

WHATCOM COUNTY

- WHATCOM COUNTY JUSTICE AND BEHAVIORAL HEALTH CARE CENTER PROGRESSIVE DB PROJECT

1. Per question 2B - Funding Status: Please clarify what anticipated “Additional supplemental funding...” may be required to complete the mental health services, and other referenced scope elements of the project.
 - a. No additional supplemental funding is required to fund this project. All funds for construction are readily available via a November 2023 voter-approved sales tax and bond issuance. The additional funding sources that were mentioned in the original answer pertain only to enhanced operational costs – not construction funding.
2. Per question 6 - Public Body Experience: Please expand on the County’s and support team’s experience, specific to Design-Build delivery knowledge and experience.
 - a. Whatcom County and its Owner Advisor team bring a depth of experience and a high level of preparedness to deliver this project under Progressive Design-Build (PDB). The County has made a deliberate investment in developing internal capacity for alternative delivery and has hired an advisory team with proven expertise across all phases of Design-Build (DB) and Progressive Design-Build projects.

Chris Erb, Whatcom County’s Special Projects Manager, has direct experience delivering two Design-Build projects: the Quil Ceda Creek Casino and the PeaceHealth Clinic (listed in Attachment D). Both projects required Chris to coordinate complex teams and manage scope, budget, and delivery expectations under the DB model. In preparation for this project, Chris has taken an active role in strengthening the County’s internal readiness for PDB delivery. As detailed in the response to Question 7, Chris and the Facilities Management team have engaged in DBIA-led education, and Chris is scheduled to complete the DBIA Certification Workshop (May 6–8) and sit for the exam the following week.

Chris led the procurement and selection of STV Construction, Inc., chosen because their experience in both public-sector and alternative delivery and because of their knowledge of Washington State’s RCW 39.10 framework.

From the County’s Owner Advisor team, STV, the following staff members’ experience is as follows:

Ashley McClaran, CCM, Assoc. DBIA has served as Program Manager in the Owner’s Representative role on three Progressive Design-Build programs: a four-school elementary additions bundle, a two-school modernization bundle, and a historic high school renovation—seven PDB sites in total. She also served as Project Manager on a new high school under traditional Design-Build delivery. Ashley is an Associate DBIA professional, actively involved in the DBIA Northwest Region’s Small Business Engagement and Growth Committee, where she supports expanding industry access to alternative delivery opportunities.

Adam Johnson served as a project manager during the construction phase of the King County Children & Family Justice Center design-build project, as well as during the procurement, design and planning phases of the Bothell Fire Stations Program and the Snohomish Regional Fire & Rescue Progressive Design-Build projects. He has been certified as an Associate DBIA since 2018.

Russ Isaly, Construction Manager, served as the Project Manager on the City of Bellingham's Progressive Design-Build Police Department Security Upgrade Project. Russ has taken "Progressive Design Build Done Right" course offered by DBIA and is taking the Associate DBIA Certification course in April. With nearly 30 years of design and construction experience, Russ brings a local lens and first-hand PDB delivery experience in Whatcom County.

Please also explain the structure to ensure continuity of the project management team for this project type & scope experience.

End-to-end project continuity is central to our approach. The same experienced team is engaged from early procurement through construction and closeout, ensuring consistency, strategic alignment, and risk mitigation. This structure guarantees that Design-Build best practices are applied at every stage, reinforcing our readiness to successfully deliver this project.

Chris Erb leads the internal team for the County and is dedicated throughout the life of the project. We made a mistake in the percentage allocations in the original application org chart. To clarify, Chris Erb was hired specifically for this project and is 100% allocated to this project during all phases.

Additionally, all STV team members will serve in varying overlapping capacities for the full life of this project. Adam Johnson leads project management from the owner's representative team working closely with Chris to deliver procurement, contract negotiations, and design. He will continue to lead scheduling and budget forecasting efforts and advise on subconsultant buy-out through construction. Ashley McClaran supports informed decision making by driving the community outreach, team coordination, and communications planning, from the start and will continue to support execution of the plan throughout the project. Russ Isaly as Construction Manager has been involved in all management meetings from day one. He serves as the on-site support at the early phases of the project and once construction begins, Russ becomes the on-site manager for all construction coordination with support from with Adam Johnson and Ashley McClaran to ensure continuity throughout.

To support this project type and scope experience, in addition to the projects listed above. Adam worked on the Snohomish County Courthouse Project (GC/CM), the North Sound Behavioral Health Treatment Center Project (GC/CM). He formerly worked for Snohomish County overseeing capital and maintenance projects in jails, courts, and behavioral health facilities, giving him deep operational insight into justice and health care environments.

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

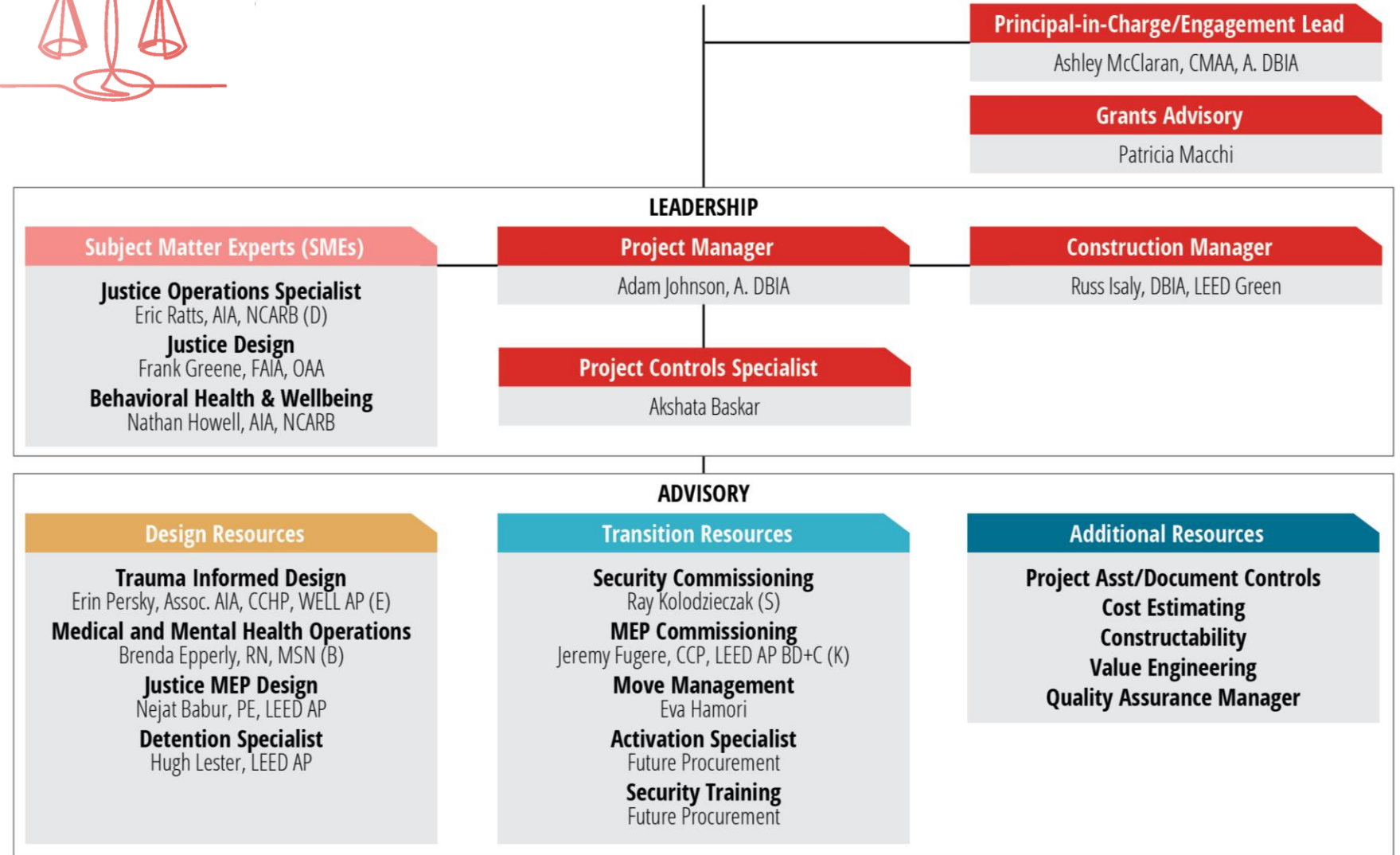
Meeting Date: March 27, 2025

STV brings various subconsultants with a deep bench of knowledge and scope experience to provide specific subject matter expertise around justice and behavioral care projects. The organizational chart including subconsultants is attached below.

Additional Resources



Justice Center
Capital Facilities
Team



Principal-in-Charge/Engagement Lead
Ashley McClaran, CMAA, A. DBIA

Grants Advisory
Patricia Macchi

LEADERSHIP

Subject Matter Experts (SMEs)
Justice Operations Specialist
Eric Ratts, AIA, NCARB (D)
Justice Design
Frank Greene, FAIA, OAA
Behavioral Health & Wellbeing
Nathan Howell, AIA, NCARB

Project Manager
Adam Johnson, A. DBIA

Construction Manager
Russ Isaly, DBIA, LEED Green

Project Controls Specialist
Akshata Baskar

ADVISORY

Design Resources
Trauma Informed Design
Erin Persky, Assoc. AIA, CCHP, WELL AP (E)
Medical and Mental Health Operations
Brenda Epperly, RN, MSN (B)
Justice MEP Design
Nejat Babur, PE, LEED AP
Detention Specialist
Hugh Lester, LEED AP

Transition Resources
Security Commissioning
Ray Kolodziejczak (S)
MEP Commissioning
Jeremy Fugere, CCP, LEED AP BD+C (K)
Move Management
Eva Hamori
Activation Specialist
Future Procurement
Security Training
Future Procurement

Additional Resources
Project Asst/Document Controls
Cost Estimating
Constructability
Value Engineering
Quality Assurance Manager