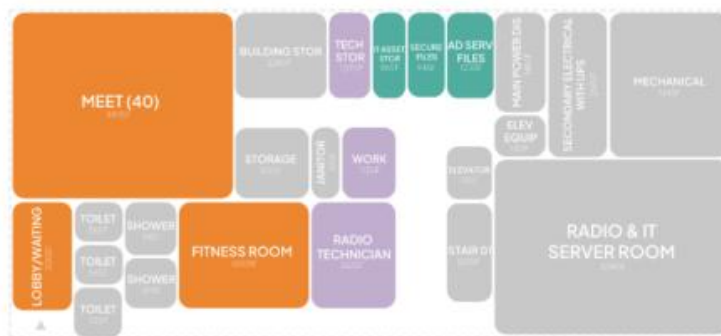




# Concept Floor Plans



Second Floor



First Floor

## KEY

- Staff Support
- Building Support
- IT / Radio
- Dispatch / Operation
- Administration / Finance
- Site Requirements

# Proposed Site







# Project Budget

Costs for Professional Services	\$3,500,295
Estimated Project Construction Costs (including contingencies)	\$13,700,700
Equipment & Furnishing Costs (Radio Tower & equipment)	\$4,500,000
Off-Site Costs	\$122,380
Contract administration costs (owner, CM, etc.)	\$712,412
Contingencies (Design & Owner)	\$735,765
Other Related Project Costs (Land, Permits, Utilities, Surveys)	\$1,659,793
Alt. Sub Cont Selection Costs	\$N/A
W.S.S.T. Sales Taxes	\$1,068,654
<b>GRAND TOTAL</b>	<b>\$26,000,000</b>



Task Name	Duration	Start	Finish	2025				2026				2027			
				Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct
<b>GC/CM Procurement</b>	<b>65 days</b>	<b>Fri 6/20/25</b>	<b>Thu 9/18/25</b>												
Submit Application to PRC	1 day	Fri 6/20/25	Fri 6/20/25												
PRC Presentation and Determination	0 days	Thu 7/24/25	Thu 7/24/25												
1st Advertisement for GC/CM	0 days	Sun 7/27/25	Sun 7/27/25												
2nd Advertisement for GC/CM	0 days	Sun 8/3/25	Sun 8/3/25												
Non-madatory Pre-submittal meeting	1 day	Fri 8/8/25	Fri 8/8/25												
Receive SOQs	1 day	Tue 8/19/25	Tue 8/19/25												
Notify GC/CM Finalists	3 days	Wed 8/20/25	Fri 8/22/25												
Issue RFP to Finalists (GCs & Fees)	0 days	Fri 8/22/25	Fri 8/22/25												
GC/CM Interviews	1 day	Wed 9/3/25	Wed 9/3/25												
Receive & Open Fee Proposals	1 day	Mon 9/8/25	Mon 9/8/25												
Notify Apparent Winner	1 day	Mon 9/8/25	Mon 9/8/25												
Protest Period	4 days	Tue 9/9/25	Fri 9/12/25												
Board Approval of GC/CM selection	1 day	Wed 9/17/25	Wed 9/17/25												
GC/CM Contract Signed (Precon Services)	1 day	Thu 9/18/25	Thu 9/18/25												
<b>Programming and Design</b>	<b>111 days</b>	<b>Fri 9/19/25</b>	<b>Thu 2/19/26</b>												
<b>Bidding &amp; Construction &amp; Closeout</b>	<b>370 days</b>	<b>Wed 4/15/26</b>	<b>Tue 9/14/27</b>												

# Why GC/CM?

## 1. Implementation of the project involves complex scheduling, phasing coordination:

- Risk Category IV Requirements
- Intricate Coordination
- Long-Lead Items
- GC/CM Enables Flexibility and Early Cost Certainty

# Why GC/CM?

## 2. Involvement of the GC/CM during the design phase is critical to the success of the project:

- Constructability & Budget Alignment
- Continuous Estimating with No Room for Re-Design
- Resilient & Efficient Systems
- Long Lead and Specialized Procurement

# Why GC/CM?

## 3. The project encompasses a complex or technical work environment:

- **Mission-Critical Operations**
- **Resiliency Requirements**
- **Category Risk IV**
- **Specialized Contractor Expertise**



# Outreach

- Early GC/CM involvement enables strategic packaging to support small and underutilized businesses
- Outreach will include open houses and engagement with regional business networks
- Selection will emphasize the GC/CM's inclusive participation plan
- Strong local interest anticipated; transparency will be prioritized
- Early subcontractor engagement is critical given tight labor conditions and market demand

# Summary

- RiverCom 911 requires a new 17,500 SF essential public safety facility to support long-term growth and operational resilience
- Current facility is undersized and RiverCom is operating at a functional deficit, timely delivery is critical
- GC/CM is the right delivery method due to mission-critical operations, complex coordination, and the need for early contractor input
- The project team is experienced in GC/CM delivery and is committed to delivering a resilient, cost-effective, community serving facility
- One Opportunity to Get It Right



# Questions & Answers