



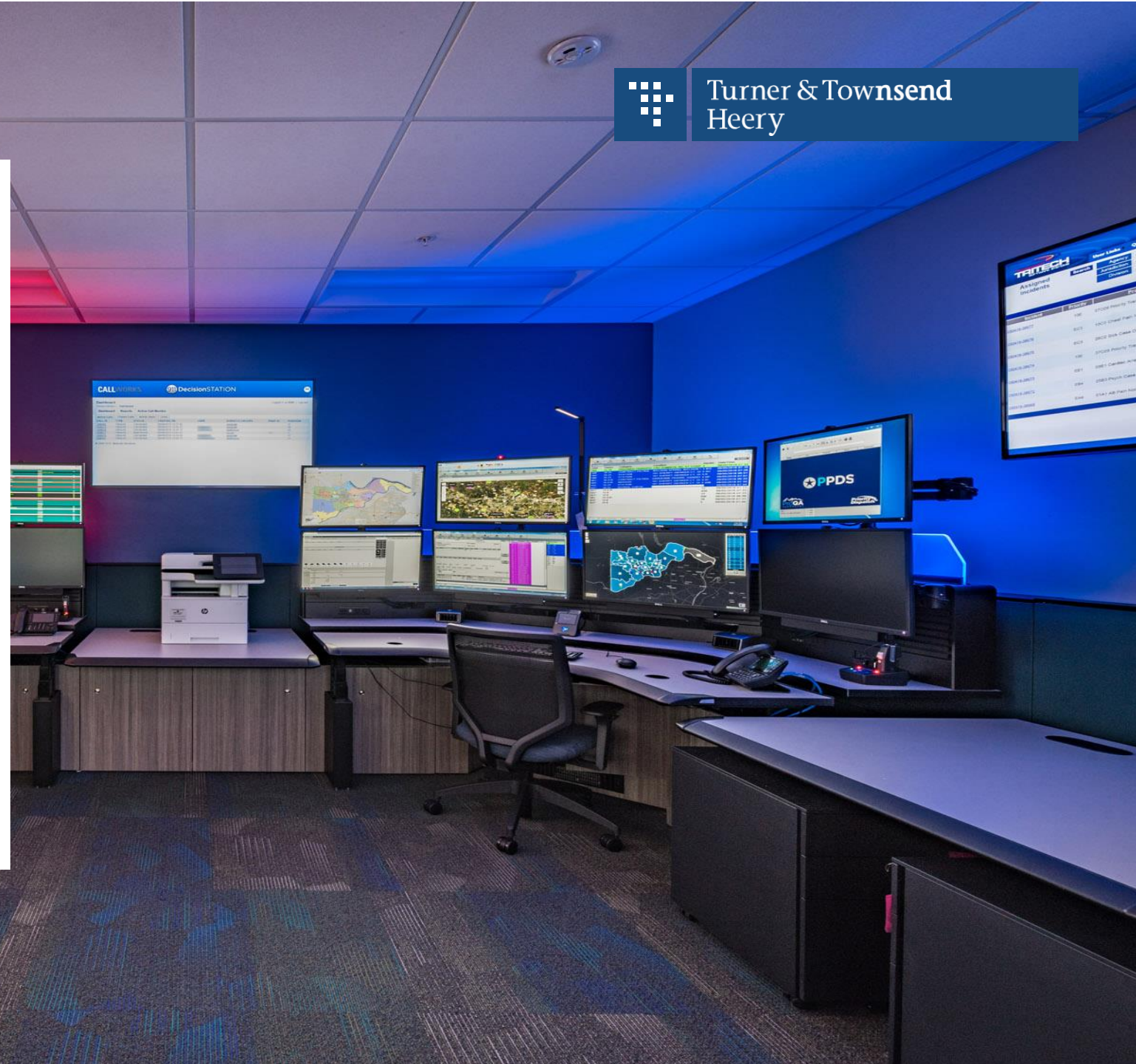
Spokane Regional Emergency Communications

Application for Project Approval for
Progressive Design-Build

New Public Safety Communications Center



September 26, 2024



Agenda



1. Team and Organizational Chart
2. About SREC
3. Scope
4. Why Progressive Design-Build
5. RCW 39.10
6. Schedule
7. Budget and Financing
8. MWBE Outreach
9. Questions



Team



Lori Markham

Executive Director, SREC

Oversees agency facilities and operations projects

Brandon Childs

Special Projects Manager, SREC

Expert in IT and public facilities systems

Chief Frank Soto Jr.

SREC Board Member and Subject Matter Expert

PDB Experience with SVFD Maintenance Facility

CEO Scott Simmons

SREC Board Member and Subject Matter Expert

Spokane County CEO and Subject Matter Expert

Jonathan Miller, Assoc. DBIA, CCM, PMP

Senior PM and PDB Advisor, Turner & Townsend Heery

Nine progressive design-build project under RCW 39.10

John Minder, Assoc. DBIA

Project Manager, Turner & Townsend Heery

8 years of industry experience with PDB and K-12 projects

David Beaudine, Assoc. DBIA, CCM

Advisor/Executive, Turner & Townsend Heery

Over 30 Alternative delivery projects including 5 PDB

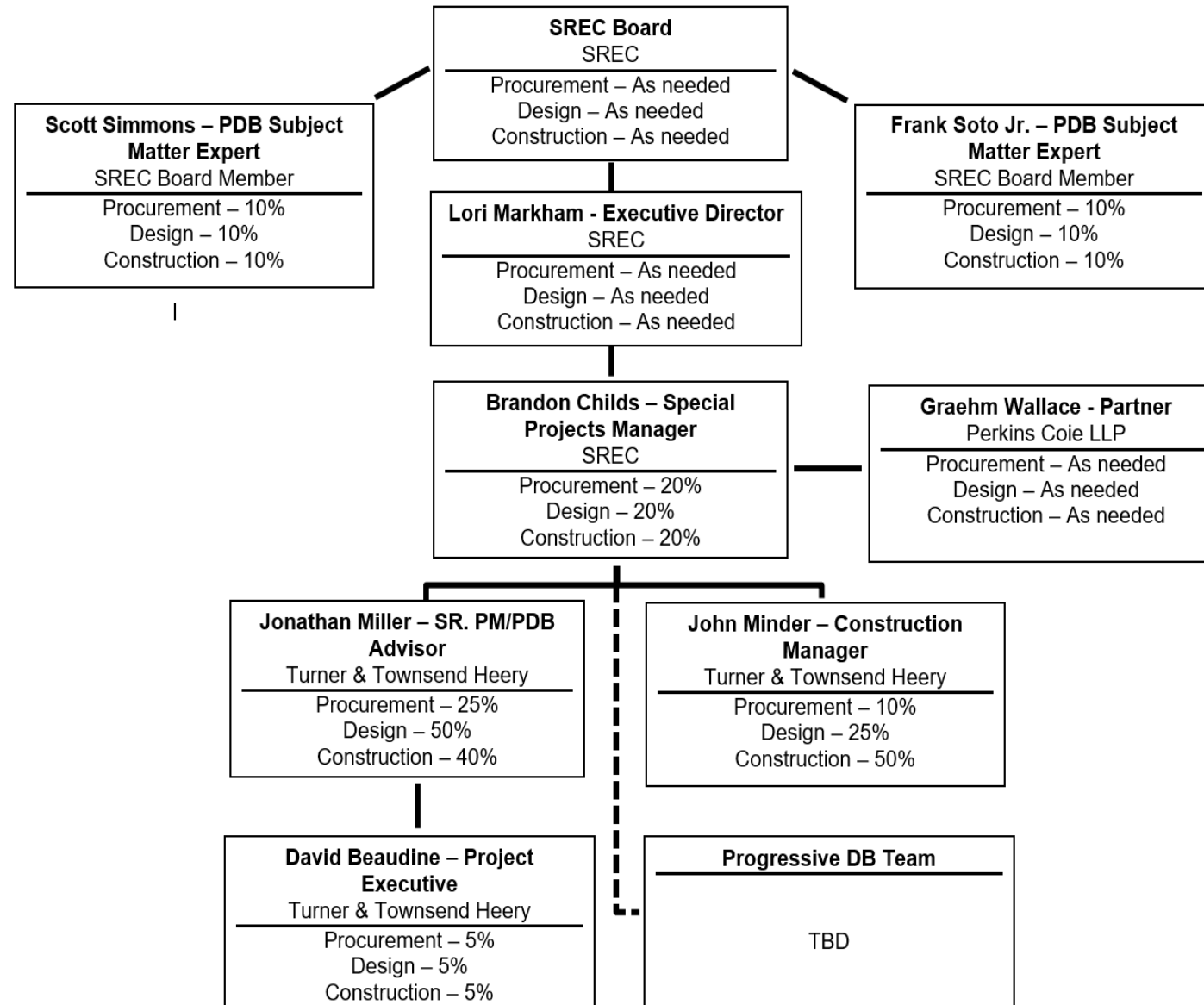
Served 2 terms on PRC

Graehm Wallace

Partner, Perkins Coie

Extensive PDB Experience as special legal council under RCW 39.10

Organization Chart



SREC Overview



- Regionalized emergency response communications organization formed in 2019
- Employs approximately 140 employees
- Mission Statement: *Spokane Regional Emergency Communications gets the right resources to the right location with an uncompromising focus on responder and citizen safety.*

About SREC



- SREC serves more than 550,000 citizens throughout the county.
- Provides dispatch services to 14 Fire Agencies and to seven Law Enforcement Agencies
- SREC answers Crime Check / Non emergencies / 911 totaling over 600,000 calls annually
- Manages and maintains the public safety radio system for all of Spokane County. The radio system consists of 4,900 radios, 23 tower sites and covers more than 1,700 square miles
- Serves as the backup call center for the entire state of Washington

Project Scope & Goals



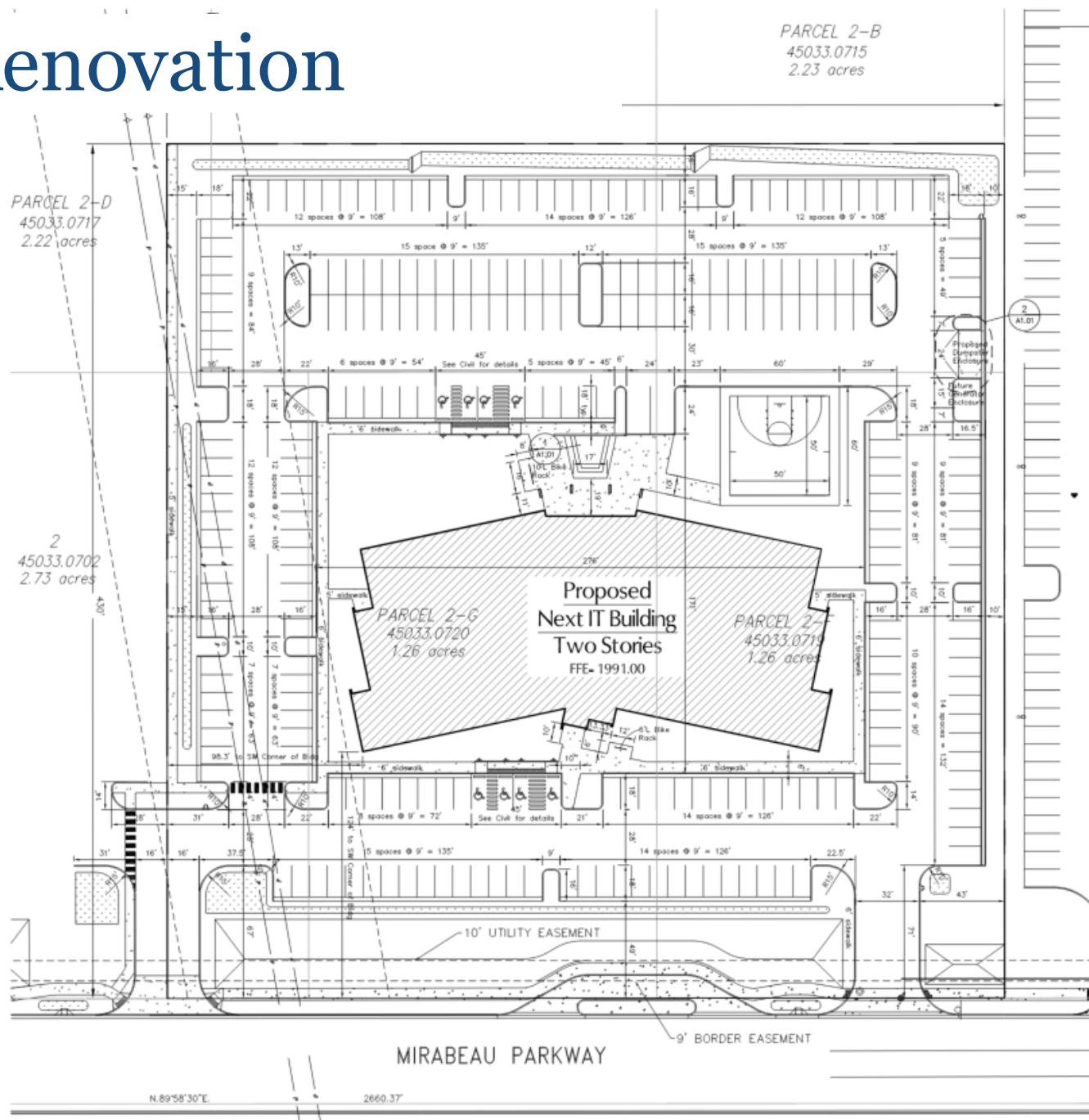
▪ **Project Scope Recap**

- Building Renovation – Existing 44,000 SQ. FT building located in Spokane Valley built in 2015 that is well-suited for renovation

▪ **Project Goals**

- New facility must accommodate 155 employees and be designed for future agency growth.
- Radio shop, radio DSR master site, and outdoor covered workspace for centralized radio department
- Centralize all departments within SREC
- Must meet standards for public safety communications centers and essential facilities

Site Plan – Renovation



Why Progressive Design-Build



- Highly specialized Public Communications Facility with designations not seen in standard public buildings, ballistic hardening
- Must align budget with scope and early cost certainty
- Time to market and expedited schedule
- Opportunity to utilize mechanical, electrical, structural and other trade partners critical to the success of the project
- Single point of responsibility for owner

RCW 39.10: Building Renovation



- **Greater innovation or efficiencies between the designer and the builder**

In addition to highly specialized requirements and equipment, substantial upgrades to address seismic and snow loads to the existing building will require the expertise of an experienced PDB team and trade partners.

- **Savings in project delivery time**

The generator that is required to keep the facility up and running has a lead time of over a year. By working with a PDB firm we can quickly identify the required power needs and procure the generator for this essential facility to ensure that it is fully operation when the 911 call center goes live.

- **Substantial Fiscal Benefit**

By working with key trade partners and an experienced PDB team we can identify the most cost-effective means and methods for the ballistic and structural upgrades that must be completed to renovate the existing facility.

Schedule



TASK	TARGET COMPLETION DATE
Procure Project/Construction Management Team	Completed
PRC Approval	September 26, 2024
Design-Builder Procurement (tentative)	
First publication of RFQ for PDB Team	October 13, 2024
Second publication of RFQ for PDB Team	October 20, 2024
A3 SOQ's Due	November 6, 2024
Shortlist Finalists	November 8, 2024
Distribute RFP to Shortlisted Firms	November 13, 2024
Interactive Meetings	December 6, 2024
Management Plan and Fee Due	January 8, 2025
Highest Scored Finalist Announced	January 14, 2025
Board Approval	January 16, 2025
Validation Complete	April 28, 2025
Design	February 2025 through August 2025
Construction (Multiple Packages)	July 2025 through July 2026

Budget & Financing: Building Renovation



SREC currently has \$22.5M in Capital Project Reserves specifically committed for this facility. Once Validation is complete, SREC will seek additional funds from the Spokane County.

Cost for Professional Services (A/E, Legal, etc)	\$1,000,000
Estimated project construction costs (including construction contingencies):	\$8,250,000
Equipment and furnishing costs	\$8,000,000
Off-site costs	Inc. Above
Contract administration costs (owner, cm, etc.)	\$550,000
Contingencies (design & owner)	\$2,000,000
Other related project costs (briefly describe)	\$9,300,000
Sales Tax	<u>\$1,711,470</u>
Total	\$30,811,470

MWBE Outreach



- SREC is committed to inclusion of diverse businesses for the 911 Call Center project
- SREC Board Members have demonstrated proven success in utilizing MWBE and DBE firms
- SREC to include a requirement in RFQ for proposers to describe past utilization of MWBE certified businesses
- Advertisement & RFQ will be sent to OMWBE to be posted and viewed on their website for contracting opportunities
- Outreach with local APEX coordinator
- Understand OMWBE utilization reporting requirements

Summary



- Project meets criteria of RCW 39.10
- MWBE and DBE outreach is extremely important for this project
- Project team is well-suited & experienced for PDB
- PDB gives this project the best chance to meet the project deadlines and goals, and to best serve the community



Questions