



City of Everett Municipal Building Public Works Tenant Improvements

APPLICATION FOR APPROVAL TO UTILIZE GC/CM
ALTERNATIVE CONTRACTING PROCEDURE

JULY 28, 2022

**One Everett – a connected and engaged community built
on trust, inclusion and equity**

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City of Everett

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Introductions

The Project Team: Here Today

City of Everett

- Bob Leonard, Parks and Facilities Director
- Jeff Harris, Parks and Facilities Assistant Director
- Theresa Bauccio-Teschlog, Procurement Manager
- Ruben Sanchez, Planning and Projects Manager

Mackenzie Architects

- Kim Doyle, Project Manager

Parametrix

- Jim Dugan, APD Principal in Charge and GC/CM Advisor
- Dan Cody, GC/CM Procurement Manager and Advisory Consultant
- Doug Wiser, Project Manager

The Project Team: Not Here Today

City of Everett

- John Nottingham, P.E., PM Support
- Tim Benedict, Deputy City Attorney

Mackenzie Architects

- Brett Hanson, Principal in Charge/Architect of Record

District External Legal Counsel

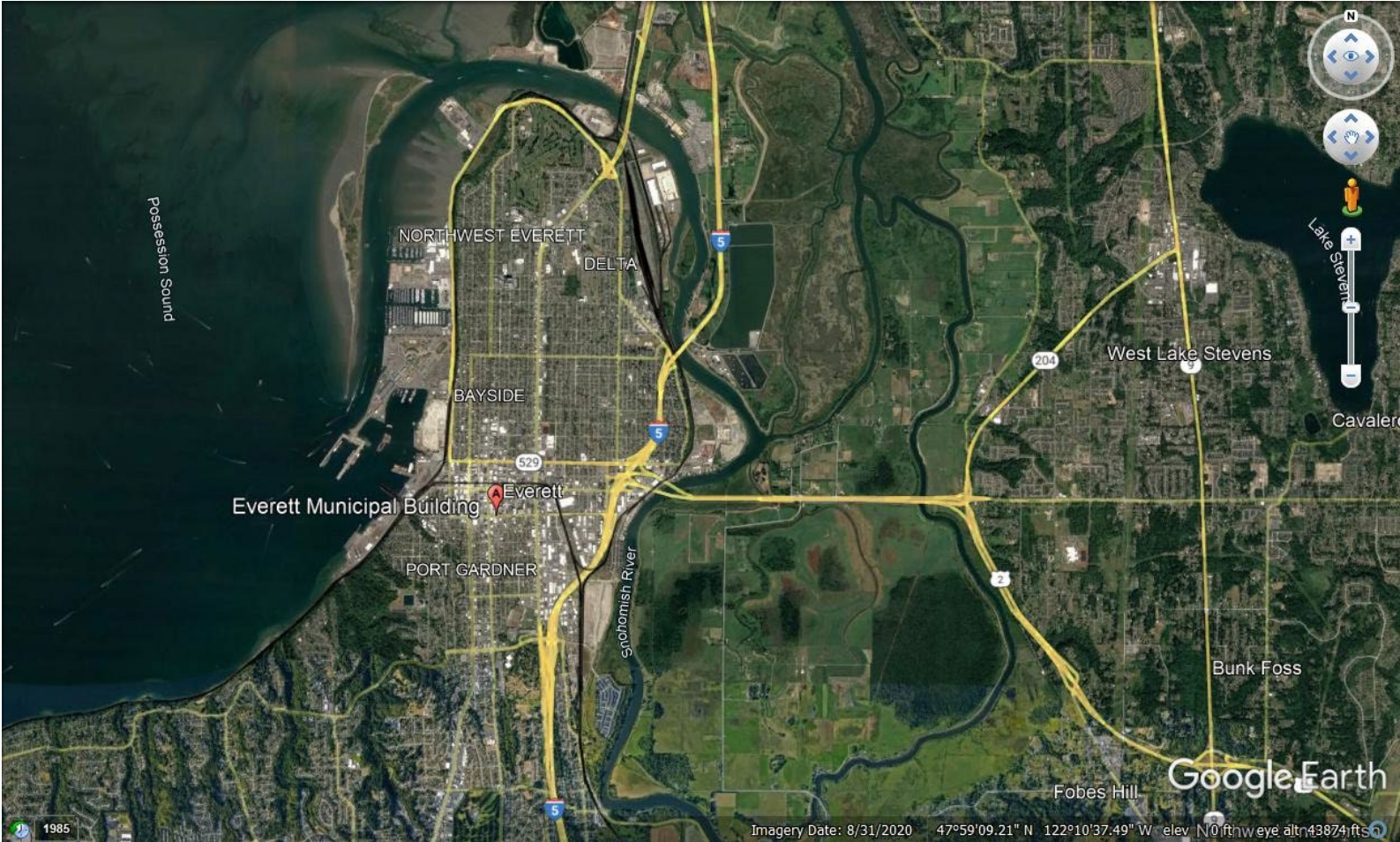
- Zak Tomlinson, Pacifica Law Group

City of Everett



- Everett is one of the core cities comprising the Seattle metropolitan area and is 25 miles north of Seattle. Everett is the county seat and the largest city in Snohomish County with a population of 112,249.
- Everett's economy is centered around aerospace manufacturing, maritime activities, the technology sector and the service industry.
- The City's comprehensive plan, Everett 2044, is the roadmap for the community's vision for the future. This plan addresses land use, economic growth, housing, transportation systems, and other public policy decisions that affect quality of life.

City of Everett Municipal Building Public Works Tenant Improvements





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The Project

City of Everett Municipal Building Public Works Tenant Improvements



- The City of Everett Municipal Building is a 10-story, mid-rise office building of approximately 117,800 sf located in downtown Everett.
- This project will provide modernizations and tenant improvements, primarily to the building systems, building core and support areas.
- Construction is anticipated to begin in the summer of 2023 and be completed in the fall of 2024.

City of Everett Municipal Building Public Works Tenant Improvements

Modernizations and Tenant Improvements will include:

- Modernization of elevator systems
- HVAC equipment and controls upgrades
- Reroof of building
- New emergency generator and transfer switch
- Modernization of Lobby, corridor and support spaces on multiple floors
- Restrooms...Lighting/Controls...HVAC...Doors/Frames/Hardware...Ceilings...
Paint...Flooring

City of Everett Municipal Building Public Works Tenant Improvements Project Budget and Funding

Category	Budget
Costs for Professional Services (A/E, Legal, etc.)	\$1,910,000
Estimated project construction costs (including construction contingencies)	\$17,640,000
Equipment and furnishing costs	\$1,550,000
Contract administration costs (Owner, CM, etc.)	\$700,000
Contingencies (owner project)	\$1,975,190
Other related project costs (permit costs, other, owner consultant etc.)	\$805,000
Sales Tax (@9.9% of design & construction)	\$1,899,810
Total	\$26,480,000

The project will be funded with a combination of Capital Improvement Program on-hand funds and an interfund loan from the Utilities Department.

City of Everett Municipal Building Public Works Tenant Improvements Project Schedule

GC/CM Schedule	Start	Finish
PRC Presentation		July 28, 2022
Develop RFP Document	June 20, 2022	July 28, 2022
Develop RFFP Document	June 20, 2022	September 8, 2022
First publication of RFP for GC/CM Services		August 1, 2022
Second publication of RFP for GC/CM Services		August 8, 2022
Project Information Meeting		August 16, 2022
RFP Submittal Deadline		August 22, 2022
Review & Score RFP Submittals Received	August 23, 2022	August 26, 2022
Notify Submitters of Most Highly Qualified Submitters & Invite to Interview		September 12, 2022
Interviews with Short-Listed Firms	September 7, 2022	September 8, 2022
Notify Short-Listed Firms of Most Highly Qualified Firms & Invite to Submit Responses to RFFP	November 29, 2022	December 3, 2022

City of Everett Municipal Building Public Works Tenant Improvements Project Schedule

GC/CM Schedule	Start	Finish
RFFP Submittal Deadline & Opening		September 26, 2022
Notify Submitters of Scoring and Most Qualified GC/CM		September 27, 2022
Council Approval of GC/CM Selection and Authorization to Negotiate Pre-Con Services Agreement		October 5, 2022
Pre-Con Work Plan Due From GC/CM		October 19, 2022
GC/CM Agreement w/ Pre-Con Services Executed		October 31, 2022
Pre-Con Services	November 2022	July 2023
Schematic Design	October 2022	September 26, 2022

Agency Equity and Inclusion

- The City of Everett is committed to a community built on diversity, equity and inclusion.
- In September 2020 Everett's Mayor issued a directive specifically directed at equity and inclusion
- City solicitations have historically encouraged SBE and MWBE participation in all contracts.
- Our RFP/RFFP scoring/selection criteria will require Proposers to:
 - Provide information on past utilization performance
 - Provide a project specific inclusion and outreach plan
- Current GC/CM contract requires the GC/CM to:
 - Implement an Outreach Plan that is reviewed and approved by the City prior to execution of the contract.



Why GC/CM Delivery Method for the
City of Everett Municipal Building
Public Works Tenant Improvements Project

RCW 39.10.300 GC/CM Statutory Compliance

Complies with 3 of the 5 Statutory Criteria

- (1) Implementation of the project involves complex scheduling, phasing, or coordination.
- (2) The project involves construction at an occupied facility which must continue to operate during construction
- (3) The involvement of the General Contractor/Construction Manager during the design stage is critical to the success of the project.
- (4) The project encompasses a complex or technical work environment.
- (5) The project requires specialized work on a building that has historic significance.

Advantages to GC/CM Delivery

Allocation of Risk – The GC/CM process can reduce risks in the following manner:

- “Open book” Cost Accounting
- Collaboration Between GC/CM, A/E and Owner
- GC/CM Involved During Development of Design
- Ongoing Estimates by GC/CM During Design
- GC/CM Participation in Value Engineering & Constructability
- GC/CM Sets Construction Schedule
- GC/CM Establishes Sub-Bid Packages
- Reduced Risk of Claims & Litigation



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Public Body Qualifications

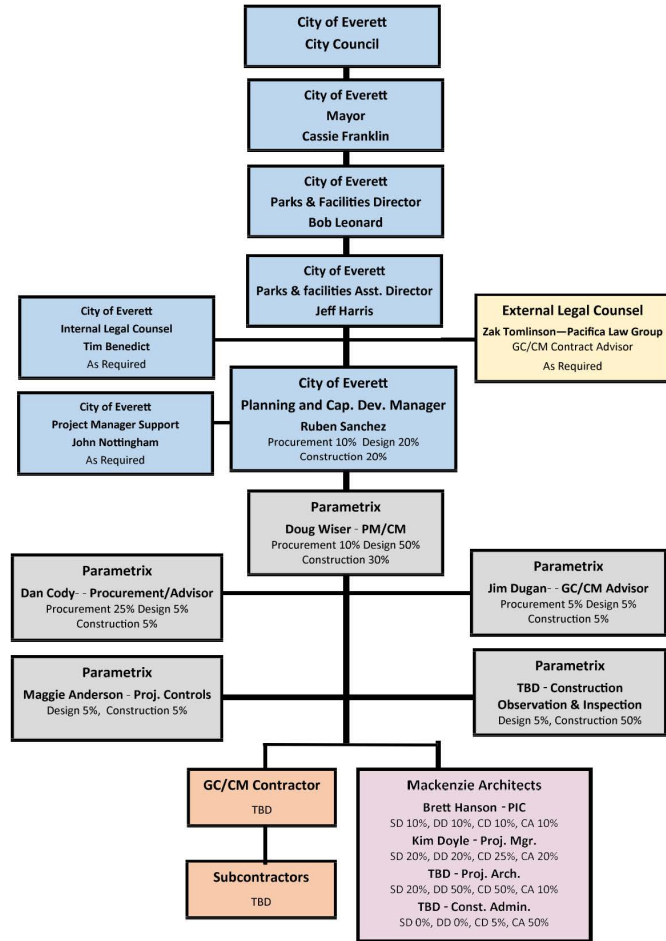
City of Everett

Leadership Team



- **The City of Everett has a track record of successful completion of projects using alternative delivery methods.**
- **The City of Everett has contracted with Parametrix to provide GC/CM Advisory Services throughout the course of this project.** Parametrix has extensive APD experience and brings extensive knowledge of the statutory requirements, industry best practices and lessons learned related to GC/CM delivery.
- **City of Everett Parks & Facilities Planning and Capital Development Manager, Ruben Sanchez will provide supervision and direction for this effort.**
- **The City of Everett has also engaged the services of an external legal counsel (Zak Tomlinson, Pacifica Law Group) to supplement their internal general counsel** and aid in contract development and negotiation. Pacifica Law Group has provided legal and contract related services to numerous public agencies utilizing the GC/CM delivery method.

The City of Everett satisfies the public body qualifications by staff augmentation with consultants experienced in GC/CM delivery and RCW 39.10.



**CITY OF EVERETT
EVERETT MUNICIPAL BUILDING
MODERNIZATION AND TENNANT IMPROVEMENTS**



Project Team APD Experience

Name	Experience
<p>John Nottingham, P.E. Senior Project Manager City of Everett</p>	<p>11 Years as Principal Engineer with City of Everett 12 Years as Project Manager for government agencies 12 Years as a consulting engineer and Owner of an engineering consulting firm 3 D/B Projects: PDB - Reservoir 3 Structural Repairs, \$3.4 Million; D/B – East Clearwell Roof Replacement, \$3.1 Million, PDB Water Filter Plant Ph. 2 Upgrades, \$19 Million 1 GC/CM Project: WPCF Phase C Expansion, \$24 Million</p>
<p>Ruben Sanchez Planning and Projects Manager City of Everett</p>	<p>17 Years as a Project Manager for The City of Everett -17 years managing high level capital renovation and construction projects with the City Facilities Department. -Depth of experience securing project funding, and the management of permitting efforts for public works construction projects.</p>
<p>Tim Benedict Deputy City Attorney City of Everett</p> <p>Tim to consult with Zak Tomlinson of Pacifica Law Group on an as needed basis</p>	<p>12 Years as Legal Advisor to City of Everett’s Public Works Department Legal Counsel to four APD Projects for the City of Everett 4 D/B Projects: PDB - Reservoir 3 Structural Repairs, \$3.4 Million, Reservoir 6 Roof Replacement, \$5.1 Million ; Transmission Line 5 Replacement, \$3.6 Million, PDB Water Filter Plant Ph. 2 Upgrades, \$19 Million 1 GC/CM Project: WPCF Phase C Expansion, \$24 Million</p>
<p>Zak Tomlinson External Legal Counsel Pacifica Law Group</p>	<p>10 Years as a construction and procurement lawyer -Counsels clients at the initial phase of the procurement and construction process, including development and review of procurement policies and procedures, -Preparation of RFQ/RFP documents (including both traditional design/bid/build, Design-Build and GC/CM) Design-Build procurement, and drafting and negotiation of design and construction contracts.</p>

Name	Experience
<p>Jim Dugan APD PIC, GC/CM Advisory Consultant Parametrix</p>	<p>43 yrs. Program/Project Management 30+ GC/CM Projects: Recent GC/CM: Lakehaven New HQ, VPS McLoughlin MS/Marshall ES, TPS Birney ES, TPS Grant ES, ASD Dick Scobee ES, ASD Olympic Middle School, LSSD Lake Stevens HS, MVSD Old Main Building, MVSD Madison Elementary, MVSD East Division Elementary, BISD Blakely Elementary School, MPT Eastside Community Center, TPS Browns Point Elementary School; CKSD Central Kitsap HS/Central Kitsap MS, CKSD Olympic HS Project Review Committee: 2016-current. Appointed through June 2023</p>
<p>Dan Cody GC/CM Procurement Parametrix</p>	<p>34 yrs. Design & PM/CM 4 GC/CM Projects: Lakehaven New HQ, VPS McLoughlin MS/Marshall ES, LSSD Lake Stevens HS, MPT Eastside Community Center 24+ GC/CM Procurement: Recent GC/CM Procurement: VPS McLoughlin MS/Marshall ES/Lieser, TPS Birney ES, ASD Elem #15/Elem #16/Lea Hill ES, TPS Grant ES, ASD Dick Scobee ES/Pioneer ES/Chinook ES/Terminal Park ES, ASD Olympic Middle School, LSSD Lake Stevens HS, MVSD Old Main Building, MVSD Madison Elementary, MVSD East Division Elementary, BISD Blakely Elementary School, MPT Eastside Community Center, TPS Browns Point Elementary School; CKSD Central Kitsap HS/Central Kitsap MS, CKSD Olympic HS</p>
<p>Doug Wiser GC/CM PM/CM Support Parametrix</p>	<p>35 yrs. Project/Program/Construction Management 1 GC/CM Project: Vancouver School District McLoughlin MS/Marshall ES. 7 CM/GC Projects: McMinnville School District, CM/GC Procurement, Sue Buel Elementary School Leed Gold, (First In Oregon) Newby Elementary School, Memorial Elementary School, Washer Elementary School, Silver Falls School District Procurement CM/GC Silverton High School Widmer Brewing Company, Procurement, CM/GC, Construction Project Management</p>



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Project Summary

City of Everett Municipal Building Public Works Tenant Improvements

- Requesting PRC approval to utilize the GC/CM project delivery
- GC/CM delivery would result in substantial fiscal benefit.
- With augmentation of GC/CM consultants, the City of Everett team has:
 - GC/CM delivery knowledge and experience
 - Adequate PM/CM personnel with construction experience
 - Project Management Plan is developed and has clear and logical lines of authority
 - Appropriate funding and time to execute the project
 - PM/CM team with experience in project type/scope
 - Necessary and appropriate construction budget
- The City of Everett has no unresolved audit findings.
- Project Team is prepared and ready to proceed



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Thank you
