MARYSVILLE FIRE DISTRICT

CPARB PROJECT REVIEW COMMITTEE (PRC)
GC/CM PROJECT APPLICATION FOR
MARYSVILLE FIRE STATION 63 REPLACEMENT

AUGUST 20, 2024

August 20, 2024

Jim Dugan
Chair, Project Review Committee
Department of Enterprise Services
Engineering & Architectural Services
Post Office Box 41476
Olympia, WA 98504-1476

Reference: Marysville Fire Station 63 Replacement GC/CM Project Application

Dear Mr. Dugan:

The Marysville Fire District is pleased to submit its project application for your review and approval to use the General Contractor/Construction Manager (GC/CM) for our planned New Fire Station 63 Replacement project. If approved this will be the first project completed utilizing alternative delivery for this organization.

The district has retained OAC Services as Alternative Delivery Advisor / Project Manager and Noel Treat as Legal Advisor for this project. We are also in the process of contracting with Miller Hull Partnership who has successfully completed a long list of GC/CM projects.

Our recent construction experience, selection of experienced advisors, and an experienced architect places the district in a great position to successfully manage this project.

We are excited to present our project application and qualifications to the PRC panel team and look forward to its review and comment at the September 26, 2024 meeting. If you have any questions, feel free to contact me.

Sincerely,

Ned Vander Pol

Ned Vander Pol
Fire Chief
Marysville Fire District

Attachments: GC/CM Project Application
Attachment A – Project Schedule
Attachment B – Project Organization Chart
Attachment C – Marysville Fire District Construction History
Attachment D - Staff/Contractor Project Experience and Roles

State of Washington

PROJECT REVIEW COMMITTEE (PRC)

GC/CM PROJECT APPLICATION

To Use the General Contractor/Construction Manager (GC/CM) Alternative Contracting Procedure

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages *(font size 11 or larger)*. Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

a) Legal name of Public Body (your organization): **Marysville Fire District (MFD)**
b) Mailing Address: **1635 Grove Street, Marysville, WA 98270**
c) Contact Person Name: **Ned Vander Pol** Title: **Fire Chief**
d) Phone Number: **360-363-8500** E-mail: **nvanderpol@mfdrfa.org**

1. Brief Description of Proposed Project

a) Name of Project: **Marysville Fire Station 63 Replacement**
b) County of Project Location: **Snohomish**
c) Please describe the project in no more than two short paragraphs.

Marysville Fire District (MFD) is dedicated to improving the lives of our community and keeping residents safe. As a Regional Fire Authority created by voters, MFD provides fire suppression and prevention, emergency medical response, technical rescue, hazmat, surface water rescue and other services to more than 80,000 residents. MFDs 54-square-mile area includes Marysville, Seven Lakes, a portion of the Tulalip Indian Reservation, and unincorporated Snohomish County.

Project Purpose and Background

Marysville Fire Station 63, located at 14716 Smokey Point Blvd, Marysville, WA was built in 1950s, is too small and has surpassed its useful life. The proposed project will replace the existing station. The new station will be located near the existing on undeveloped property which the MFD is in the process of acquiring. The new station will house up to eight (8) fire fighters, and three or four drive-thru bays (Ladder Truck or Engine, Advanced and Basic Life Support Transport units). The scope will include the design and construction of the building and any required site development and offsite frontage improvements.

d) Applying for permission to utilize Alternative Subcontractor Selection with this application? No

2. Projected Total Cost for the Project:

The programming, final scope and budget for this project are in development. A preliminary budget is as follows.

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	$ 720,000
Estimated project construction costs (including construction contingencies):	$ 7,200,000
Equipment and furnishing costs	$ 130,000
Off-site costs	$ 300,000
Contract administration costs (owner, cm etc.)	$ 390,000
Professional Services (Includes Cx, survey, geotech, auditor, legal)	$ 200,000
Contingencies (design & owner)	$ 725,000
Other related project costs (Permits)	$ 70,000
Alternative Subcontractor Selection costs	$ na
Sales Tax	$ 717,000
Total	***$* 10,452,000**

B. Funding Status

Please describe the funding status for the whole project.

The Marysville Fire District has funds available to support this project.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

a) Procurement; *(including the use of alternative subcontractor selection, if applicable)*
b) Hiring consultants if not already hired; and
c) Employing staff or hiring consultants to manage the project if not already employed or hired. *(See Example on Design & Construction Schedule)*
d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process. *(If applicable)*

The GC/CM Advisor, legal counsel, Architect, staff associated with the project have been hired or are employees of the Marysville Fire District. A preliminary project schedule is below, and a graphic schedule is also attached to this application as Attachment A – Project Schedule.

DESCRIPTION	**STATUS/DURATION**
Procure Management Consultant	Completed
Procure Legal Advisor Services	Completed
Procure Architect/Engineer Team	Completed - August 2024
Procure GC/CM	
PRC Presentation / Anticipated Approval	September 26, 2024
1st Advertisement for GC/CM	October 9, 2024
2nd Advertisement for GC/CM	October 16, 2024
Mandatory Pre-Submittal Meeting	October 17, 2024
Receive Contractor SOQs	November 1, 2024
Notify GC/CM Finalists	November 12, 2024
Interviews	November 20, 2024
Issue RFFP to Finalists (GC's & Fee)	November 21,2024
Open Price Proposals (GC's & Fee)	November 26, 2024
Pre-con Services Agreement Approved and Signed	December 2024
Preliminary Design and Construction	
Schematic Design	October 2024 – March 2025
Design Development	March 2025 – June 2025
Construction Documents	June 2025 – October 2025
Construction	December 2025 – November 2026

4. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

Marysville Fire Station meets three of the required criteria for GC/CM delivery as detailed below.

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

  MFD is in the process of acquiring the land for this project. Early involvement by the GC/CM will benefit the project with efficient construction logistics planning, early utility planning, site access coordination, and coordination with adjacent property development and coordination of any off-site construction work.
- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed? Not applicable.
- If involvement of the GC/CM is critical during the design phase, why is this involvement critical? Marysville Fire District desires to leverage the experience and knowledge of a General Contractor/Construction Manager with early collaboration between the owner, designer, and builder

during the schematic design and land acquisition phase. This collaboration will provide constructability input during design, more accurate and informed estimating and scheduling, opportunities for strategic procurement, input on operations and maintenance and life-cycle costing, flexibility with the procurement of subcontractors and suppliers, and the opportunity to maximize opportunities for WMBE subcontractors.

On and Off-Site Scope and Budget Alignment
It is MFD and its AE/PM teams' experiences that GC/CM construction solutions during design for on and off-site improvements is critical to managing the MACC and establishing contingency budgets. Having the GC/CM at the negotiating table provides creative/collaborative solutions and accurate estimated costs during the design process.

- If the project encompasses a complex or technical work environment, what is this environment?

  The new fire station will require specialized equipment for decontamination, communications, and vehicle maintenance. The project will comprise 3 or 4 new apparatus (vehicle) bays, restroom and shower facilities, equipment and gear decontamination spaces, fitness and wellness room, sleep room, dayroom, emergency eye and hand wash stations, gear storage spaces, and other features consistent with modern operational standards, codes, and practices for the design of fire stations. These include ADA, seismic standards for fire stations, EPA rules for trench drainage, facilities standards for supporting a mixed-gender workforce, and the Washington State Council of Firefighters' Healthy In, Healthy Out program.
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done? Not applicable.
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project? No

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest *(For Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance)*. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or

  The success of a project comes from the trust built from owner, designer and contractor coming together as a team to realize a collective goal. This trust is built by engaging the contractor early and building an integrated design and construction team to support decision making, accurate estimating, and strategically phased buyout. GC/CM project delivery promotes close collaboration during design, permitting, buyout and construction, and anticipates the following public benefits:

  GC/CM delivery increases predictability and reduces financial risk.
  The project team will use Target Value Design (TVD) as a tool to manage the MACC and design contingency budgets. The GC/CM TVD budget/cost estimating, market conditions and subcontracting bids/expertise will help guide and track design decisions within the MACC/contingency budgets. Value engineering and constructability reviews will be a continuous collaborative effort during design phases. During design meetings we will track design and constructability options with estimates so timely decisions can be made by MFD. This process will ensure the project is designed to budget with adequate contingency and will reduce financial risk.

  GC/CM delivery improves schedule efficiency. A GC/CM input during design phase is critical to the successful and efficient completion of construction. GC/CM delivery also enables early procurement for long lead items and the early phase of the construction work. The planning, jurisdictional requirements, utility coordination, traffic coordination, challenges with the global supply chain, and economic pressures all point to the benefits of early involvement of a GC/CM to help plan and deliver on schedule targets.

  GC/CM delivery can facilitate and attract a highly qualified contractor and diverse subcontractor pool.
  The construction market in western Washington remains strong and allows subcontractors to be

selective about which projects they take on. Having the GC/CM as an early team member will promote outreach and provide input for developing strategic bid packages for the local and regional subcontracting community. The GC/CM can also define bid packages to better fit the current conditions of the marketplace, to maximize value and interest from subcontractors, and enable the possibility for more MWBE and local participation. The GC/CM delivery will attract more competition and result in lower costs and greater value to the taxpayers.

- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.
  Selecting a contractor under Design-Bid-Build is not practical. Selecting a contractor at the completion of design will greatly jeopardize many of the public benefit goals outlined above and add excessive risks including:
  - Not optimizing quality and cost-effective design
  - Increasing chances for change orders and cost over runs
  - Extended schedule and schedule uncertainty
  - Ineffective bid packaging and not maximizing opportunities for subcontractors and MWBE participation.

- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.
  A heavy civil GC/CM delivery is not being proposed for this project.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
  Marysville Fire District has carefully considered all project delivery methods by discussing and studying alternative delivery options with OAC, discussing pros and cons of alternative project delivery with other experienced public agencies, and the MFD team has read and understands the draft *CPARB General Contractor/Construction Manager Best Practices Manual.*

  While MFD staff doesn't have any direct experience with GC/CM contracting, we have contracted with OAC Services as GC/CM adviser and project manager, who has extensive experience with GC/CM contracting and alternative project delivery. In addition, MFD has selected Miller Hull Partnership as architect and Noel Treat as legal advisor, who bring significant experience with GC/CM contracting to the project team.

  The project team is structured to optimize the experience and qualifications of Marysville Fire District in-house resources with experienced external OAC advisor services, experienced architect and early involvement of the GC/CM.

- A ***Project*** organizational chart, showing all existing or planned staff and consultant roles.
  Note: *The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)*
  The Marysville Fire Station project will be overseen by Ned Vander Pol, led by Jeff Cole, Assistant Chief of Operations/Support Services, and with support from Josh Farnes, Fleet/Facilities Supervisor. Day-to-day project management will be provided by OAC Services with Diana Brown as Project Executive, Alec Weintraub as GC/CM advisor and Gregg Herkenrath as Project Manager. See Attachment B for organizational chart.

- Staff and consultant short biographies *(not complete résumés)*.
  Ned Vander Pol, Fire Chief, Marysville Fire District
  Ned Vander Pol has 27 years of fire and emergency medical services experience. Ned first joined the fire service in 1995 as a volunteer firefighter in California. He then served two decades with the Vista Fire Department in San Diego County, working through the ranks before retiring as Vista's Fire Chief in December 2022. He was named Marysville Fire District's Fire Chief in February 2023. Chief Vander Pol holds a master's degree in public administration, completed the executive fire officer program at the

National Fire Academy and is a credentialed Chief Officer from the Commission on Professional Credentialing of the Center for Public Safety Excellence. Ned will be the overall project lead and retain decision-making authority on all matters related to design and construction as delegated by the Board of Commissioners. Ned has arrangements with the region's top experts to advise him throughout the design and construction process.

Jeffrey M. Cole, Assistant Chief of Operations and Support Services, Marysville Fire District
Jeff began his career with the Marysville Fire District in 1994 and over the 30 years has held the positions of Firefighter, Lieutenant, Captain, Battalion Chief, Deputy Chief of Operations and Assistant Chief of Operations and Support Services. Included in his service were 12 years as a leader and President of the Marysville Fire Fighters Union. Jeff earned an Associate Degree in Fire Science from Everett Community College. Jeff was a part of the Marysville Fire District Leadership Team that just completed the Design, Bid, Build project of the District's Administrative Offices and Conference Room. With significant leadership and consensus building experience Jeff works to bring teams together to ensure projects move forward in a collaborative manner.

Josh Farnes, Fleet and Facilities Supervisor. Marysville Fire District
Josh has been with the Marysville Fire District for 21 years and has led the maintenance division for the last 14. Josh has extensive experience purchasing apparatus and equipment utilizing the competitive bidding process. His public works experience has been primarily for projects less than $50,000 and executed through posting with MRSC, local advertising and collecting proposals from local contacts. Projects include the repainting of multiple buildings, standby generator replacements, HVAC repairs and upgrades, reroofing of buildings, bathroom remodels, tree removal, landscaping and negotiating janitorial service contracts and a host of other small projects. Josh's role in these projects is to produce specifications, manage procurement, negotiate contracts, approve or reject change orders, oversee quality control and provide general oversite of contractors.

Noel Treat, Legal Advisor, Strategic Advisors, PLLC
Noel Treat is the principal at Strategic Advisors, PLLC where he provides general counsel services to public agencies. His prior experience includes a variety of senior public sector legal roles including serving as a Senior Civil Deputy and Section Head for the King County Prosecuting Attorney, City Attorney for various cities, and General Counsel for Seattle Public Schools. In these roles, Noel has advised public agencies on the full scope of issues related to public works contracting, including GCCM process, contract terms, change orders, claims, disputes, and state law compliance.

Diana Brown, CCM, DBIA, CPE, PMP, Director, GC/CM Consultant, OAC Services
Diana is a licensed structural engineer who brings excellent relevant experience from Design-Build and GC/CM projects including complex justice and educational projects with clients such as King County and Lake Washington School District as well as CMGC projects in Oregon. Diana has managed more than 20 traditional design-bid-build projects in the public and private sectors as well as County emergency projects for King County including the King County Correctional Facility and Covid Quarantine projects. Diana's qualifications as a structural engineer and experience and acumen with collaborative delivery methodology and complex justice facilities makes her an excellent fit to provide oversight for this team as Project Executive.

Alec Weintraub, PMP, DBIA, Program Manager, GC/CM Consultant, OAC Services
Alec has degrees in architecture and civil engineering and over 30 years of design and construction experience. He has experience in all phases of capital projects and programs from planning through final closeout. This includes projects from new construction on green field sites, to full building renovations, tenant improvements, modernization projects and infrastructure projects using various traditional and alternative contract delivery methods. Alec has worked on more than 20 major capital projects for public and private clients and his RCW 39.10 experience includes three GC/CM K-12 projects, numerous Job Order Contract projects, and planning for progressive design build projects as Owners Representative.

Gregg Herkenrath, Project Manager, OAC Services
Gregg has over 20 years of construction industry experience as a civil engineering consultant for public and private sector projects, as a K-12 owner in the role of director of capital projects, as a general contractor in the project manager and engineer role, and as an owner's representative in the project manager role. Gregg has managed the planning, design and construction of public facilities at the federal, state and local level and has utilized GC/CM project delivery methods under RCW 39.10 on several projects from $4M to $140M. Gregg's work experience includes fire stations, K-12 schools, public facility service centers, libraries, parking garages, residential sub-divisions and commercial & industrial land development.

Rich Whealan, AIA, Principal-in-Charge and Design Lead, The Miller Hull Partnership
Rich is a licensed architect in the State of Washington with over 30 years of experience in design and construction administration. Rich has experience with RCW 39.10 alternative delivery methods, including GC/CM delivery with the Port of Seattle and Turner Construction for the SEA C Concourse Expansion project, currently under construction, and completed projects at South Puget Sound Community College and the Port of Seattle. His experience includes Progressive Design-Build delivery with Clark Construction and SOM for the International Arrivals Facility at SEA.

Elana Darnell, Assoc. AIA, Project Manager and Production Lead, The Miller Hull Partnership
Elana is a project manager and architectural designer with a background in both business and design. Elana has a Bachelor in Business Administration and a Master of Architecture. She has worked on both public and private projects including new construction and renovations. Her focus on public projects includes fire stations, a maintenance and operation center, city hall, and justice building. For the City of Redmond, Elana completed a master plan for the City's Maintenance and Operations Center and outlined the different project delivery methods options available in a technical memorandum. Based on the review of this delivery methods memo, the City of Redmond is currently pursuing a Progressive Design-Build project. Elana has led project drawing and specification production and consultant coordination in all phases. She is skilled at communicating with all parties involved in the project including the Owner, Owner's Rep, Subconsultant team, and General Contractor.

Scott Wolf, FAIA, Fire Station Specialist & QA/QC Lead, The Miller Hull Partnership
Scott is a partner at Miller Hull and has been a licensed architect in the State of Washington for over 30 years (along with a number of other US & Canadian jurisdictions). Scott's recent experience with alternative delivery methods include a number of Progressive Design-Build projects – the University of Washington West Campus Utility Plant with Mortenson Construction (which was the first PDB project at UW), the Student Success District project at the University of Arizona with Sundt Construction, the Santa Monica City Yards Modernization project with Hathaway Dinwiddie, and Bothell Fire Stations 42 & 45 with BNBuilders, which were two stations packaged under a single PDB contract. Three of these projects have been recognized with National DBIA Honor Awards - in part due to Scott's leadership and his collaborative team approach, while confirming the value that alternative delivery methods bring to the Owners of these important projects.

Provide the ***experience <u>and role</u> on previous GC/CM projects delivered*** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.
See bios above and Attachment D.

- The qualifications of the existing or planned project manager and consultants.
  See bios above and Attachment D.

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.
  OAC is under contract as GC/CM advisor and project manager for the early phases of this project. Following PRC approval OAC will be contracted for the full design, construction and close-out of this project. Sufficient funds are available and have been budgeted for this purpose.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

  Over the past 5 years, the Marysville Fire District has successfully completed 8 capital improvement projects and other renovations and equipment replacements. This work totals more than $2,000,000 all of which has been delivered on time and within budget. See Attachment C for a list of projects.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

  Marysville Fire District, in collaboration with OAC Services, is implementing a series of controls for this project including:

  Project Management and Decision Making
  - Authority and decision-making responsibility will be in accordance with the organization chart described in Attachment B.
  - The core project team will meet weekly through the design, permitting and construction process to discuss and plan, guide decision-making, develop and track schedules, identify project needs, develop and track budget, manage risk, establish strategy and recommend courses of action for implementation of project.
  - Jeff Cole will be the primary point of contact with the MFD team for this project. He will be supported by others within the MFD team including Ned Vander Pol, Chelsie McInnis, Josh Farnes throughout the project. Jeff will have legal counsel support from Noel Treat and project management support of the OAC Services team.

  Communication
  - The Marysville Fire District will use a variety of well-established formal and informal tools to provide continuous, effective, and impactful communications with all project stakeholders.
  - Following GC/CM selection, the Marysville Fire District will meet regularly during the design and construction phases to conduct interim reviews of the program, design, costs, schedule and risks to ensure project expectations and vision is being achieved and the project is being executed in accordance with the plans.

  Project Progress
  - Design progress will be discussed daily and reported weekly by the design team to the Marysville Fire District via meeting notes and project deliverables.
  - Construction progress will be discussed daily and reported weekly by the GC/CM to the Marysville Fire District via meeting notes and project deliverables.
  - Monthly progress status reports will be completed and distributed by the OAC team to all project stakeholders and Board of Commissioners and will document progress, budget status, schedule status and risks.

  Cost and Budget
  - The Project Manager will track project finances and report on budget status, committed costs, costs to date and projected forecast cost monthly.
  - Use of contingency funds will be tracked and adjusted as project progresses
  - Project financials will be reconciled monthly with Marysville Fire District accounting to assure accurate reporting.
  - The Marysville Fire District will utilize project contingency to address owner-driven scope changes and unforeseen conditions.

  Schedule
  - A tentative proposed project milestone schedule will be provided in the GC/CM RFQ.
  - A baseline schedule will be developed in collaboration with the design team and GC/CM.

- The successful GC/CM will work with the Marysville Fire District to produce a detailed work breakdown structure, durations and relationships for all activities, and a clear critical path for all planning, design, permitting, procurement, bidding, construction, closeout, and warranty activities.
- GC/CM will develop 3-week "look ahead" schedules which will be delivered and reviewed at weekly meetings.
- Updated project schedule will be delivered monthly with each pay application.

Risk and Opportunities

- The Marysville Fire District, OAC, design team and the GC/CM will develop and track project risks on a risk register.
- The risk register will identify all potential risks, quantify the likelihood of each risk, identify potential schedule and monetary impacts, develop risk mitigation measures and assign responsibilities for each.
- Project risks to be evaluated and updated monthly as new risks are identified and others are mitigated.
- As risks are mitigated MFD will evaluate options to take advantage of opportunities to improve the project and add value to the project.
- Project contingency to be adjusted based on the risk status.

- A brief description of your planned GC/CM procurement process.

  Preparation of the GC/CM RFP and finalizing the selection criteria is underway and will be based on an OAC proven approach and modified with the latest lessons learned from other public owners and informed by the CPARB Best Practices. This process will include selection criteria, interviews, and fee proposals. Advertising for the RFP to commence upon approval from the PRC.

  OAC's procurement process includes extensive GC/CM interviews, potential office visits and a detailed Cost Responsibility Matrix. Our overall goal is to select the most highly qualified and compatible GC/CM contractor with a competitive cost and fee structure.

  The GC/CM RFQ, RFFP and selection process will follow standard GC/CM format, typically used by OAC and modified with input from Marysville Fire District and the latest lessons learned from other public owners. This process will include selection criteria, interviews, and final selection evaluations.

  GC/CM Procurement Process
  The Marysville Fire District plans to use a three step GC/CM selection model:
  1. Request for Qualifications (RFQ).
     - Focus on relevant experience, proposed team and project approach.
     - A short list of proposers will be selected for interviews.
  2. Interviews.
     - Interviews may include office visits.
     - Will focus on capabilities and experience of specific team members proposed for the project.
     - Will include evaluation of knowledgeable, creative and innovative ideas regarding the project design and construction process for this project.
  3. Request for Fee Proposal (RFFP)
     - Fee and Specified General Conditions.
     - Focus on competitive cost and reasonable fees.

- Verification that your organization has already developed *(or provide your plan to develop)* specific GC/CM or heavy civil GC/CM contract terms.

  The Marysville Fire District, OAC Services and Noel Treat are in process of finalizing the GC/CM Contract. We will be utilizing a modified version of the AIA - A133 Standard Form of Agreement Between Owner and Construction Manager as Contractor with AIA-201- General Conditions of the

Contract for Construction. The contract will be drafted to comply with Washington State Law, GC/CM best practices and in coordination with the MFD risk and procurement specialist. The project team will collaborate with Noel Treat to develop draft Divisions 00 language to address specific requirements for the project, including a comprehensive scope of work for pre-construction services.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

See Attachment C – Public Body Construction History & Relevant Project Experience

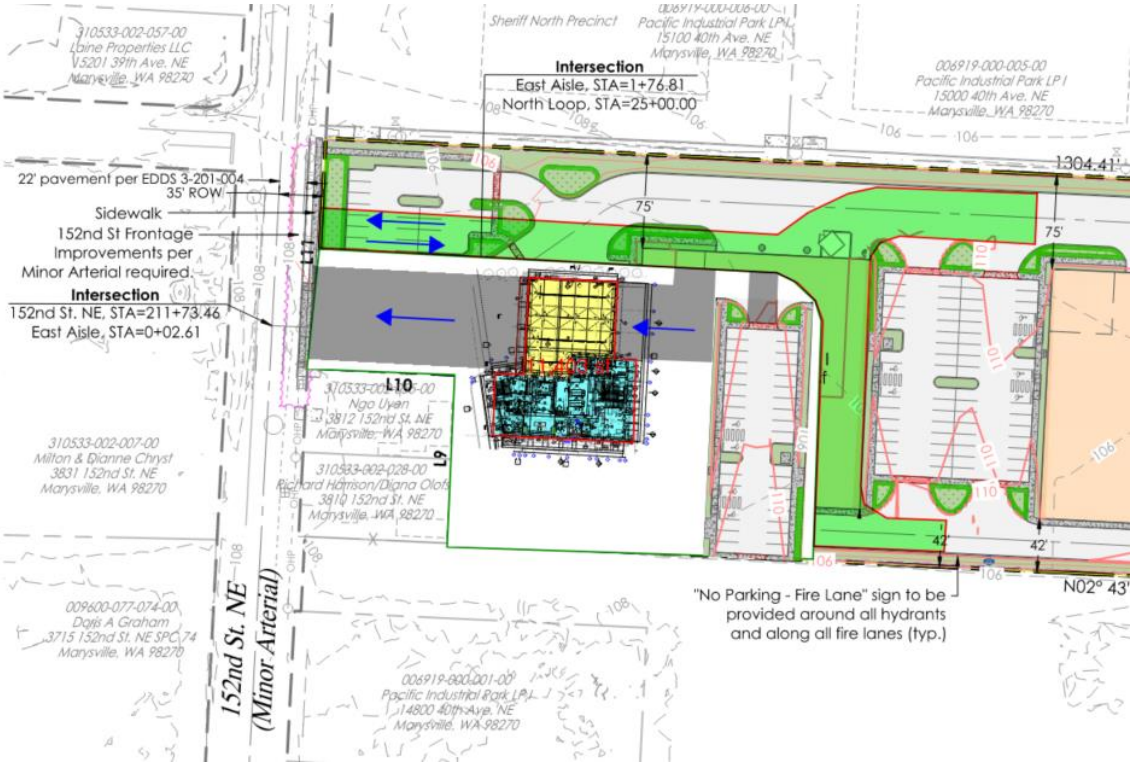
8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. *(See Example concepts, sketches or plans depicting the project.)* At a minimum, please try to include the following:

- An overview site plan *(indicating existing structure and new structures)*
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: *Applicant may utilize photos to further depict project issues during their presentation to the PRC.*

Marysville Fire District is in the process of acquiring land for this project, so the design is in the early stages. A conceptual site plan as shown below has been considered during the feasibility phase of this project.



9. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on ***any*** project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

The Marysville Fire District is audited annually by the Washington State Auditor's office. Consistently, there have been no reportable issues with any public works projects.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation.

MFD is dedicated to supporting the local economy and encouraging the involvement of small, women, and minority-owned businesses. To maximize the value of contracts awarded to local and disadvantaged firms for the construction of this project, MFD will implement the following actions:

1. GC/CM Selection Emphasis: The RFQ will be sent to State of Washington Office of Minority and Women Owned Business Enterprise for posting on their 'Bids and Contracting Opportunities' page. During the GC/CM selection process, MFD will prioritize the subcontracting process and past performance of interested GC/CMs in utilizing SBE/WMBE businesses. In the RFQ phase, GC/CM proposers will be evaluated on their history of including diverse businesses in their projects and their strategy for meeting or exceeding inclusion goals for this project. GC/CM Proposers will be scored based on how well they demonstrate their plan to establish and achieve these goals.

2. Bid Packaging Planning: During GC/CM selection, MFD will require proposers to outline their approach to bid packaging and demonstrate how these plans will support the involvement of disadvantaged businesses. Following award, the GC/CM will be required to provide regular updates to MFD on their procurement plan. MFD will confirm that the plan adequately addresses the inclusion of disadvantaged businesses by providing bid packages that are appropriately sized and scoped to enable their participation. As a part of bid planning the GC/CM will also be required to conduct outreach to identify potential disadvantaged businesses and ensure that bid packages align with market opportunities. The GC/CM's plan will also be required to address outreach strategies, such as targeted posting of bid opportunities and outreach meetings.

3. Subcontractor Buyout: During the subcontractor buyout phase, the GC/CM will be required to demonstrate their outreach efforts, including publishing bid opportunities in predefined forums known to attract disadvantaged businesses, holding outreach meetings, and inviting firms identified during procurement planning. Documentation of these outreach efforts will be required.

4. Ongoing Reporting: Throughout the project, the GC/CM must report on their use of disadvantaged businesses within their contract. This will allow MFD to assess if the team is on track to meet or exceed participation goals. Final reporting will be required as part of the project closeout.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and the scope of work is anticipated to be over $3M, please provide a completed *Supplement A, Alternative Subcontractor Selection Application* document, *one per each desired subcontractor/subcontract package*.
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under $3M, respond with **N/A** to this question.
- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over $3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application and* submit it to the PRC for consideration at a future meeting.

Not applicable.

CAUTION TO APPLICANTS
The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE
In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also you also agree to provide additional information if requested. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: Ned Vander Pol

Name *(please print)*: Ned Vander Pol

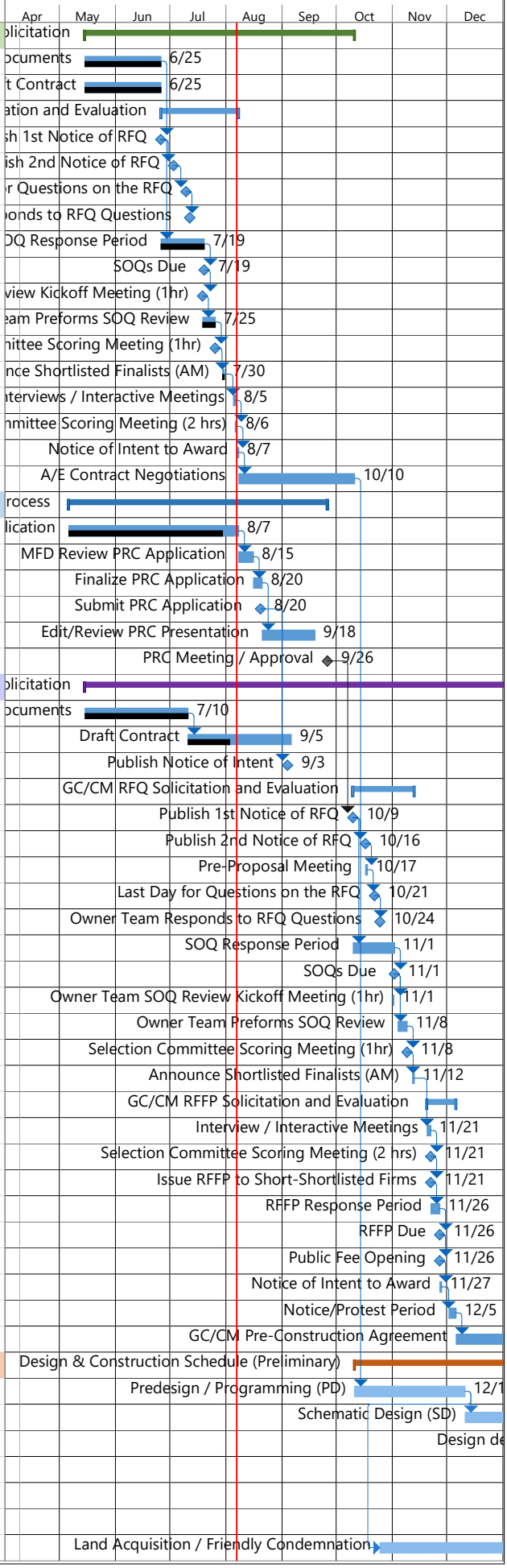
Title: Fire Chief

Date: 8/20/24

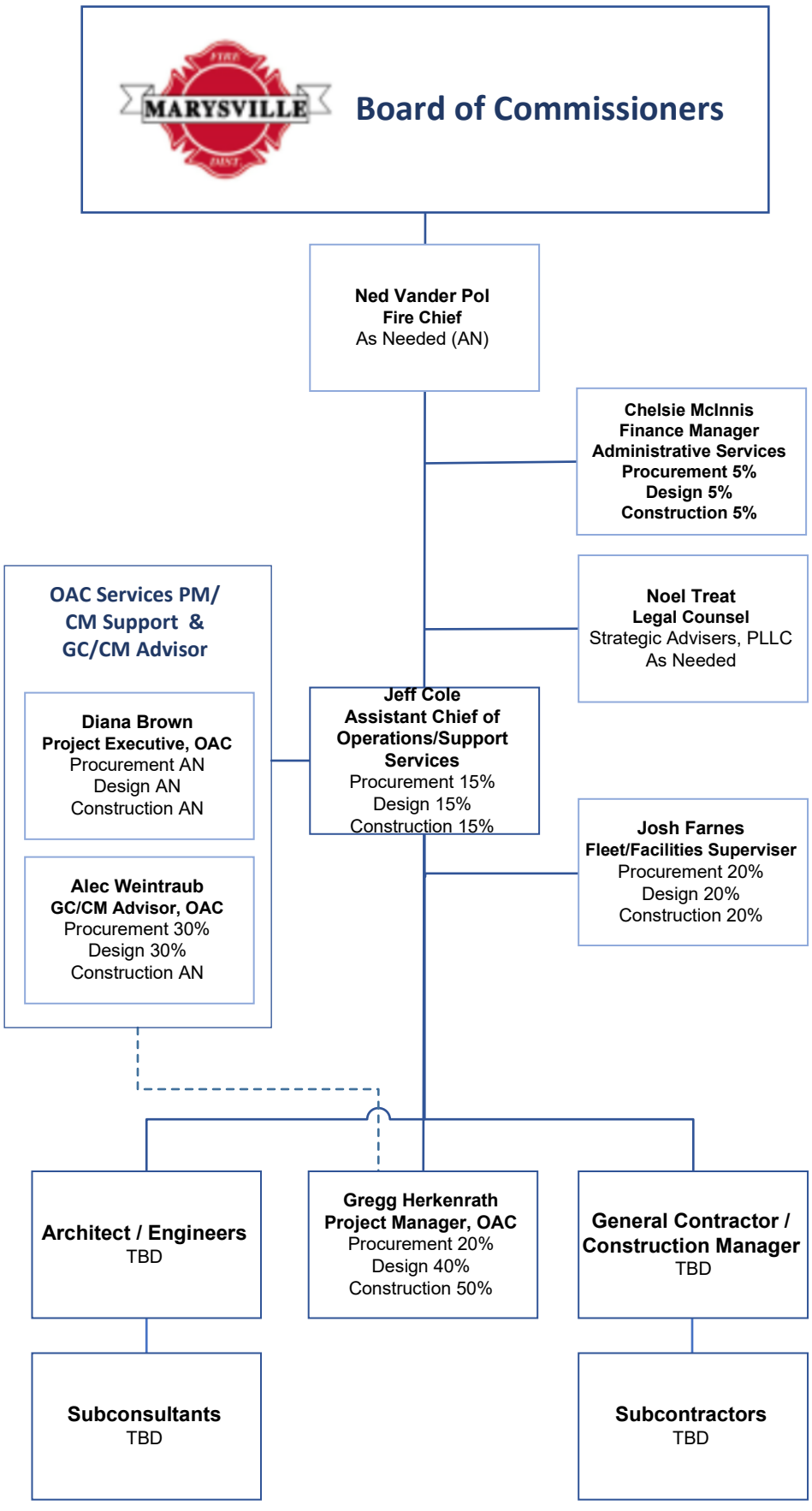
Wed 8/7/24

Attachment A
Marysville Fire District - Station 63 Project Schedule

ID	Task Name	Duration	Start	Finish
1	**A/E Solicitation**	**105 days**	**Wed 5/15/24**	**Thu 10/10/24**
2	Prepare RFQ documents	30 days	Wed 5/15/24	Tue 6/25/24
3	Prepare Draft Contract	30 days	Wed 5/15/24	Tue 6/25/24
4	**A/E RFQ Solicitation and Evaluation**	**30 days**	**Tue 6/25/24**	**Wed 8/7/24**
5	**Publish 1st Notice of RFQ**	0 days	Tue 6/25/24	Tue 6/25/24
6	Publish 2nd Notice of RFQ	0 days	Tue 7/2/24	Tue 7/2/24
7	Last Day for Questions on the RFQ	0 days	Tue 7/9/24	Tue 7/9/24
8	Owner Team Responds to RFQ Questions	0 days	Thu 7/11/24	Thu 7/11/24
9	SOQ Response Period	17 days	Wed 6/26/24	Fri 7/19/24
10	**SOQs Due**	**0 days**	Fri 7/19/24	**Fri 7/19/24**
11	Owner Team SOQ Review Kickoff Meeting (1	0 days	Fri 7/19/24	Fri 7/19/24
12	Owner Team Preforms SOQ Review	5 days	Fri 7/19/24	Thu 7/25/24
13	Selection Committee Scoring Meeting (1hr)	0 days	Thu 7/25/24	Thu 7/25/24
14	Announce Shortlisted Finalists (AM)	1 day	Tue 7/30/24	Tue 7/30/24
15	**Interviews / Interactive Meetings**	**1 day**	Mon 8/5/24	**Mon 8/5/24**
16	Selection Committee Scoring Meeting (2 hrs)	1 day	Tue 8/6/24	Tue 8/6/24
17	Notice of Intent to Award	1 day	Wed 8/7/24	Wed 8/7/24
18	A/E Contract Negotiations	45 days	Thu 8/8/24	Thu 10/10/24
19	**PRC Process**	**101 days**	**Mon 5/6/24**	**Thu 9/26/24**
20	Draft PRC Application	67 days	Mon 5/6/24	Wed 8/7/24
21	MFD Review PRC Application	6 days	Thu 8/8/24	Thu 8/15/24
22	Finalize PRC Application	3 days	Fri 8/16/24	Tue 8/20/24
23	**Submit PRC Application**	**0 days**	Tue 8/20/24	**Tue 8/20/24**
24	Edit/Review PRC Presentation	20 days	Wed 8/21/24	Wed 9/18/24
25	PRC Meeting / Approval	0 days	Thu 9/26/24	Thu 9/26/24
26	**GC/CM Solicitation**	**162 days**	**Wed 5/15/24**	**Mon 1/6/25**
27	Refine GCCM process and prepare documents	40 days	Wed 5/15/24	Wed 7/10/24
28	Draft Contract	40 days	Thu 7/11/24	Thu 9/5/24
29	Publish Notice of Intent	0 days	Tue 9/3/24	Tue 9/3/24
30	**GC/CM RFQ Solicitation and Evaluation**	**23 days**	**Wed 10/9/24**	**Tue 11/12/24**
31	Publish 1st Notice of RFQ	0 days	Wed 10/9/24	Wed 10/9/24
32	Publish 2nd Notice of RFQ	0 days	Wed 10/16/24	Wed 10/16/24
33	**Pre-Proposal Meeting**	1 day	Thu 10/17/24	Thu 10/17/24
34	Last Day for Questions on the RFQ	0 days	Mon 10/21/24	Mon 10/21/24
35	Owner Team Responds to RFQ Questions	0 days	Thu 10/24/24	Thu 10/24/24
36	SOQ Response Period	17 days	Thu 10/10/24	Fri 11/1/24
37	**SOQs Due**	0 days	Fri 11/1/24	Fri 11/1/24
38	Owner Team SOQ Review Kickoff Meeting (1	0.5 days	Fri 11/1/24	Fri 11/1/24
39	Owner Team Preforms SOQ Review	5 days	Mon 11/4/24	Fri 11/8/24
40	Selection Committee Scoring Meeting (1hr)	0 days	Fri 11/8/24	Fri 11/8/24
41	Announce Shortlisted Finalists (AM)	1 day	Tue 11/12/24	Tue 11/12/24
42	**GC/CM RFFP Solicitation and Evaluation**	**10 days**	**Wed 11/20/24**	**Thu 12/5/24**
43	**Interview / Interactive Meetings**	2 days	Wed 11/20/24	Thu 11/21/24
44	Selection Committee Scoring Meeting (2 hrs)	0 days	Thu 11/21/24	Thu 11/21/24
45	**Issue RFFP to Short-Shortlisted Firms**	0 days	Thu 11/21/24	Thu 11/21/24
46	RFFP Response Period	3 days	Fri 11/22/24	Tue 11/26/24
47	RFFP Due	0 days	Tue 11/26/24	Tue 11/26/24
48	**Public Fee Opening**	0 days	Tue 11/26/24	Tue 11/26/24
49	Notice of Intent to Award	1 day	Wed 11/27/24	Wed 11/27/24
50	Notice/Protest Period	4 days	Mon 12/2/24	Thu 12/5/24
51	GC/CM Pre-Construction Agreement	20 days	Fri 12/6/24	Mon 1/6/25
52	**Design & Construction Schedule (Preliminary)**	**540 days**	**Fri 10/11/24**	**Mon 11/16/26**
53	Predesign / Programming (PD)	2 mons	Fri 10/11/24	Tue 12/10/24
54	Schematic Design (SD)	3 mons	Wed 12/11/24	Mon 3/10/25
55	Design development (DD)	4 mons	Tue 3/11/25	Mon 6/30/25
56	Contract Documents (CD)	4 mons	Tue 7/1/25	Mon 10/20/25
57	Permitting	2 mons	Tue 10/21/25	Mon 12/15/25
58	Construction	12 mons	Tue 12/16/25	Mon 11/16/26
59	**Land Acquisition / Friendly Condemnation**	**6 mons**	**Fri 10/25/24**	**Mon 4/21/25**



Attachment B – Project Organization Chart



Attachment C - Marysville Fire District Construction History (5 Years)

Project #	*Project Name*	*Project Description*	*Contracting Method*	*Planned Start*	*Planned Finish*	*Actual Start*	*Actual Finish*	*Planned Budget **	*Actual Budget*	*Reason for Budget or schedule overrun*	*Small-, minority-, women-, and veteran-owned business participation (%)*	
											Planned	*Actual*
1	Fire Station 61 Administration Tenant Improvement	Include but are not limited to the remodel of selected lower level interior spaces of an approximately 2,859 square foot portion of the 32,000 square foot two story, wood framed and masonry office building and fire station currently in use as Station 61.	Design-Bid-Build	5/22/2023	11/9/2023	5/22/2023	11/9/2023	$ 819,215	$ 902,399	Change orders to include: Paint preparation Issues. Floor Leveling and additional floor cover changes requested by owner.	See Note Below	
2	St 66 RTU Replacements	HVAC System Remote Terminal Unit Replacement at Station 66.	Design-Bid-Build	3/27/2019	5/24/2019	3/27/2019	5/24/2019	$ 51,900.00	$ 52,567.00	Change order to repair leaking pipe.	See Note Below	
3	Shop Exhaust Extraction System	Install vehicle exhaust extract system for 2 vehicles in the maintenance facility.	Design-Bid-Build	12/3/2019	2/28/2020	12/3/2019	2/28/2020	$ 59,342.25	$ 59,342.25	N/A	See Note Below	
4	Station 62 Wall Damage Repair	Vehicle crashed into north side of building; repair of damaged wall.	Emergency Declaration; Direct Contract Award	8/28/2020	10/29/2020	8/28/2020	10/29/2020	$ 65,769.46	$ 65,769.46	N/A	See Note Below	
5	Station 65 Generator Install	Install fully functioning automatic standby genertor for Fire Station 65.	Design-Bid-Build	7/12/2022	11/2/2022	7/12/2022	11/2/2022	$ 432,242.20	$ 432,242.20	N/A	See Note Below	
6	Station 63 Generator Install	Install fully functioning automatic standby genertor for Fire Station 63.	Design-Bid-Build	3/6/2023	3/8/2023	3/6/2023	3/8/2023	$ 43,721.71	$ 43,721.71	N/A	See Note Below	
7	Station 61 Exhaust Extraction System	Install vehicle exhaust extract system for fire station 61.	Design-Bid-Build	8/21/2023	9/29/2023	8/21/2023	9/29/2023	$ 130,006.58	$ 130,006.58	N/A	See Note Below	
8	Station 61 HVAC System Repair	Repair of HVAC system at Station 61	Design-Bid-Build	7/10/2023	8/10/2023	In Process	In Process	$ 137,279.50	$ 137,279.50	Supply chain delay of HVAC unit, unable to commence with project until HVAC unit available.	See Note Below	

* Planned budget equals contractor initial bid amount.

Note: Marysville Fire District has supported the use of small, minority, women and veteran owned businesses. However, past projects did not provide specific requirements for percent participation and this information hasn't historically been tracked. MFD recognizes the importance of providing opportunities to historically disadvantaged businesses which this project provides and will implement specific goals for the project team, will support the project team in pursuit of those goals and will track planned and actual participation.

Attachment D - Staff\Contractor Project Experience and Role

TEAM MEMBER PROJECT EXPERIENCE					Role During Project Phases		
Name	Summary of Experience	Project Name	Project Size (SF)	Project Delivery	Planning	Design	Construction
Diana Brown	Director / Program Manager	City of Kirkland – Fire Station 27	$15M	D-B-B	PM	PM	PM
		City of Kirkland – Fire Station 22 Renovation	$11M	D-B-B	PM	PM	PM
		Lake Washington School District – AG Bell Elementary School	$20M	GC/CM	SE	SE	SE
		Crook County Jail	$20M	CM/GC	PM	PM	PM
		King County Correctional Facility Repipe Project	$14M	Emergency GC/CM	PM	PM	PM
		SNO911 Emergency Communication Center	$62M	PDB	PM	PM	PM
		Jefferson County Courthouse	$15M	CM/GC	SE	SE	SE
Alec Weintraub	Project Manager / Program Manager	Lake Washington School District - Bond Planning	NA	PDB & GC/CM	PM	PM	
		Lake Washington School District - Systems Program	$20M	JOC	PM	PM	PM
		Lake Washington School District - Old Redmond Schoolhouse	$15M	D-B-B		PM	PM
		Lake Washington School District - Baker Elementary	$40M	GC/CM			PM
		Lake Washington School District - Portables 2020	$3M	Heavy Civil GC-CM	PM	PM	PM
		Tegna Seattle Tenant Improvement	$10M	GC-CM (private)		PM	PM
		American Express Centurion Lounge Program	$20M	GC-CM (private)	PM	PM	PM
		Microsoft Issaquah	Confidential	GC-CM (private)	PM	PM	PM
		Microsoft Buildings 112, 113, 114, 115	Confidential	GC-CM (private)	PM	PM	PM
Gregg Herkenrath	Project Manager	Chelan County PUD Service Center	$120M	GC/CM			PM
		Rose Hill Elementary School Addition	$12M	GC/CM - JOC		PM	PM
		Mark Twain Elementary School Addition	$9M	GC/CM		PM	PM
		Ben Franklin Elementary School Addition	$10M	GC/CM		PM	PM
		Wenatchee High School - Bond Planning	N/A	GC/CM	PM		
		Washington Elementary School	$32M	GC/CM		PM	PM
		Castlerock Early Learning Center	$5M	GC/CM		PM	PM
		Lincoln Elementary School	$30M	GC/CM		PM	PM
		Wenatchee Valley Technical Skills Center Ph1 & Ph2	$12M	GC/CM	PM	PM	PM