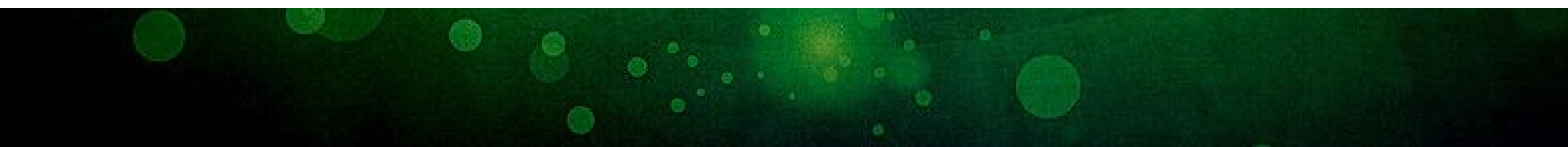


**HELP  
STARTS  
HERE**

# **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

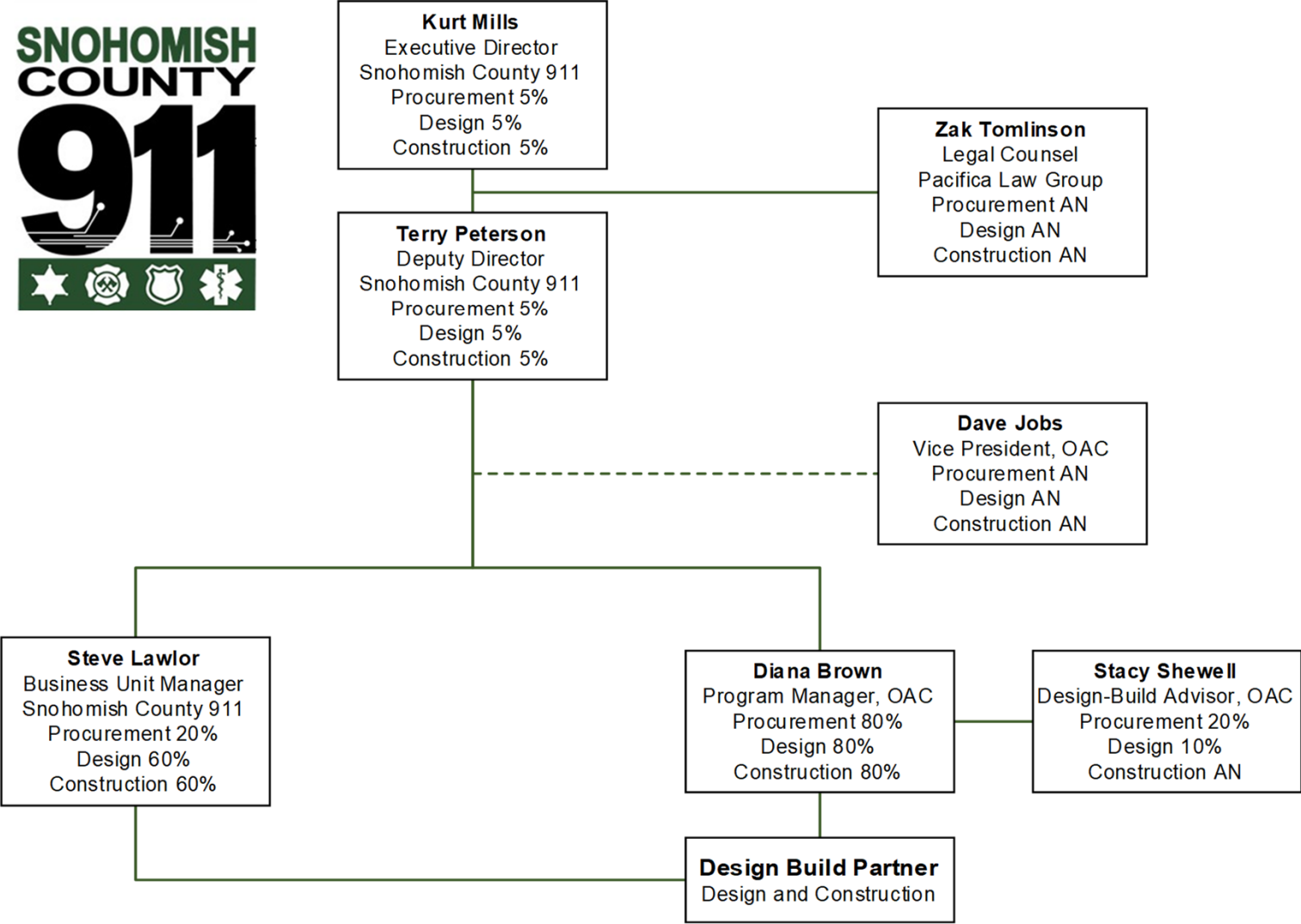
Excellence

Empathy

Proactive



# Organizational Chart





# Why Progressive Design Build?

## **Activities are Specialized**

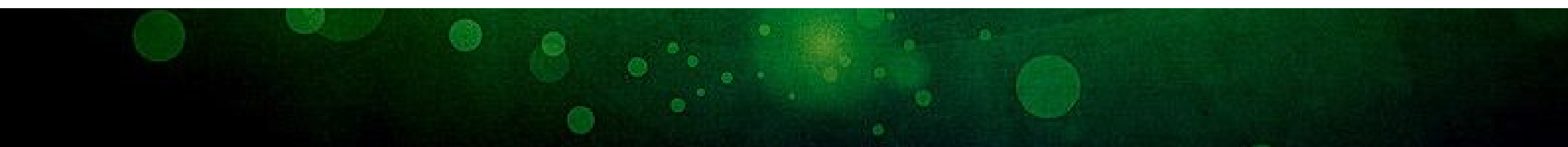
- Ongoing critical facility operations and access.

## **Opportunity for Greater Innovation and Efficiencies**

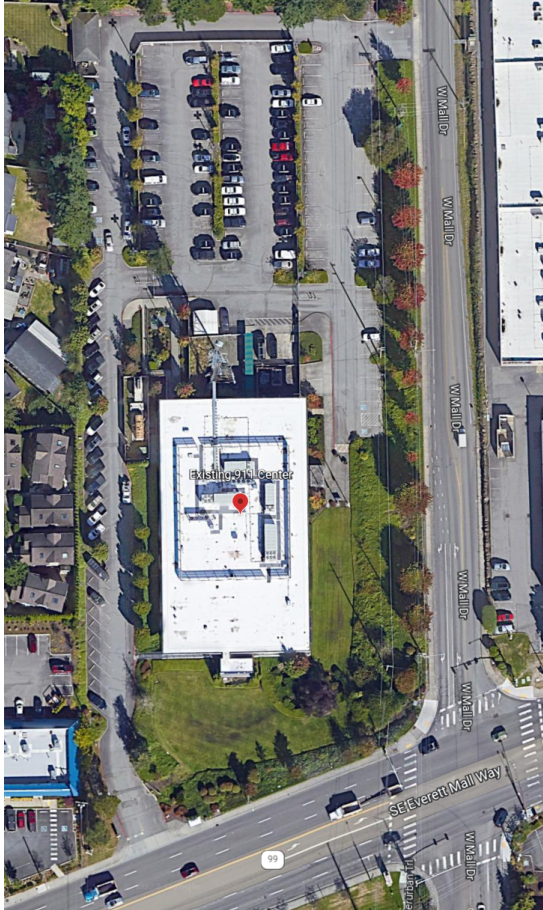
- Complex phasing, early investigating, early procurement, delivery sequencing.

## **Savings in Project Delivery Time**

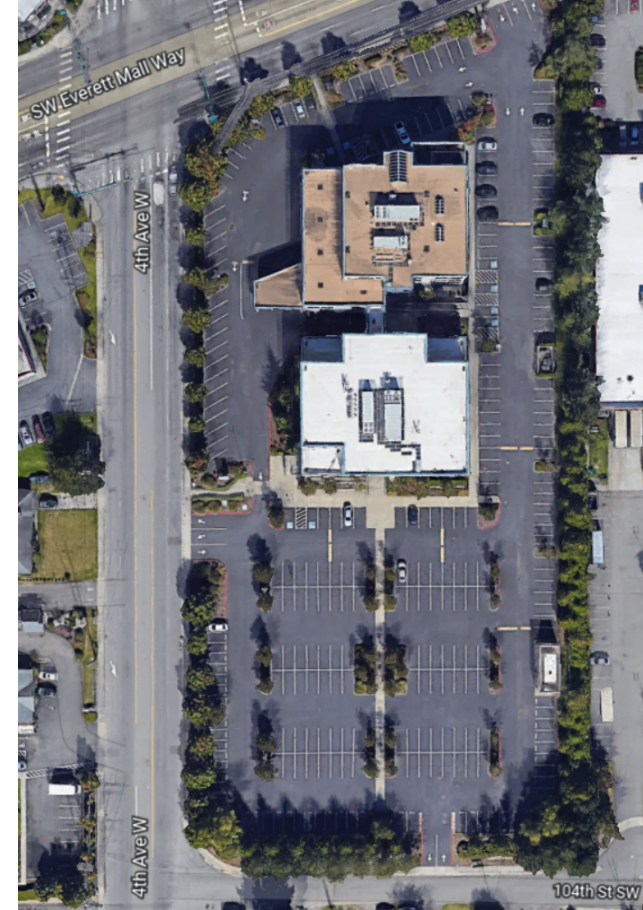
- Streamlining and integration of project team.
- Efficient sequencing of entire project delivery.
- Confirm budget early in design = Predictable outcomes.



## 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         |
| <b>Total</b>                                     | <b>\$62,000,000</b> |

\*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!**

