

Stevens County Justice Center

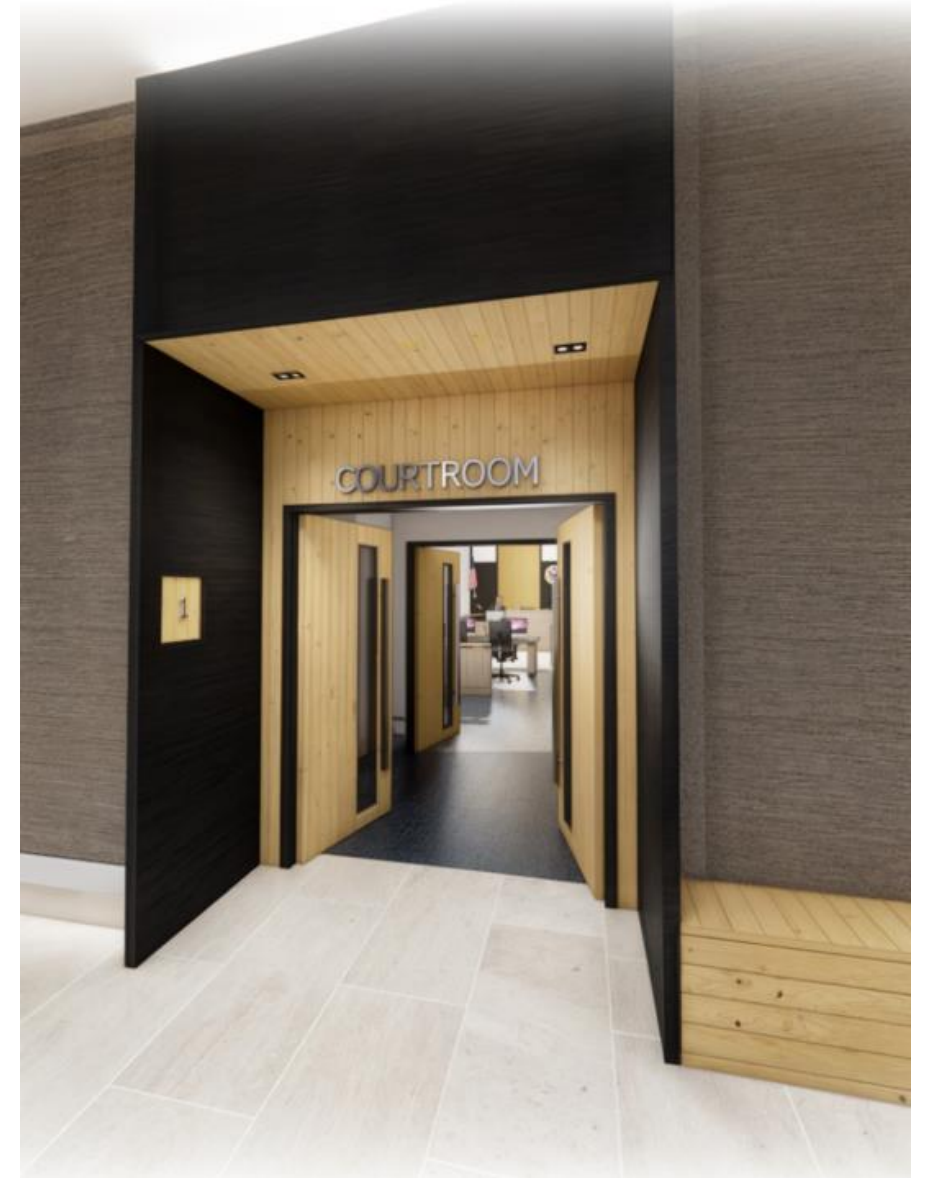
Application for ECCM/MCCM Approval

July 24, 2025



Agenda

1. Team and Organizational Chart
2. Project Overview
3. Scope
4. Why ECCM/MCCM
5. MWBE Outreach
6. Schedule
7. Budget and Funding
8. Summary
9. Questions



Team

Marc Seeberger

Sr. PM – Lydig Construction

Jeff Slichter AIA

Project Manager/Project Architect – ALSC Architects

Dean Davis

Grant Administrator – Stevens County

Bill Dobyns DBIA, LEED AP

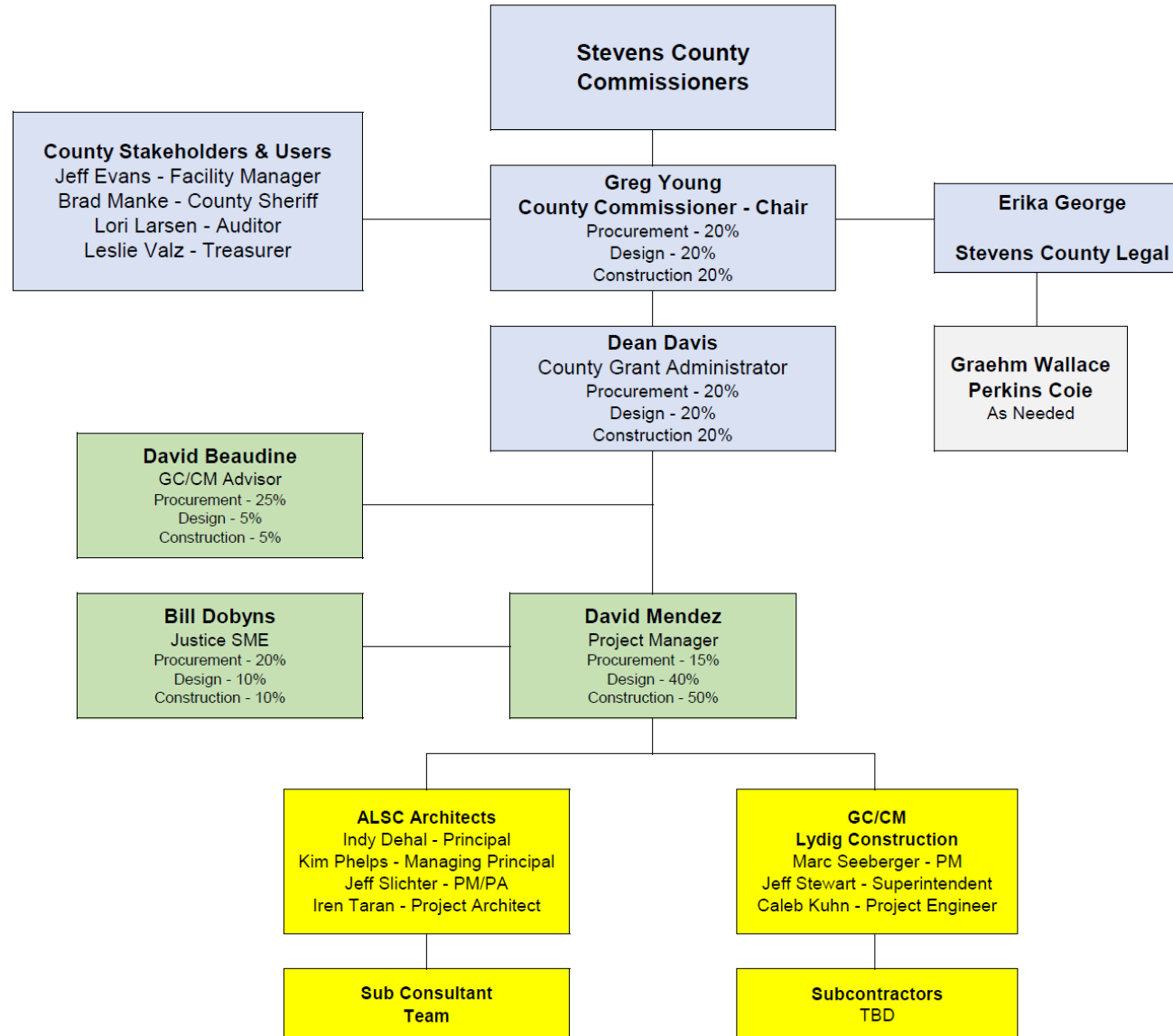
Turner & Townsend Heery

Alternative Delivery advisor, former Vice Chair CPARB

Graehm Wallace

Partner, Perkins Coie

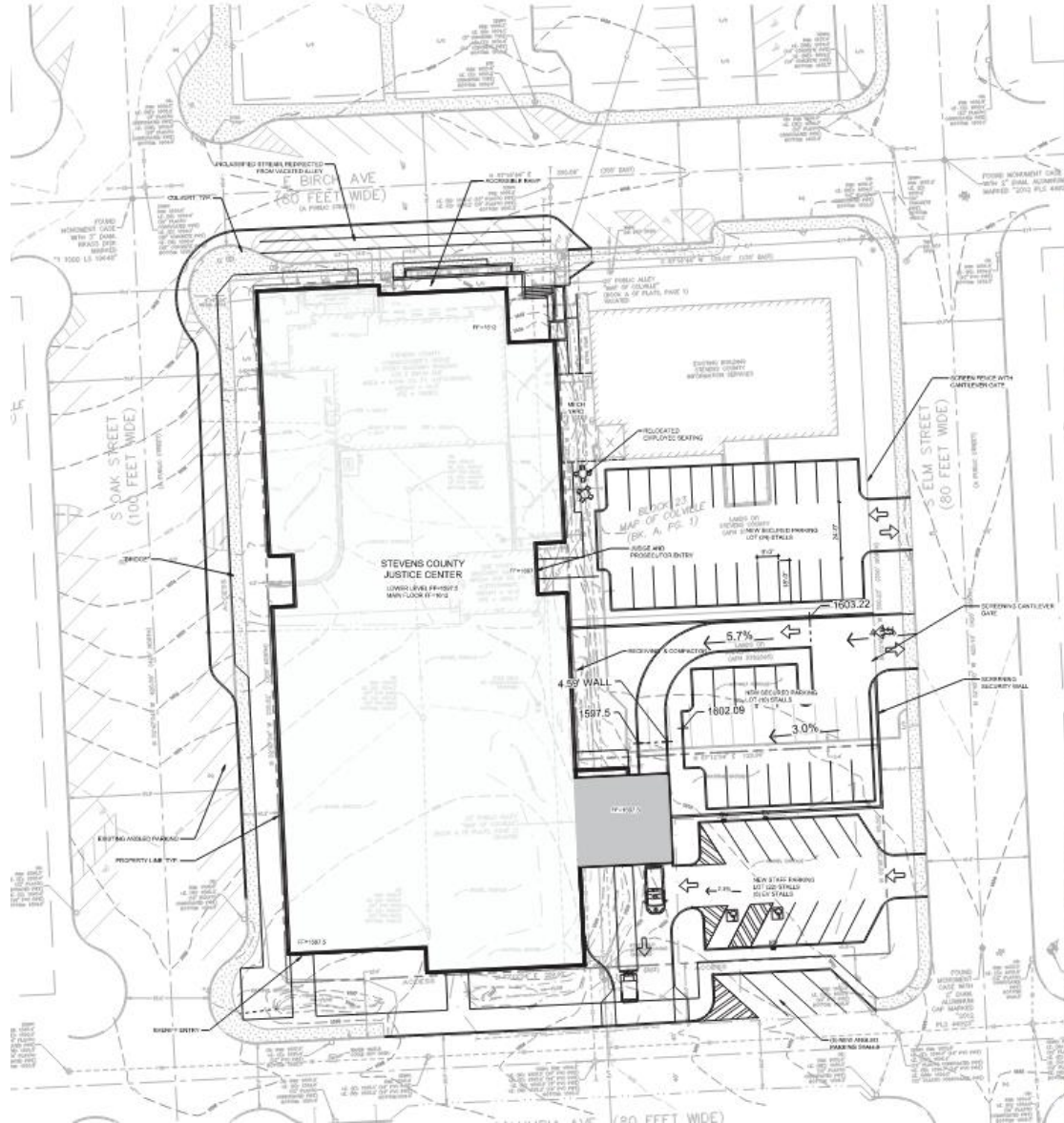
27 years of construction legal counsel, and dozens of GC/CM contracts under RCW 39.10



Jail & Justice Center Project Overview

- Jail Population has increased by 18% YoY
- Current Average Daily Jail Population: ±71 (Males: ±61 & Females: ±10)
- Overcrowded, No Visitation, No Access to Natural Light/Fresh Air
- November 2023 - Voters Approved +0.4% Sales Tax Increase
- Planning 140-bed Jail Facility with Courts, Clerk's Offices & Admin
- Site Development and Challenges
- Demolition of Existing County Building & Associated Relocation
- Existing Utilities Traversing Site
- Poor Soils, Existing Waterway & High Water Table

Project



Why ECCM/MCCM

- Electrical Scope including Security Electronics is Complicated
- Mechanical scope needs to align with Electrical scope early in the project
- Contract size for M/E is very large for this geographic region
- Ability to procure long lead items & start early work packages
- Continuous Cost Estimating
- Coordination and planning of Jail security is critical
- Coordination of activation and transfer to new facilities
- Coordination of Jail Cells for Mechanical and Electrical

MWBE Outreach

- Will be the first alternative delivery project for County
- Scoring criteria through selection process – plan & track record
- Work with OMWBE to get scopes of work out to as many as possible
- Ongoing subconsultant outreach
- Partner with AGC and GCCM for outreach opportunities
- APEX coordinator coordination
- As a rule, the County is focused on MWBE/DIVERSITY when feasible for each purchase & subcontractor relationship

Schedule

TASK	TARGET COMPLETION DATE
PRC Approval	July 24th
Issue Public Hearing Advertisement on SOQ	August 1st
Conduct Public Hearing	August 18th
Make Final Determination	August 19th
Protest Period Ends	August 25th
Issue ECCM/MCCM RFQ	August 26th
ECCM/MCCM SOQ's due	September 11th
ECCM/MCCM Interview Shortlist	September 15th
ECCM/MCCM Interview of Shortlisted Firms	September 29th, 30th
Fee Proposals Due/ Public Hearing	October 7th

Summary

- Meets RCW 39.10 requirements
- Stevens County has assembled a highly qualified team to manage and execute a GC/CM project of this size and complexity
- Have demonstrated success in similar project types
- Resources and controls in place including audit capabilities to be successful

Questions

