

MARYSVILLE FIRE DISTRICT
BOARD OF DIRECTORS
SPECIAL PLANNING COMMITTEE MEETING
March 28, 2024 – 1:00 pm
Station 62

The following were in attendance:

Committee Members:

Michael Stevens
Steve Muller
Kamille Norton

Staff Members:

Ned Vander Pol, Fire Chief
Jeff Cole, Assistant Chief
Mike Davis, IT Manager
Chelsie McInnis, Finance Director

Guest:

Diane Brown, Sr. Director OAC
Gregg Herkenrath, Project Manager
Adam Johnson, Sr. Pro Manager OAC

DISCUSSION ITEMS

Facilities Planning

OAC Station 63 Phase 1 Construction Delivery Method

Meeting called to order at 1:06 pm; Chief Vander Pol introduced OAC's project management team.

Brown gave an overview of her background, OAC services, and the purpose of our meeting today, which is reviewing the construction delivery method options for Station 63. Johnson and Herkenrath introduced themselves and gave their backgrounds.

OAC discussed basic facts surrounding construction delivery options. Traditionally RCW defines that government must select lowest responsive bidder based upon cost, not qualification. RCW 39.10 allows for alternate delivery methods which are outside of the typical design/bid/build process and result in a more collaborative process between agency/design/contractor.

OAC reviewed contracting structures as follows:

- **Design, Bid, Build RCW 39.04**
 1. One contract with architect/engineer.
 - Chosen based upon qualifications.
 2. One contract with general contractor.
 - Chosen based upon lowest responsive bidder
 3. No relationship between the two contracts with A/E services and General Contractor; the public agency is responsible for managing that relationship.
 4. Minimal contractor input with the design team. Design team works with the owner, and the contractor must follow the defined contract within lowest bid defined cost.
 5. Good for simple design, low risk projects.
 6. Historically, primary method used form public agency construction.
 7. Owner assumes risk on errors within design documents.

Services that would be provided by OAC include working together with the district to attend design meetings, assist with contracting of architect, writing contract documents and specifications, assist in other contract items such as commissioning agent, special inspections, geo tech, constructability reviews on design documents, management of move in, coordination of utilities, and review contractor "requests for information" (RFI) to ensure the change requested is valid and whether is it a "change order" or part of original contracted cost. Keep contractors on schedule and on budget. Also assists with procurement of furniture and fixtures.

- **GC/CM (General Contractor/Construction Manager) RCW 39.10**

1. Used for complex, occupied sites or those with historical significance that require specialized work.
2. Architect selected the same as the design, bid, build process.
3. Contractor selected based upon qualifications and cost.
4. Subcontractors are selected based on lowest bid through competitive bid process.
5. Maximum allowable contract cost is negotiated and construction begins.
6. Reduces future RRI's and change orders.
7. Provide input during design and phasing and staging needs of unique projects.
8. Opportunity to switch to Design, Bid, Build procurement of general contractor at 90% design.
9. Owners assume risk on errors within design documents.
10. Cost estimator brought on by OAC to valid costs as the project progresses.

- **Progressive Design-Bid RCW 39.10**

1. Project must be above \$2MM.
2. One element **must** be present to utilize this method: (1) highly specialized construction activity, (2) provides opportunity for greater innovation of efficiencies between designer and builder, (3) significant savings in project delivery time would be realized.
3. Design build team is selected on qualifications, single team is hired. The contractor partners with the architect under a single contract. Low bid not required, best value is target for a subcontractors.
4. Works with owner to develop program, design requirements, refine costs and schedule expectations.
5. Cost certainty is established when gross maximum price (GMP) is negotiated.
6. Design build team assumes risk on errors within design documents.
7. Only change orders would be for unforeseen conditions or owner requested changes.
8. Offers the owner an opportunity to "off-ramp" the Design-Builder.
9. Cost estimator brought on by OAC to valid costs as the project progresses.

- **Traditional Design Build RCW 39.10**

1. Used in extremely large products such as stadiums and transit systems.
2. Owner has multiple designs with costs to choose from; competitive innovation and pricing must be present from all design build teams submitting.
3. Performance based, owner has less control over design decisions.
4. Competitive environment key difference between other methods.
5. Large honorarium payments to teams who have submitted proposals.

Project review committee approval required to authorize the district to utilize construction methods under RCW 39.10. Determination is made at the time of the meeting. The district must present

the project itself, OAC will be there for agency support and will also prepare all documents for submittal.

OAC discussed the benefits of alternative delivery method including timeline efficiencies, exposure amongst many contractors with OAC discussing priorities of the district, best value vs. lowest cost selection delivers product most closely aligned with district priorities.

OAC shared other fire station builds they have been involved in, comparing and contrasting the outcomes utilizing the traditional bid vs. alternative delivery methods. Next steps identified would be for the district to choose design method and begin application if alternate delivery is selected. After a question-and-answer period, Staff and Committee members thanked OAC for their presentation.

Staff and Committee members continued discussion on the construction delivery methods as well as optimal station location. Chief will discuss with OAC about obtaining a feasibility study on current site to evaluate capabilities and needs of the site.

ADJOURNMENT

With no further discussion needed the Planning Committee Meeting adjourned at 5:00 pm.



Ned Vander Pol
District Secretary



Date approved