

An aerial photograph of a mountain range with snow-capped peaks. The foreground shows a valley with a river and some buildings. The text is overlaid on the image.

Whatcom County Justice and Behavioral Health Care Center

Application to use Design Build Delivery
Project Review Committee Meeting March 27th, 2025



Agenda

- 1.** Expertise
- 2.** Project Scope
- 3.** Why Design Build?
- 4.** Procurement Process
- 5.** Schedule
- 6.** Budget
- 7.** Outreach
- 8.** Questions





Whatcom County Facilities Management

- Respect
- Accountability
- Integrity
- Teamwork
- Service



1. Expertise

- **Robert Ney**, Director of Facilities, Whatcom County
- **Chris Erb**, Special Projects Manager, Whatcom County
- **Adam Johnson**, Senior Project Manager, STV Construction, Inc.
- **Ashley McClaran**, Project Executive, STV Construction, Inc.
- **Russ Isaly**, Construction Manager, STV Construction, Inc.
- **Mica Klein**, Outside Legal Counsel, Perkins Coie

RCW 39.10.320, 1b:

Staff or consultants with expertise and prior experience in the management of comparable projects.





Satpal Singh Sidhu,
 BSc, BSEE, MBA, Fulbright Scholar
 Executive
 WHATCOM COUNTY

Donnell "Tank" Tanksley
 Sheriff
 WHATCOM COUNTY

Malora Christensen, LICSW
 Response Systems Manager
 WHATCOM COUNTY

TBD
 Special Projects Manager
 WHATCOM COUNTY
 Procurement 10%
 Design 30%
 Construction 50%

Mica Klein
 Perkins Coie
 PDB Contract Advisor

Rob Ney
 Director of Facilities
 WHATCOM COUNTY
 Procurement 10%
 Design 10%
 Construction 20%

Chris Erb
 Special Projects Manager
 WHATCOM COUNTY
Procurement 100%
Design 100%
Construction 100%

Design – Build Team

STV Construction, Inc.
 PDB Advisor and Project Management
 Services

Ashley McClaran, CCM, Assoc. DBIA
 PDB Advisor & Engagement
 Procurement 20%
 Design 10%
 Construction 20%

Adam Johnson, CACM, Assoc. DBIA
 PDB Advisor & Sr PM
 Procurement 80%
 Design 80%
 Construction 20%

Russ Islay
 Construction Manager
 Procurement 20%
 Design 20%
 Construction 80%

RCW 39.10.320,1b:

Staff or consultants with expertise and prior experience in the management of comparable projects.

2. Project Scope

- Whatcom County is seeking to build a new jail and behavioral health care center on the same site.
- The project will include a new trauma-informed jail, programming for medical services, prosecutorial diversion space, behavioral health care, office space for the Correction's department, and supplementary support buildings.
- The proposed justice center seeks to provide 450 - 650 beds for individuals in custody and/or in need of diversion and treatment services.



3. Why Design-Build?

- The **highly specialized** requirements for modern justice and behavioral health care facilities lead us to select a design-build approach which will be critical in developing the construction methodology for this project.
- Site issues
 - Class E soils
 - On-site wetlands
 - Findings of archeological significance

RCW 39.10.330,1a:

The construction activities are highly specialized, and a design-build approach is critical in developing the construction methodology



3. Why Design-Build?

- The opportunity to engage with the design-build entity during the validation phase of the project will allow for **greater innovation** between the designer, builder, and the County to incorporate criteria such as:
 - Operational costs
 - Total number of beds for each facility
 - Overall programming to design these facilities to the budget the County has and provide options through target-value-design exercises.

RCW 39.10.330, 1b:

The projects selected provide opportunity for greater innovation or efficiencies between the designer and the builder.



3. Why Design-Build?

- Allows for early procurement of long-lead items like generators and switchgear that could otherwise cause delays to the County's goals for opening this facility.
- Phasing of major portions of the work which will provide the opportunity for **significant savings** in project delivery time.
- The current facility is inadequate in terms of total number of beds, placing booking restrictions on Whatcom County and the cities within the County that leads to safety issues within the County.

RCW 39.10.330, 1c:

Significant savings in project delivery time would be realized.



4. Procurement Process

Whatcom County plans to use a three-step process:

1. Request for Qualifications

- Focus on technical experience, team members' relevant experience, inclusion efforts in the past

2. Request for Proposals

- Interactive meetings to inform the management plan
- Robust management plan focusing on approach to delivering this project

3. Request for Fee Proposals



5. Schedule

Activity	Anticipated Date
PRC Approval	March 27, 2025
Issue Advanced Notice	April 1, 2025
Issue RFQ	April 16, 2025
SOQs Due	May 14, 2025
Announce Shortlisted Finalists	May 29, 2025
Issue RFP to Shortlisted Finalists	June 4, 2025
Interactive Meetings	June 16 – June 17, 2025
Management Plans Due	June 30, 2025
Issue RFFP	July 11, 2025
Final Scoring / Issue Intent to Award	July 15, 2025
Contracting w/ successful firm	July 17 – July 31, 2025
Validation / Estimating / Preliminary Design	August 2025 – Q1 2026
Design (Jail)	Q1 2026 – Q2 2027
GMP Negotiations	Q3-Q4 2027
Construction (Jail)	Q3 2026 – Q3 2028
Close out / Move-in / Staff Training	Q3-Q4 2028



6. Budget

Costs for Professional Services (A/E, Legal, etc.)	\$12,870,000
Estimated project construction costs (including contingencies)	\$117,000,000
Equipment and furnishing costs	\$2,340,000
Off-site costs	\$3,000,000
Contract administration costs (owner, cm, etc.)	\$2,340,000
Contingencies (design & owner)	\$11,700,000
Other related costs (permits & impact fees)	\$1,170,000
Sales Tax	\$11,688,300
Total	\$162,108,300

RCW 39.10.320, 1A:

Reasonable budget contingencies totaling not less than five percent of the anticipated contract value.



7. Outreach

- **Advance Priority Hire Goals** – Defined targets to expand opportunities for underrepresented workers.
- **Incentivize Participation** – Structured benefits to encourage participation and performance.
- **Integrate MWBE in Procurement**
 - Past performance evaluation and scoring incorporated into RFQ criteria.
 - MWBE plan in RFP outlining local outreach, participation strategies, and mentorship commitments.
- **Transparent and Real-Time Reporting** – Compliance with RCW, with live updates via a fully accessible dashboard.
- **Expand Strategic Outreach** – Collaboration with Apex Accelerators to enhance engagement and participation.



An aerial photograph of a vast mountain range. The foreground shows a valley with a winding river and a small town. The middle ground is filled with rolling green hills and valleys. The background features a long, continuous range of mountains with significant snow cover under a clear blue sky.

Thank You

Whatcom County Justice and
Behavioral Health Care Center