



MARYSVILLE FIRE DISTRICT

Regional Fire Authority

Fire Station 63 Replacement

Application to use GC/CM Alternative Delivery

Project Review Committee Meeting, September 26, 2024

Agenda

1. Introductions
2. About Marysville Fire District
3. Project Description
4. Why GC/CM Delivery?
5. Budget
6. Schedule
7. GC/CM Procurement Process
8. Subcontractor Outreach
9. Questions



Introductions – Owner Team

Marysville Fire District

- **Ned Vander Pol**
Fire Chief
- **Jeff Cole**
Assistant Chief of Operations/Support Services
- **Josh Farnes**
Fleet/Facilities Supervisor

OAC Services

- **Diana Brown**
Project Executive
- **Alec Weintraub**
GC/CM Advisor
- **Gregg Herkenrath**
Project Manager



About Marysville Fire District

Mission

We are a Team of passionately dedicated professionals striving for excellence in all aspects of public safety and community service.

Core Values

Compassion – We care deeply about those we work with and all members of our community. We serve with selflessness and empathy.

Integrity – We commit to upholding the community’s trust as well as our trust in each other.

Diversity – We strive for equality and inclusiveness for all. We know that diversity within our community and our organization only makes us stronger.

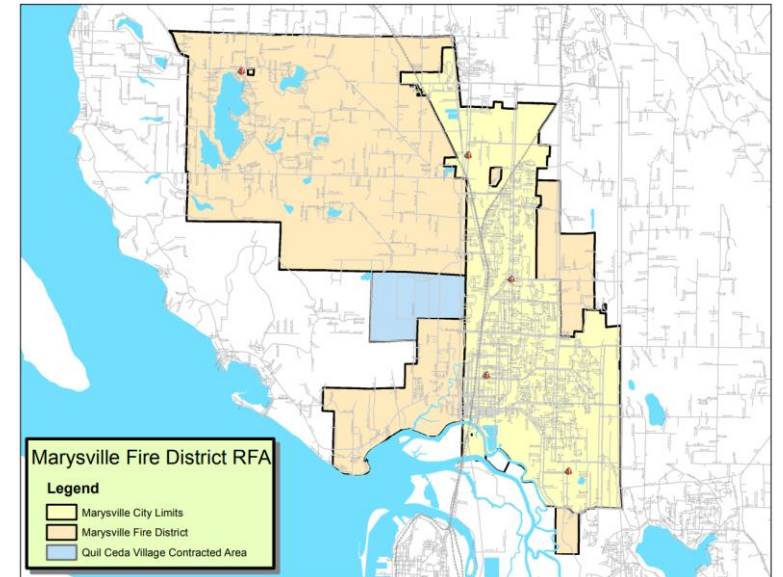
Teamwork – We serve with mutual respect, trust, and support for each other and our community.



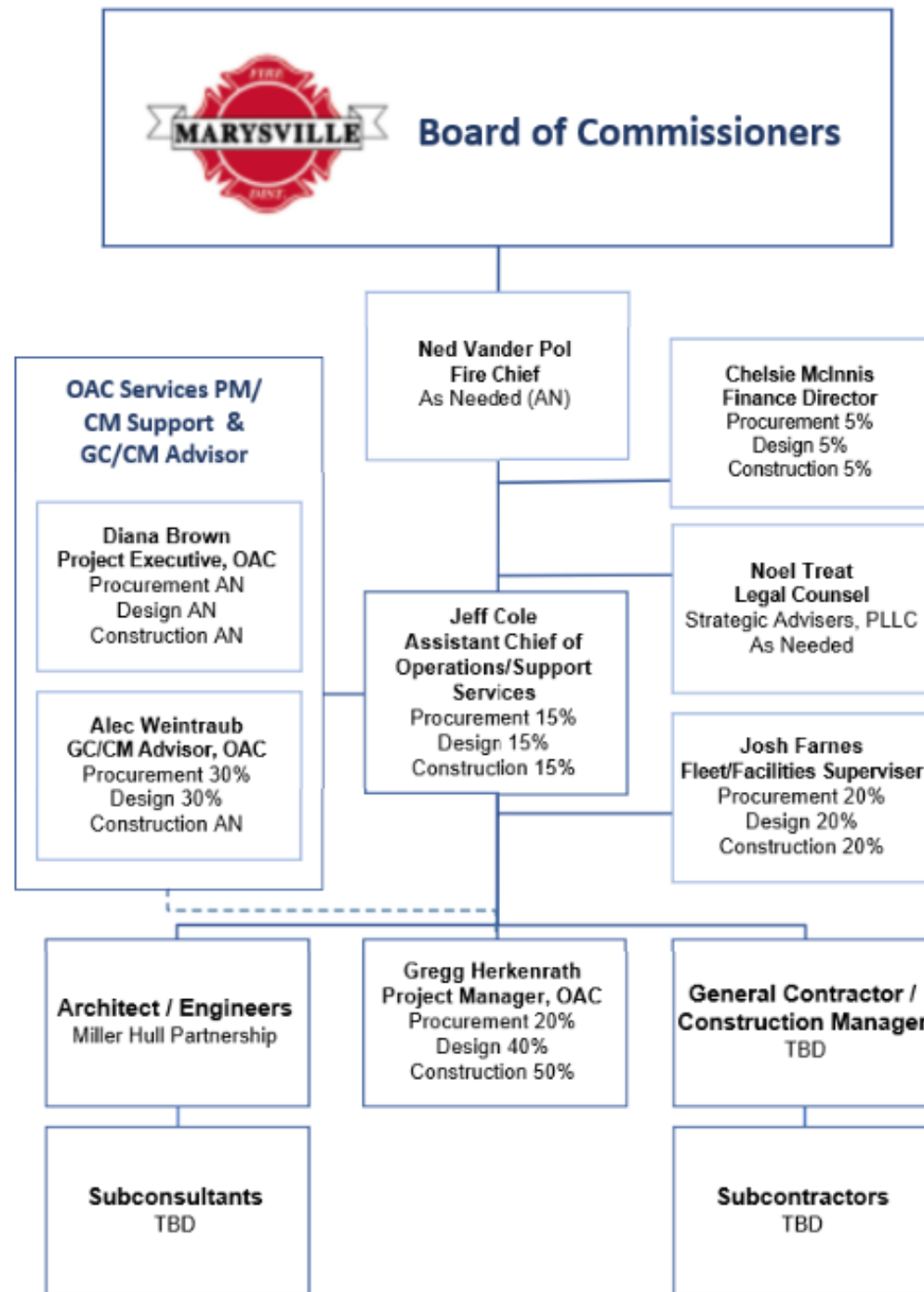
About Marysville Fire District

Demographics

- 5 Fire Stations
- We serve 80,000 residents covering 53 square miles
- We serve Marysville, Seven Lakes, a portion of the Tulalip Indian Reservation, and unincorporated Snohomish County
- We are governed by a Board of Directors that includes 4 members from the Marysville City Council, 1 Snohomish County Fire District 12 Commissioner and 1 non-voting Fire District 12 Commissioner.



Project Team Organization



Scope

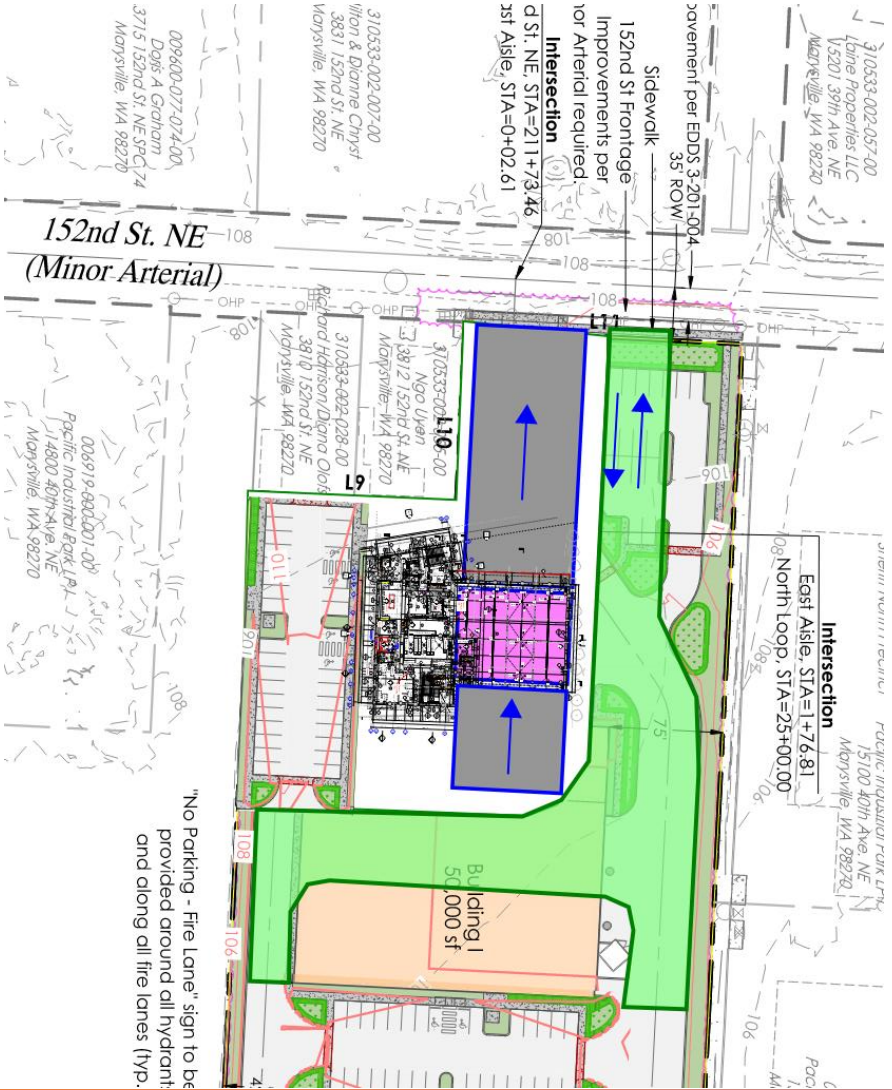
- The proposed project includes replacement of an aging Fire Station 63
- New facility will include:
 - Apparatus Bays
 - Decontamination / Cleaning Areas
 - Equipment and Gear Storage
 - ADA Restroom / Shower Facilities
 - Sleep Rooms
 - Office
 - Beanery
 - Training & Fitness Room
 - Elements to support the Washington State Council of Firefighters' Healthy In, Healthy Out program.





Existing Station 63





"No Parking - Fire Lane" sign to be provided around all hydrants and along all fire lanes (typ.)

Proposed Station 63



Why GC/CM ?

Early Coordination

GC/CM will help with site evaluation, logistics planning, utility planning, long lead procurement, coordination with adjacent property development, coordination of off-site construction work.

Opportunity for Greater Innovation and Efficiencies

GC/CM collaboration will provide constructability input during design, accurate and informed estimating and scheduling, strategic procurement, input on operations and maintenance and life-cycle costing, maximizing opportunities for WMBE subcontractors and reducing risks.

Complex or Technical Work Environment

The new fire station requires specialized equipment for decontamination, communications, and vehicle maintenance. The project includes ADA and 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.



Public Benefit

Increase Cost Predictability and Reduce Risk

- Target Value Design
- GC/CM involvement and collaboration throughout design
- Informed and timely decision making

Schedule Efficiency

- Early planning for phasing, permitting, utility coordination and bid planning
- Early procurement of long lead items

Subcontracting Opportunities

- Strategic planning for bid packages
- Early outreach and input to subcontracting community
- Focus on opportunities for local and MWBE participation



Budget (Preliminary)

BUDGET	
Professional Services (A/E)	\$720,000
Estimated project construction costs (including construction contingencies)	\$7,200,000
Equipment & Furnishings	\$130,000
Off-site	\$300,000
Contract Administration (Owner, CM, etc.)	\$390,000
Professional Services (Includes Cx, Survey, Geotech, Auditor, Legal)	\$200,000
Contingencies (Owner)	\$725,000
Other project costs (Permits)	\$70,000
Sales Tax	\$717,000
Total	\$10,452,000



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
1 st Advertisement for GC/CM	October 9, 2024
2 nd 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



GC/CM Procurement Process

Three Step Selection:

- **First Step:** Public RFQ Solicitation - Identify shortlisted proposers based on SOQ responses
- **Second Step:** Interactive meetings with shortlisted firms
- **Third Step:** Request for Fee Proposal – Including Preconstruction Fee, Construction Fee and Specified General Condition Costs



Outreach – MWBE, Small, Local Businesses

- MFD recognizes the importance of providing opportunities to historically disadvantaged businesses
- MFD is working to expand diversity, equity, and inclusion best practices and outreach.
- This project 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.
- Outreach plans and past performance was prioritized during the architect selection process and Miller Hull was selected partially based on their commitment to prioritize MWBE utilization
- Subcontractor outreach plans and past performance will be included in the scoring criteria for GC/CM.



Thank you!

