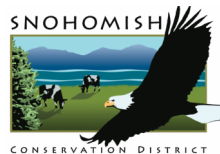


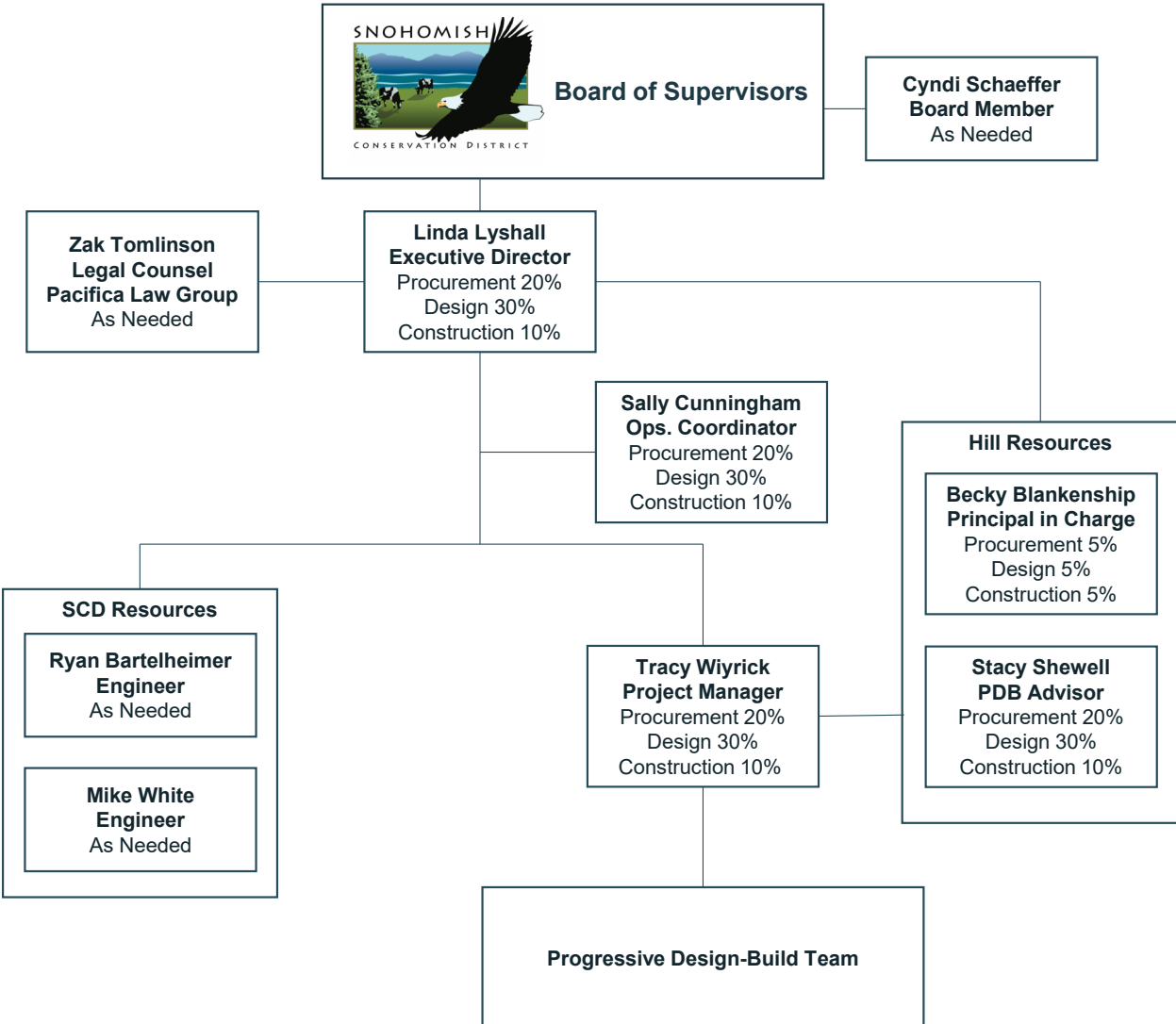
Snohomish Conservation District

Natural Resources Center

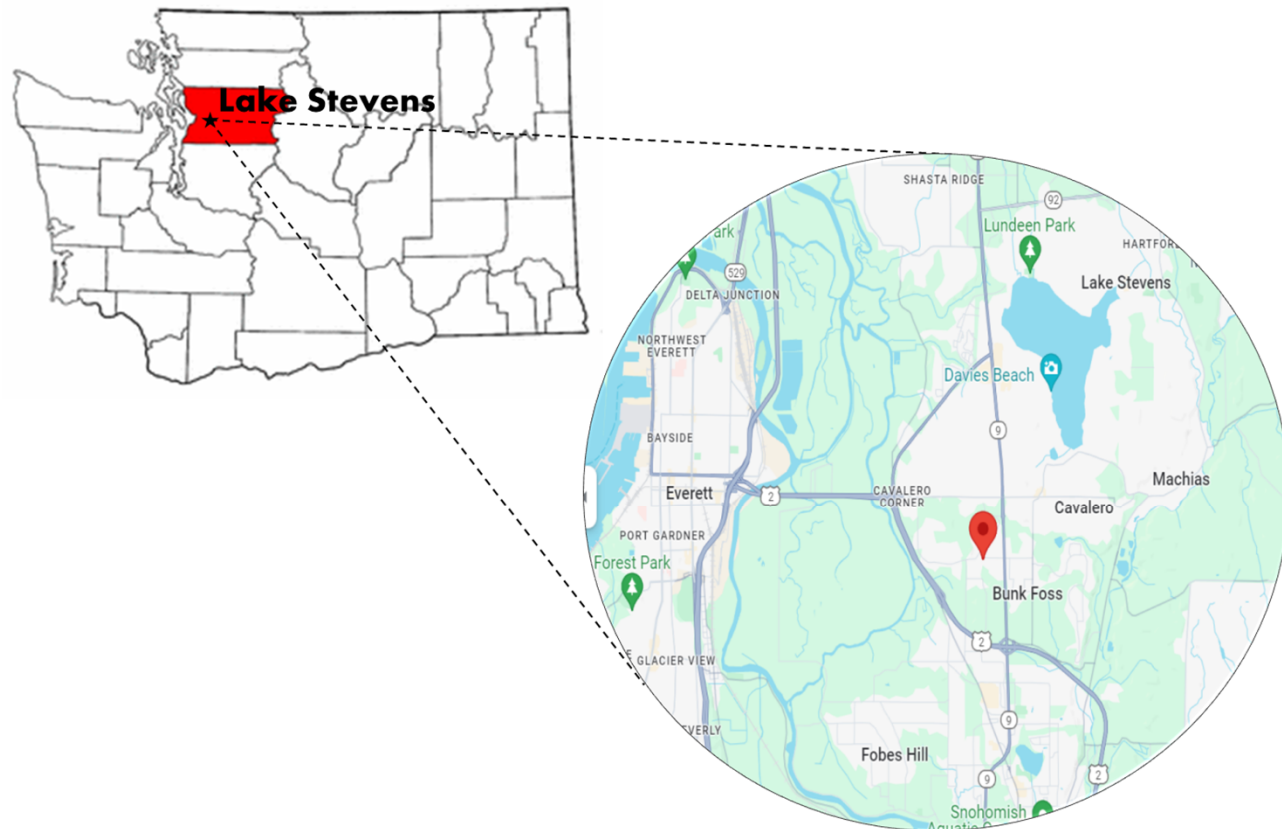
Project Review Committee Presentation



Project Organizational Chart



Project Location



Project Site & Existing Facility



12-acre campus



Project Overview

➤ Natural Resource Center

- Approximately 13,000 square foot multi-purpose building
- Indoor and outdoor classrooms
- Workforce development center
- Meeting/office space
- LEED certified with solar array and EV charging

➤ Site Development

- Adjacent to existing building and greenhouse
- Preparing site with utility infrastructure
- Site security, additional parking

Project Purpose and Need

- Natural Resources Center will expand and enhance services
 - Current leased office space is not meeting needs of District or community
 - Requests for technical assistance and education has far outpaced capacity
 - New space will provide facilities that will improve efficiency and ability to provide services:
 - Indoor and outdoor classrooms for environmental learning
 - Community and staff gathering spaces for meetings and workshops
 - Climate resilient demonstration practices, including wetland and stream restoration, pollinator habitat, green stormwater infrastructure, composting, soil health, agroforestry, renewable energy
 - All demonstration practices accessible via a trail network with educational signage
 - Field crew and workforce development base camp

MBE/DBE Inclusion History

SCD MBE/DBE approach

- **Promoting services**
 - Growing Urban Forest Program
 - Equity in Conservation Project
 - Environmental Justice scoring criteria
- **Engagement, support, collaboration**
 - Restoration for All project
 - Rain Garden Handbook – Spanish language
 - Glacier Peak Institute funding
- **Increasing staff diversity**
 - BIPOC – 10% to 14%
 - DEI training sessions
 - Free Spanish lessons
- **Champion of Inclusion** – Summer Daugherty
- **Outreach to other owners**



MBE/WBE Inclusion Strategy

Operations Building Inclusion Strategies

- Procurement
 - RFQ – past utilization performance on completed projects (pass/fail)
 - RFP - project specific, detailed inclusion plan for outreach and procurement (~10% of score, establish goal)
- Design/Validation Phase 1
 - Ensure contractual flow-down provisions are achievable for DBE/MBE firms
 - Provide Progressive Design-Build training/mentoring
 - Require utilization tracking - % 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 – monitor inclusion utilization throughout projects to ensure performance expectations are being fulfilled



Preliminary Project Budget

Project Budget	
Costs for professional services (A/E, Legal, etc.)	\$ 750,000
Estimated project construction costs (including construction contingencies)	\$7,250,000
SUBTOTAL – Estimated DB Contract Amount	\$8,000,000
Costs for Professional Services (Legal, outside DB contract)	\$50,000
Equipment and furnishing costs (included above)	\$125,000
Off-site costs	\$100,000
Contract administration costs (owner, CM, etc.)	\$300,000
Contingencies (owner)	\$1,400,000
Related costs (inspections/testing, NREC, SEPA, Commissioning)	\$325,000
Sales Tax	\$1,000,111
Total	\$ 11,300,000

Preliminary Project Schedule

Activity

PDB Procurement

- Anticipated PRC Approval
- RFQ Advertisement #1 & #2
- SOQ Due
- Announce Shortlist
- Issue RFP to Finalists
- Interactive Meetings
- Management Plan and Fee Proposal Due
- Announce Apparent Successful Proposer
- NTP

Design and Construction

- Project Definition Phase
- Design
- Construction

Projected Date

June 27

June 28 & July 9

July 30

August 7

August 13

August 20 & 21

September 6

September 16

October

October – November 2024

December 2024 – May 2025

April 2025 – January 2026

PDB Procurement Approach

Request for Qualifications

- Successful experience w/ projects of similar scope and complexity
- Team organization
- Experience developing GMP collaboratively with Owner
- Shortlist no more than three finalists
- History in soliciting and/or utilizing MWBE subcontractors
- Include draft contract



Request for Proposals

- Management approach specific to the project
- Innovation and problem-solving
- Interactive proprietary meetings
- Statutorily required evaluation factors, MWBE inclusion approach and tracking
- Price related factor: Fee

Benefits of Progressive Design-Build Delivery

RCW 39.10.300(1)(b) “Greater innovation or efficiencies between designer and builder”

- **LEED Certification Goals:** Progressive Design-Build (PDB) facilitates early integration of LEED opportunities, reducing rework and enhancing opportunities for *innovative sustainable design options* through ongoing collaboration and alignment with *stringent material and design requirements*.
- **Educational Features:** PDB enables the *seamless design and construction* of customized, interactive educational features, such as demonstration plots and interpretive trails, by fostering a *unified vision* and creative collaboration *from the start*.
- **Environmental Considerations:** The close collaboration inherent in PDB allows for immediate, *real-time problem-solving of complex environmental issues*, optimizing functional and educational aspects of soil health, stormwater management, and habitat restoration.

RCW 39.10.300 (1)(c) “Significant savings in project delivery time”

- PDB allows for engagement with the entire team *prior to development of predesign documents* and shortens the overall schedule, while collaboration between the designer and builder in advance *eliminates time spent on redesign* or claims during construction.
- The Natural Resources Center is particularly suited to benefit from the time-saving advantages of Progressive Design-Build, because early and continuous collaboration is essential to efficiently address its sustainability objectives and its specialized design as a ‘teaching building’.

Public Benefit

Progressive Design Build provides a substantial fiscal benefit:

- The public will benefit from the PDB delivery model's ability to manage costs effectively and deliver the project faster through early contractor engagement, efficient planning, and early procurement, reducing the risk of cost overruns.
- PDB's focus on selecting systems and materials that lower long-term operational and maintenance costs will ensure better use of public funds and provide lasting value to the community.

Traditional Design-Bid-Build (DBB) is impractical for this project for several reasons:

- **Schedule:** The DBB process would take significantly longer than PDB due to the inability to overlap design and construction phases, lack of early contractor input, and delays in procuring long-lead items.
- **Cost:** DBB would incur higher costs due to price escalation from a protracted schedule and inefficiencies from the lack of builder input during the design phase.
- **Compromised Quality for Cost:** Contracts in the DBB method are typically awarded to the lowest bidder, increasing the risk of compromised materials and workmanship quality, which is critical for the Natural Resources Center's mission.



Hill International

THANK YOU