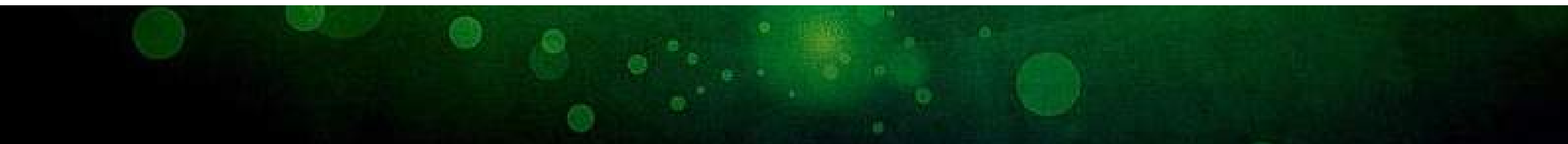


**HELP
STARTS
HERE**

SNO911 Emergency Communications Center (ECC)

Board Update
August 17, 2023



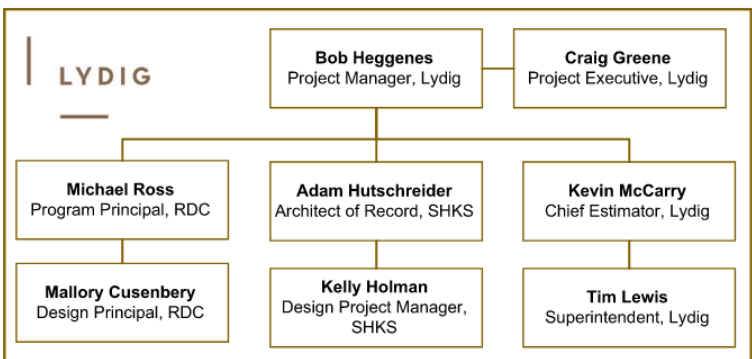
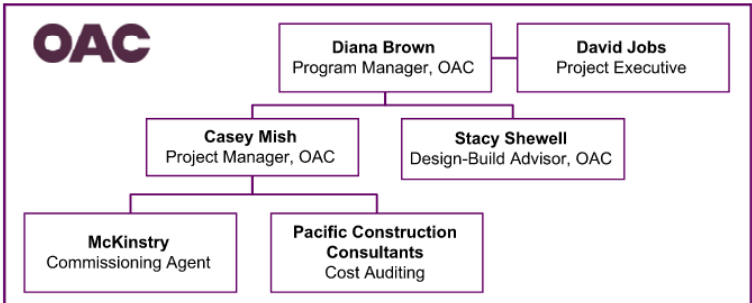
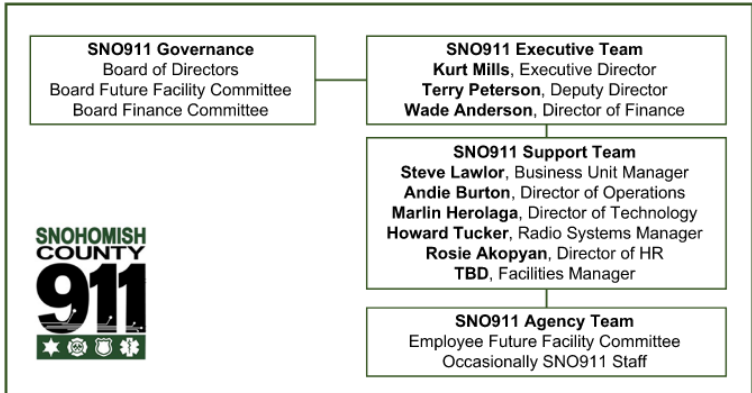
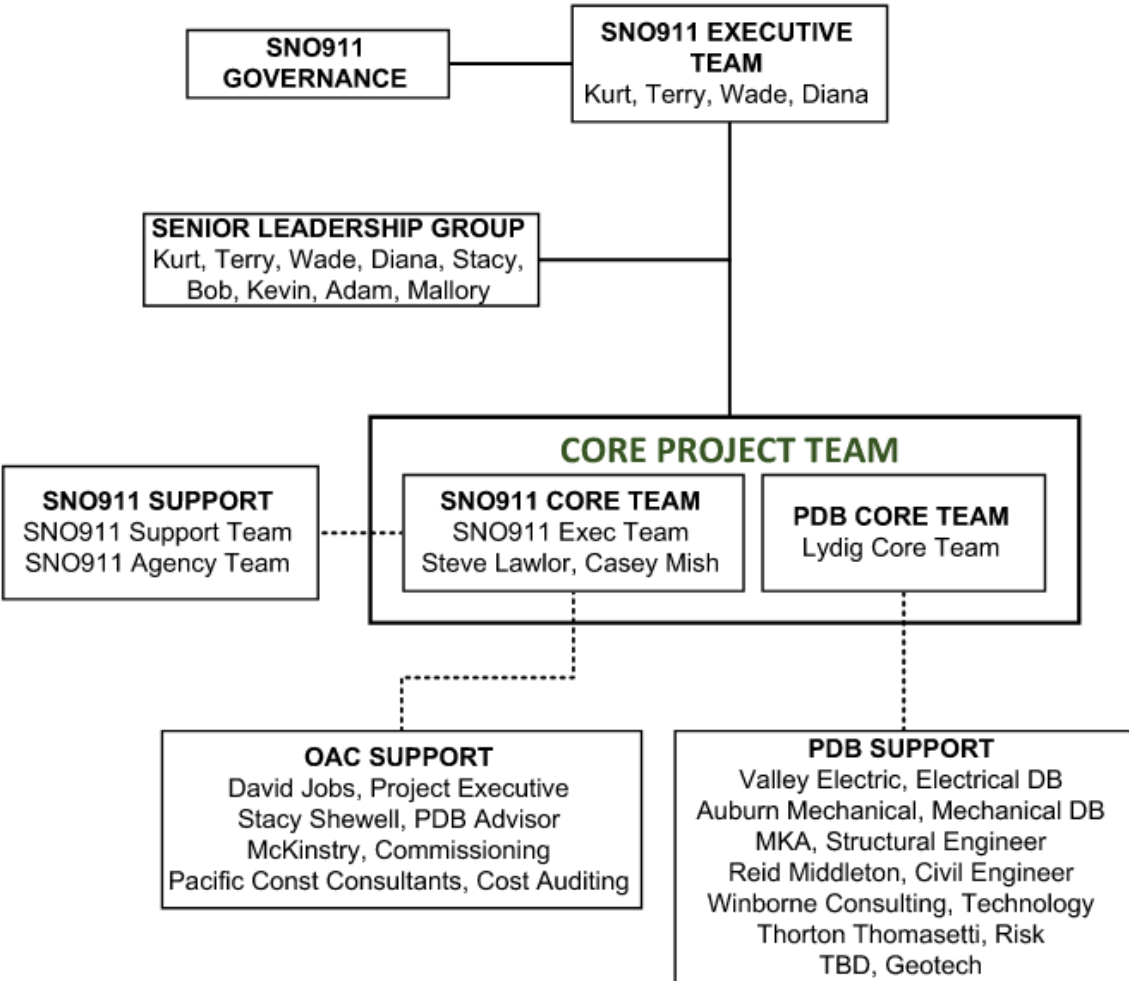


Agenda

1. Introductions
2. Project Status
3. Schedule
4. Design
5. Q&A Round Table



Introductions – Our Team





Team Charter

PROJECT MISSION STATEMENT

Build a facility that embodies Sno911's culture and aspirations for itself and its communities.

Through trust, teamwork, and partnership, we will deliver a functional, regional emergency communications center on time and on budget to meet operational goals. The facility will better serve the communities of Snohomish County's current and future generations.

The facility will be a beautiful and modern workplace that staff are proud of and enjoy working from—it will be a welcoming environment that is supportive, comfortable, and safe. The building will be easily maintained, to improve recruiting and retention of staff, as well as provide a sense of community and purpose for the workers.

OUR CORE OPERATING PRINCIPLES

	Achieve operational goals while being fiscally responsible. transparency trust integrity innovation productivity
	Listen to understand. open-mindedness respect communication
	Deliver your communications in an open, honest, and direct manner. Be brave in communicating issues, decisions, and challenges in a timely fashion. No hidden agendas. honesty integrity communication teamwork courage
	Lead with self-awareness and demonstrate personal accountability. accountability honesty integrity trust reliability
	Work together. Win together. Have fun! collaboration innovation happiness humor creativity friendship teamwork success



Project Status

Construction Climate

- Construction costs are holding steady, with some costs decreasing
- Mechanical and Electrical costs are still increasing
- Carpenter/Drywall/Laborers contracts are up in June 2024

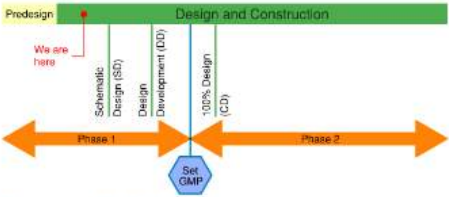
Building Surveys

- HVAC Reliability
 - Reuse in Building A
 - Replacement in Building B
- Geotechnical & Piles
- Good Faith
- Generator Reliability



PROJECT STATUS
REPORT
Monthly Update | July 2023

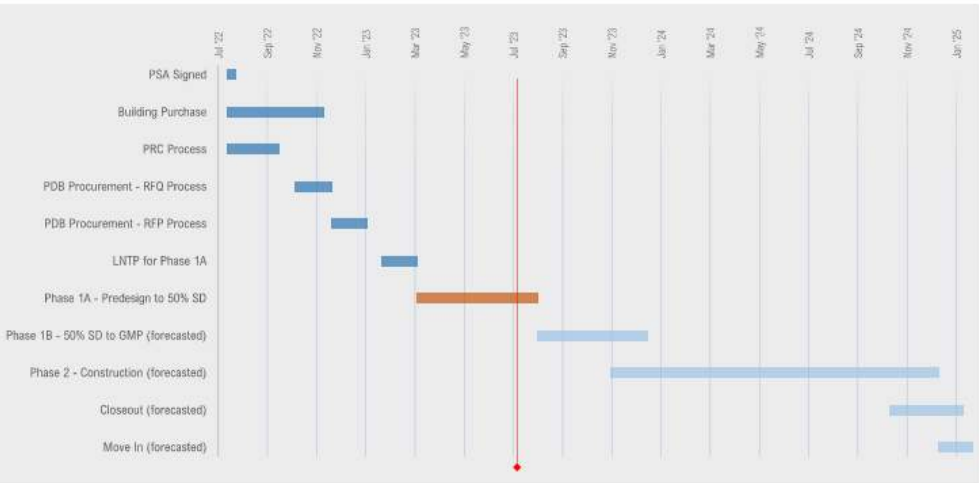
Progressive Design-Build Process



Progress Update

- Programming stage complete and SD design phase nearing 50% complete.
- Target Value Design (TVD) #3 charrette has completed and further cost saving strategies are being compiled.
- Good Faith Survey ahead of early demo has been complete and results came back negative for any hazardous materials.
- AV consultant is on board with the PDB team and an AV system design meeting is being scheduled.
- Demo Permit has been submitted.
- Building permit submission schedule is still on track for submission prior to new energy code adoption in October 2023.
- Lydig phase 1B contract modification is in process with Lydig and will be ready for review and approval next month.

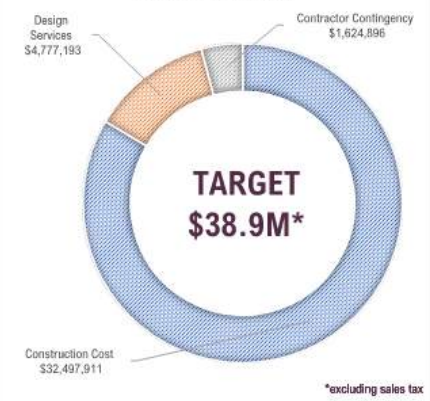
Where are we in the schedule?



PROJECT BUDGET



GMP BUDGET

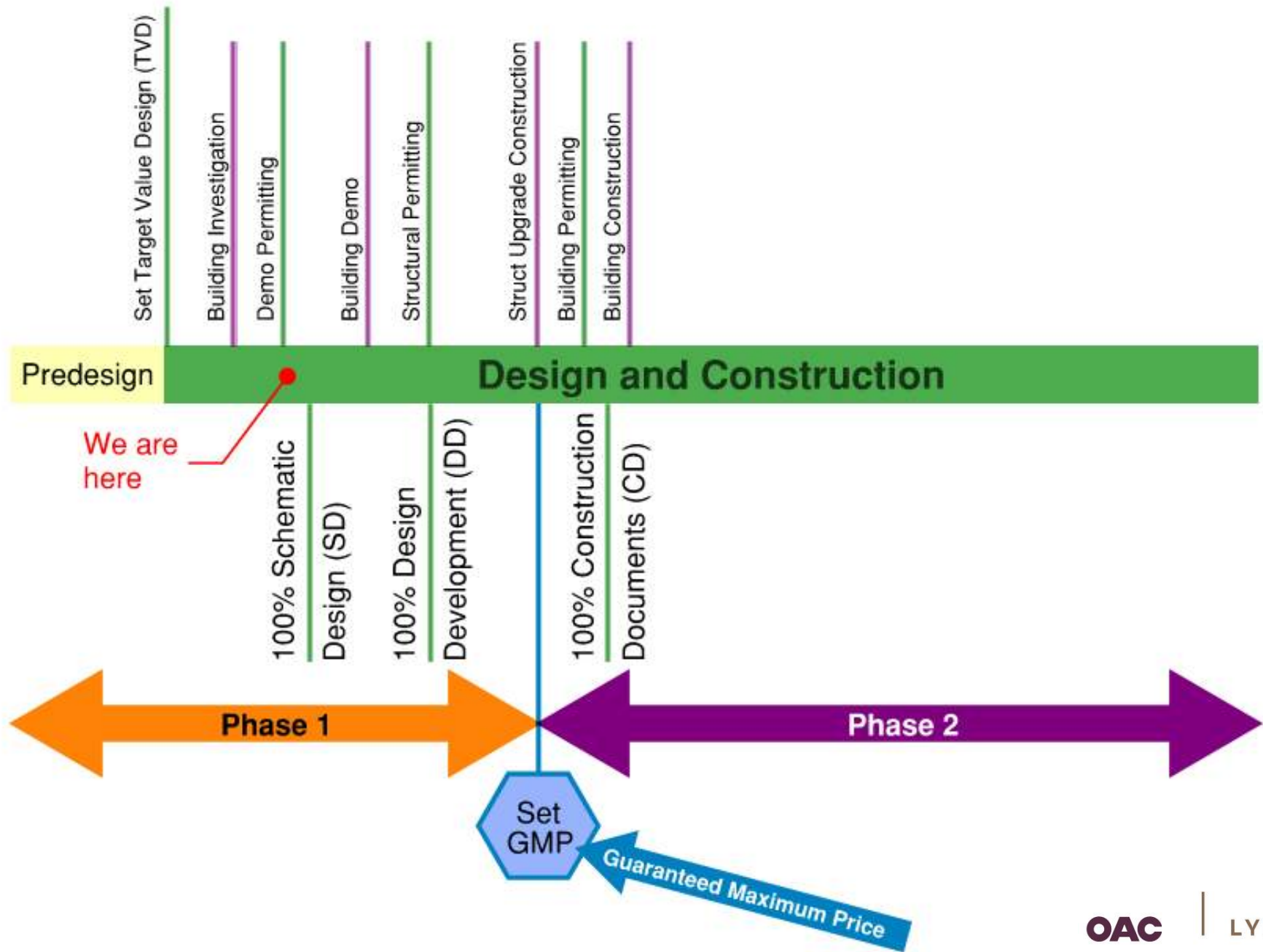


Project Spending Summary

Item	Budget	Encumbered	Spent to Date	Remaining
Guaranteed Maximum Price (GMP)	\$38,900,000	\$1,183,518	\$277,793	\$38,622,208
Sale Tax (9.9%)	\$3,851,100	\$117,168	\$27,501	\$3,823,599
Owner's Professional Services	\$3,094,506	\$924,889	\$435,179	\$2,659,327
Other Development Costs	\$14,016,839	\$10,426,839	\$10,431,992	\$3,584,847
Owner Contingency & Owners Reserve	\$2,137,555	\$0	\$0	\$2,137,555
Totals	\$62,000,000	\$12,652,414	\$11,172,465	\$50,827,536

Spent to date as of July 28, 2023

Progressive Design-Build Process





Project Status

Lydig's Process / Approach

- Setting Target Value Design
- Phased permitting + phased construction = sooner construction completion

Target Value Design

- Maximum reuse strategy on Building A
- What's on the alternates list
 - Anti-climb fencing
 - Dispatch center ballistic resistance
 - System redundancies for water/sewer/fire sprinkler

Sustainability & LEED

- Code minimum provides LEED Silver. To get certified by USBGC is ~\$250,000

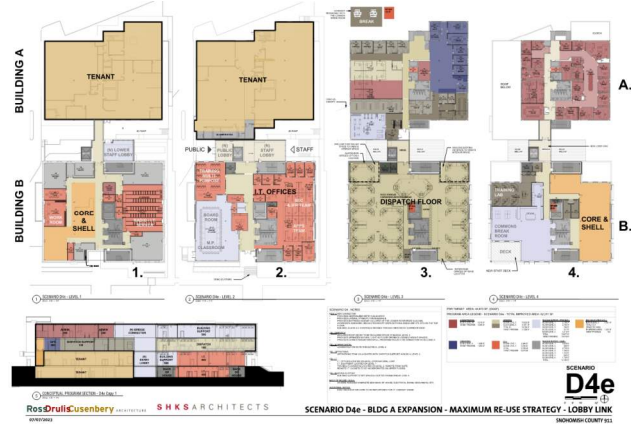


LYDIG

SNO911 BENCHMARK - TVD 3.0 (25% SCHEMATIC) 06-SNO911 07/06/2023
Project Area: 46,701 SF

Direct Construction Costs		Cost	Cost/SF
01 Design		\$5,971,286	\$127.86
02 Building A		\$2,416,693	\$51.75
03 Building B		\$22,647,500	\$484.95
04 Lobby		\$1,566,905	\$33.55
05 Site		\$1,162,628	\$24.90
06 GC's		\$2,003,182	\$42.89
Subtotal Direct Cost		\$35,768,193	\$765.90

Markups		Cost	Cost/SF
Builder's Risk		\$100,000	\$2.14
B&O Tax - State	0.47%	\$186,692	\$4.00
B&O Tax - City	0.10%	\$39,722	\$0.85
GLI	0.81%	\$321,747	\$6.89
Subtotal		\$36,416,354	\$779.78
Contingency - Design	0.50%	\$198,609	\$4.25
Contingency - Construction	3.00%	\$1,073,046	\$22.98
Escalation @ 4.5%/annum	1.50%	\$536,523	\$11.49
Subtotal 2		\$38,224,531	\$818.49
Fee	3.30%	\$1,261,410	\$27.01
Subtotal 3		\$39,485,941	\$845.51
Bond	0.60%	\$214,609	\$4.60
WSST on Bond	9.90%	\$21,246	\$0.45
Total Estimated Construction Cost		\$39,721,796	\$850.56

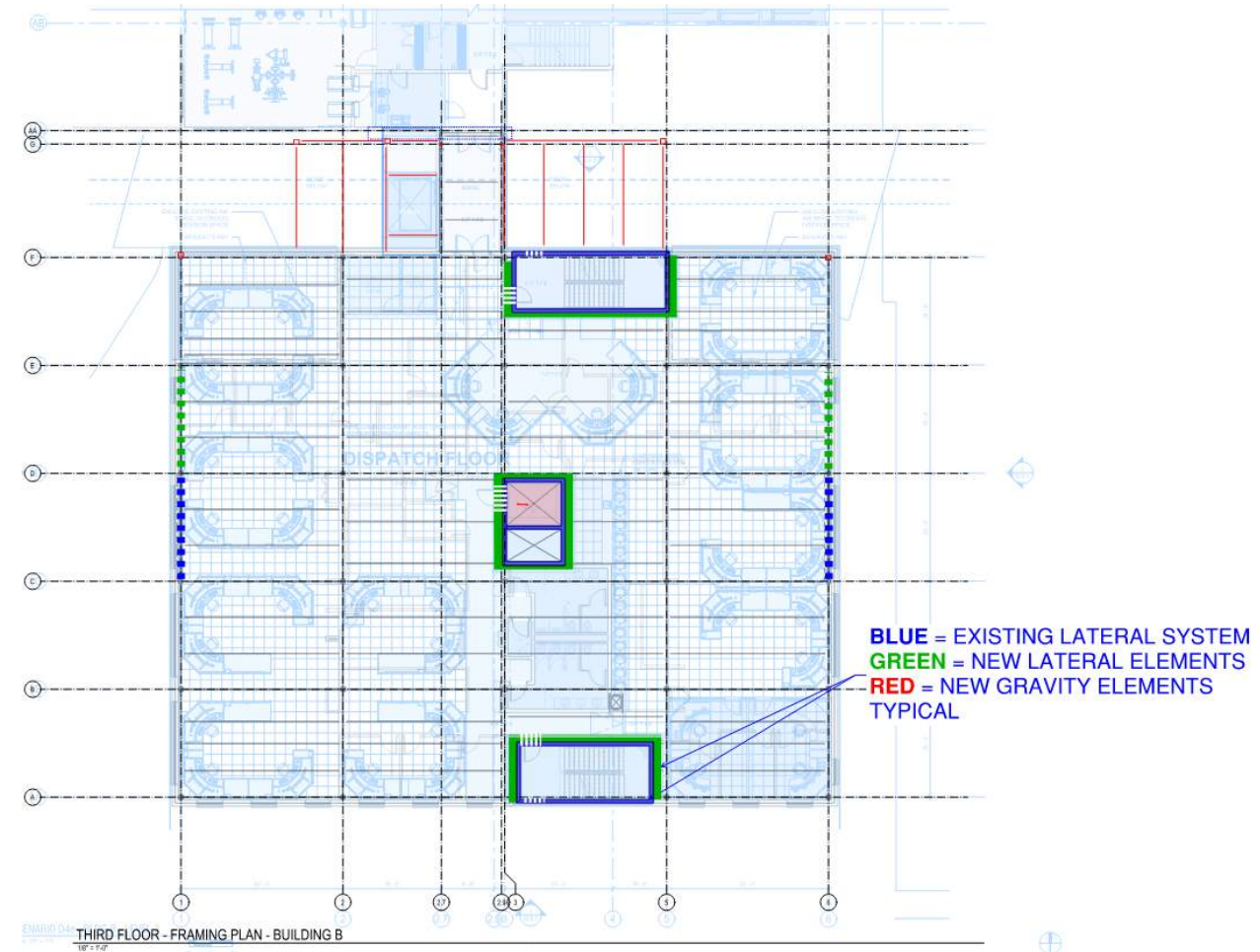
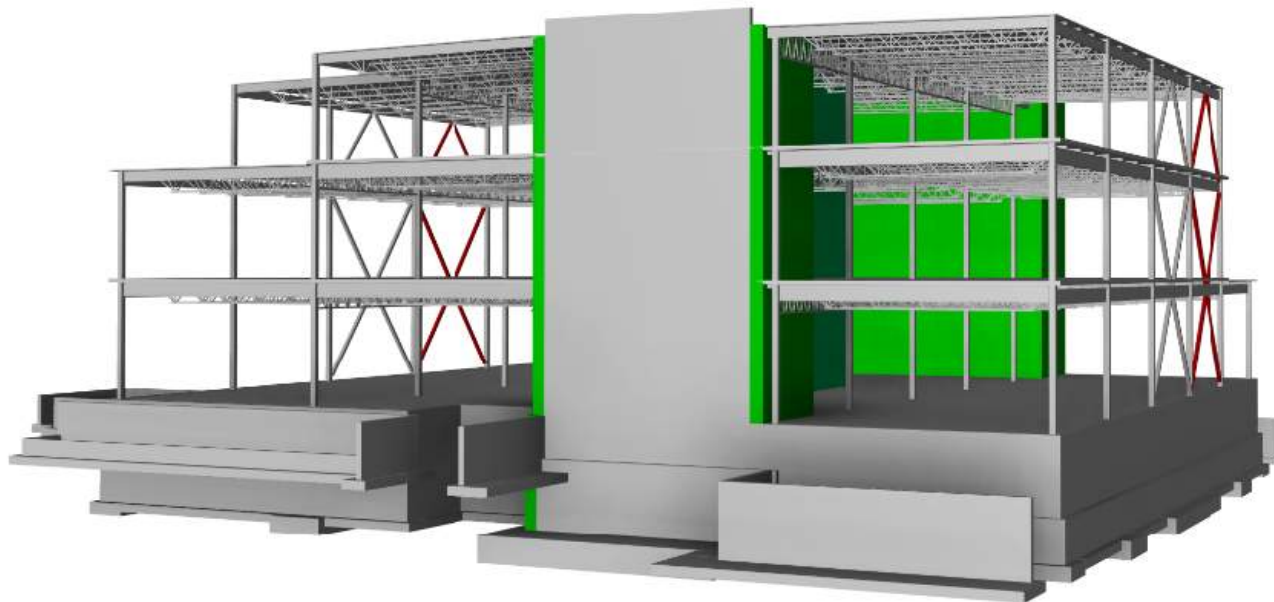


Structural Upgrades

Structural/seismic upgrade from a Tier 2 to Tier 4 critical facility (Immediate occupancy)

Entails:

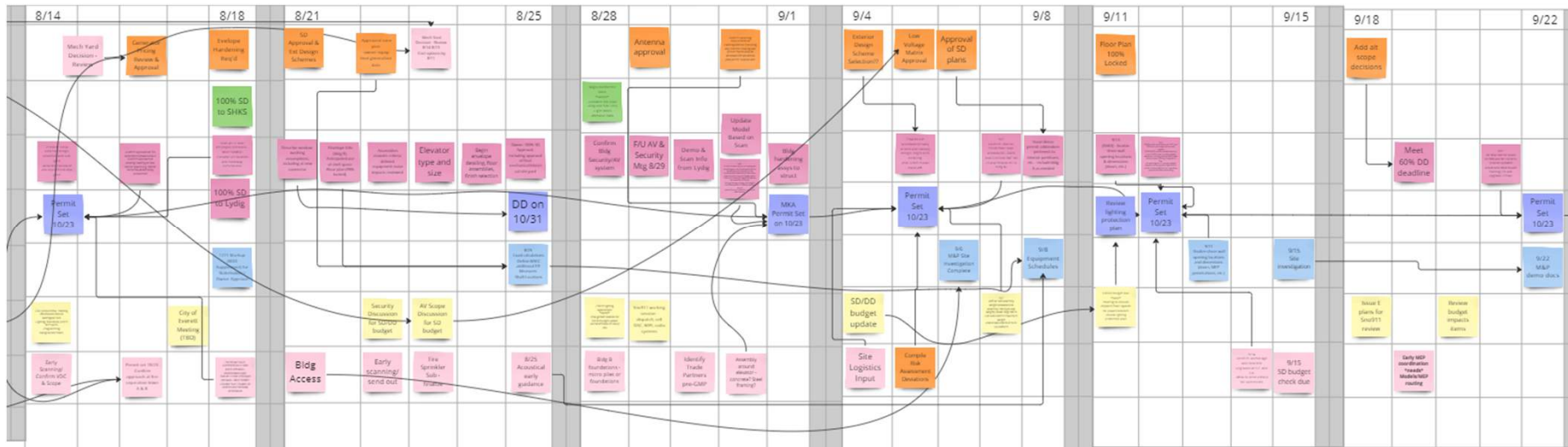
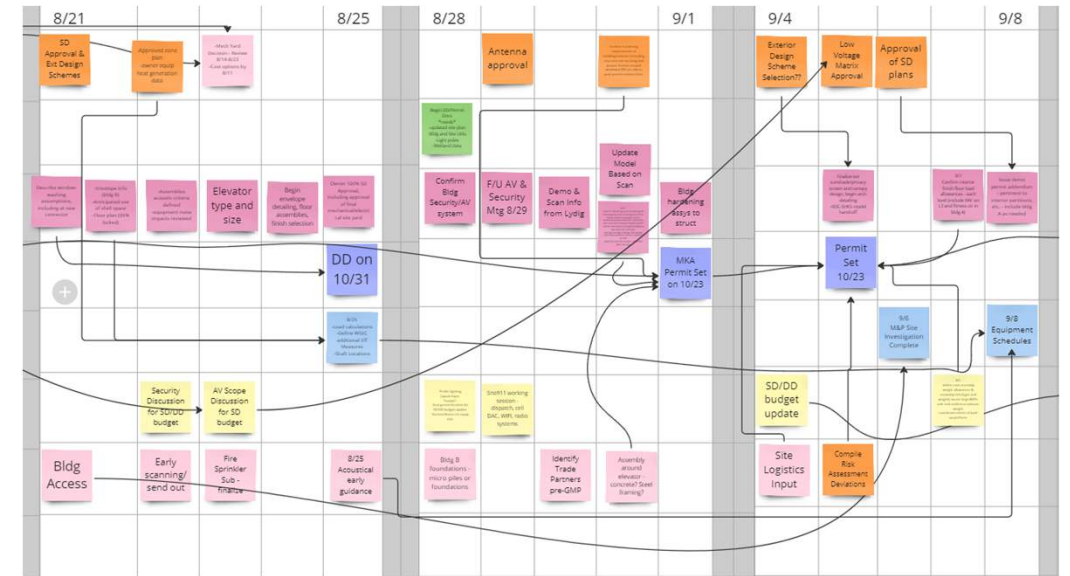
- Doubling the existing “X” bracing
- Upgrading/thickening the existing concrete shear walls
- Addition of micro piles for overturning



Project Schedule

Project Milestones

- Demo Permit – May 2023
- Selective demo and investigation – August 2023
- Structural Permitting – October 2023
- GMP Set – November 2023
- Construction Start – January 2024
- Projected Substantial Completion – early 2025 (TBD)





design process overview

100% Schematic Design



BUILDING A: WOOD FRAME BUILDING, PLASTER EXTERIOR.
NO STRUCTURAL UPGRADES

BUILDING B: STEEL FRAME BUILDING, CMU EXTERIOR.
STRUCTURAL UPGRADE TO ESSENTIAL FACILITY

LEVEL 04

LEVEL 03

LEVEL 02
(entry level)

LEVEL 01
(basement)

Street Entry

Parking Entry

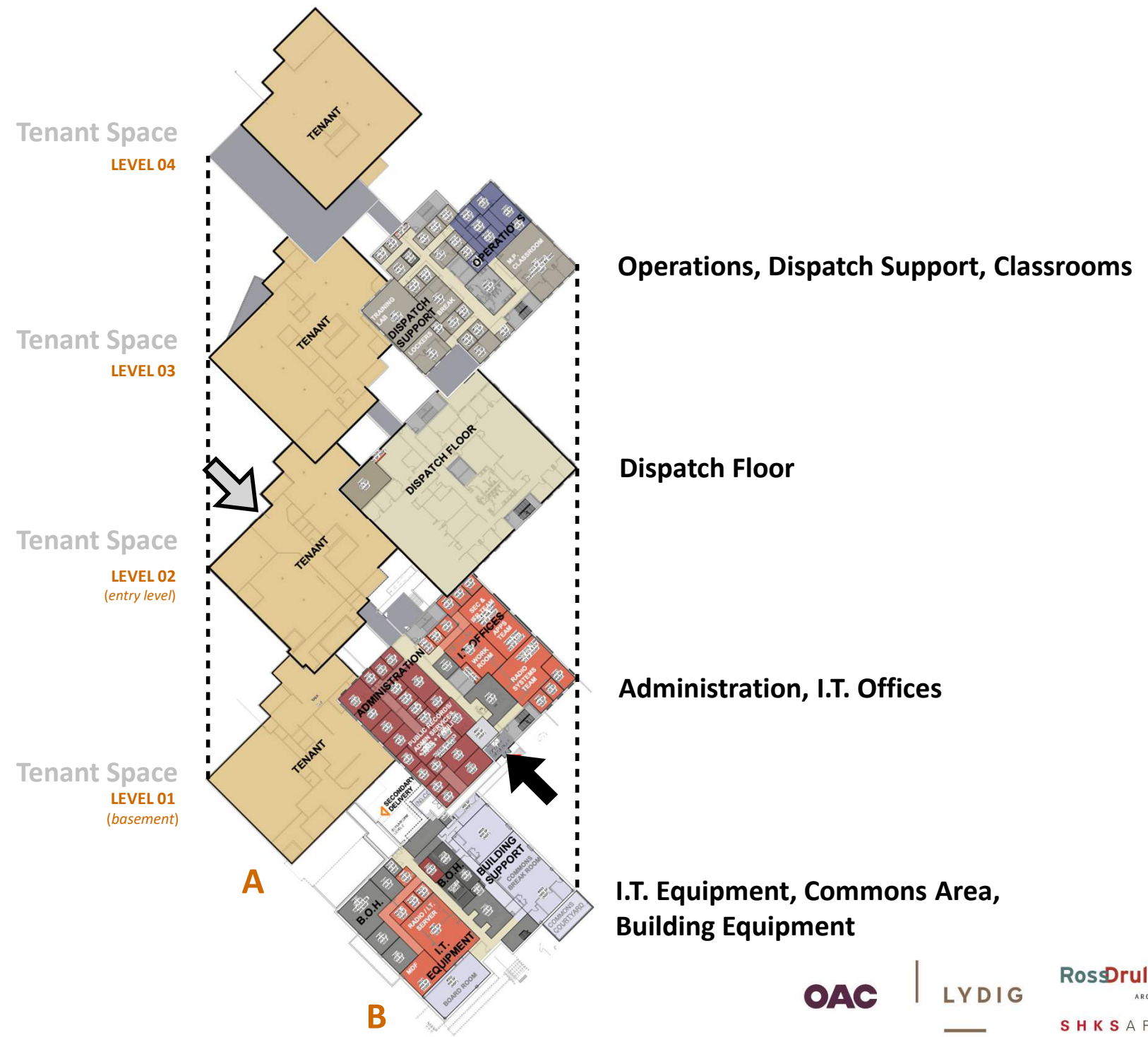
A

B

EXISTING CONDITIONS **E**



SCENARIO **A**



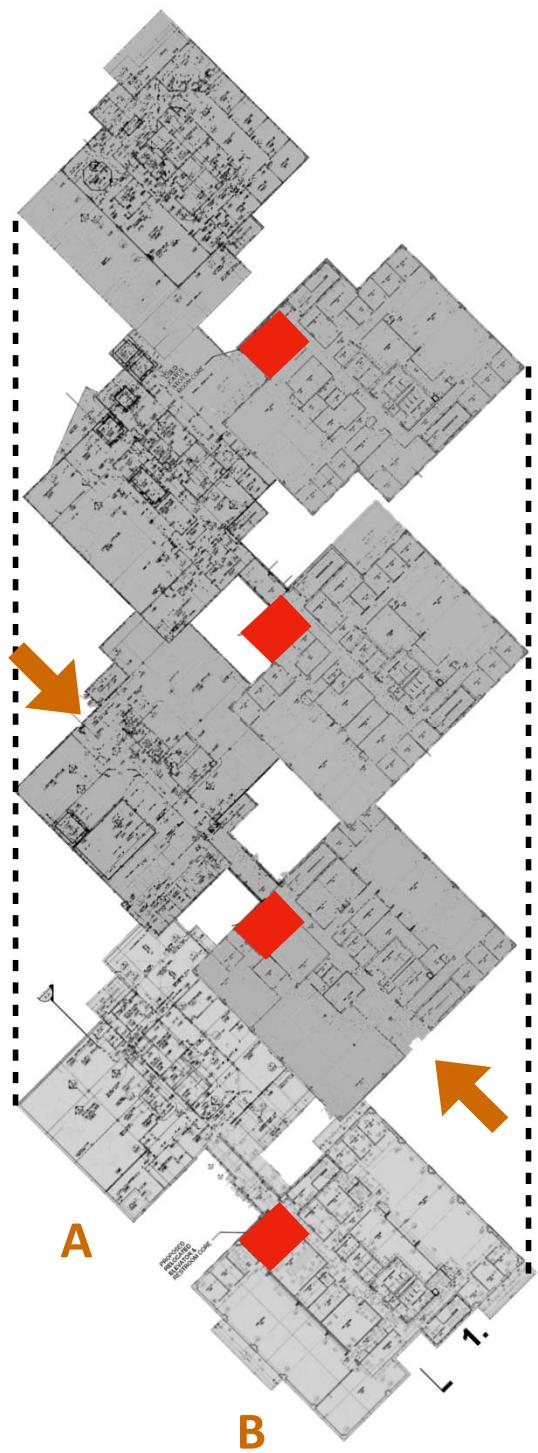


LEVEL 04

LEVEL 03

LEVEL 02
(entry level)

LEVEL 01
(basement)



SCENARIO **B**

OAC

LYDIG

RossDrulisCusenbery
ARCHITECTURE
SHKS ARCHITECTS



Administration, Operations

LEVEL 04

Tenant Space

LEVEL 03

Tenant Space

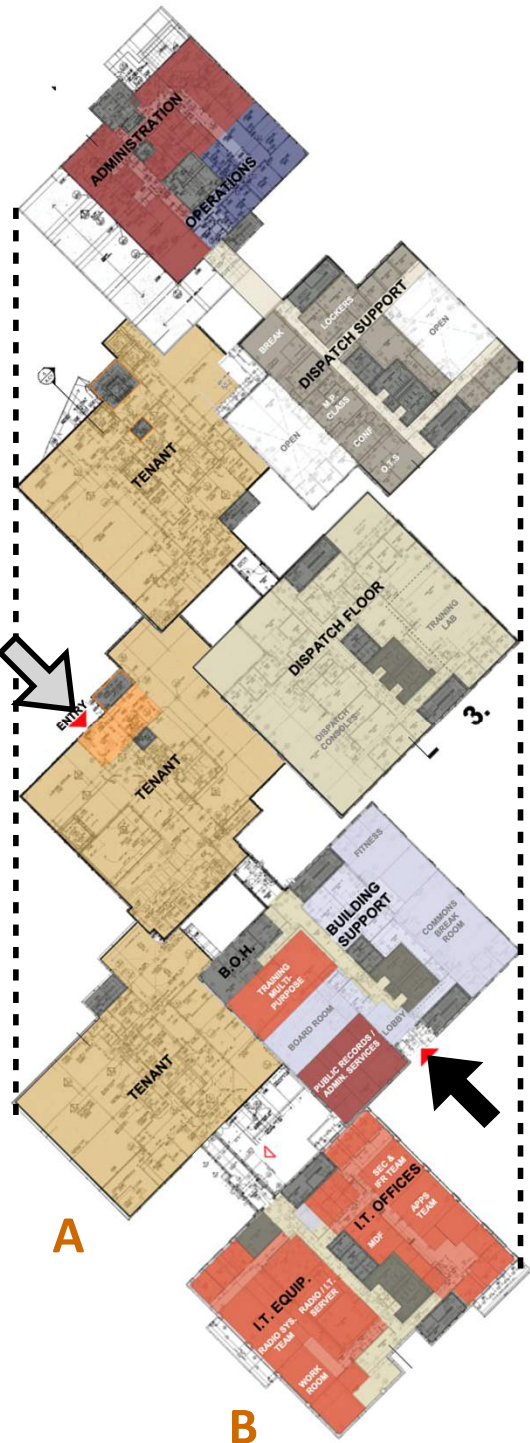
LEVEL 02

(entry level)

Tenant Space

LEVEL 01

(basement)



Dispatch Support

Dispatch Floor

Commons Area, Board Rm, Building Equipment

I.T. Equipment, I.T. Offices,

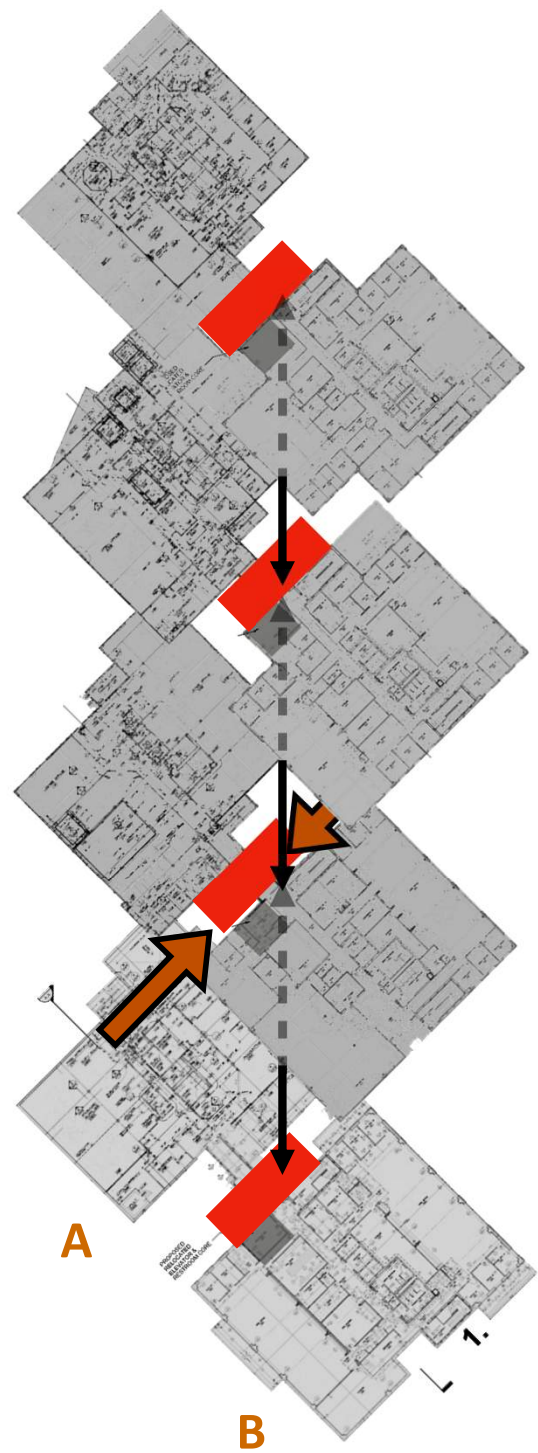


LEVEL 04

LEVEL 03

LEVEL 02
(entry level)

LEVEL 01
(basement)



SCENARIO **D**

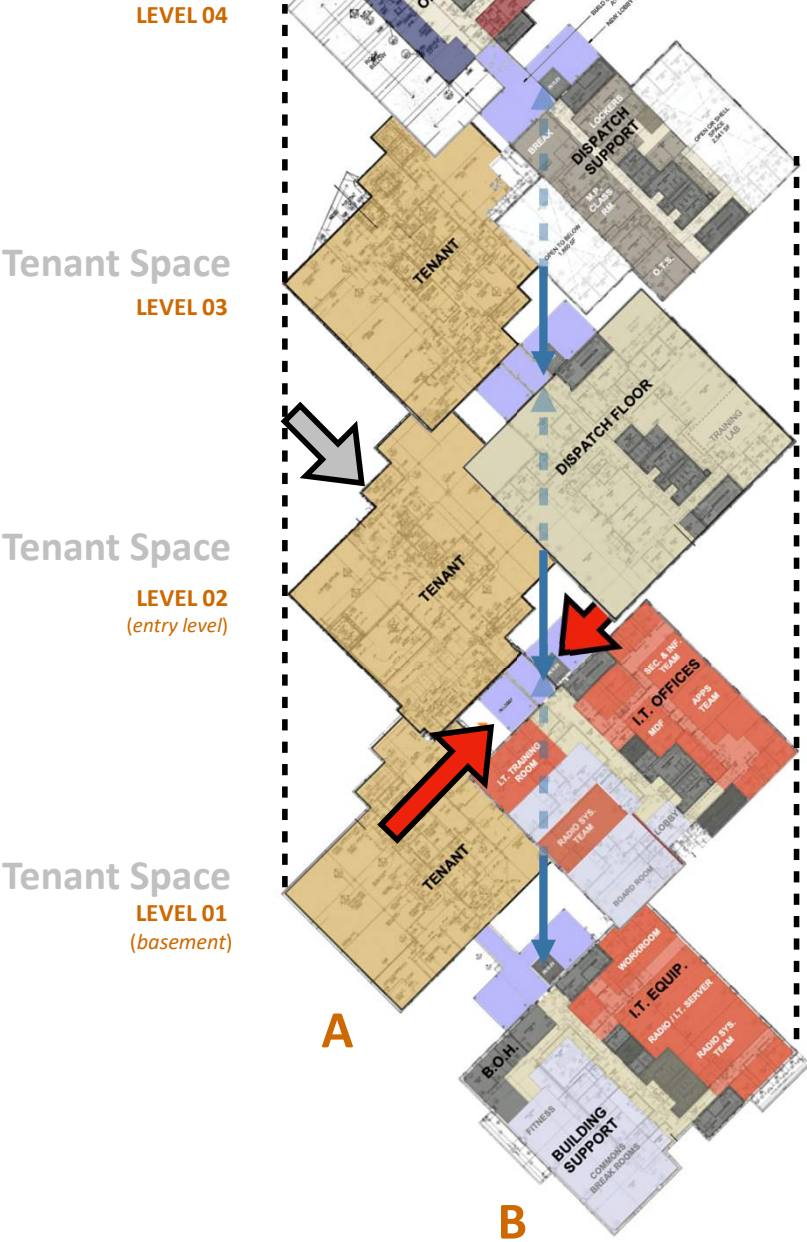
OAC

LYDIG

RossDrulisCusenbery
ARCHITECTURE
SHKS ARCHITECTS



Administration, Operations



Dispatch Support

Dispatch Floor

Equipment, I.T. Offices, Board Rm

Break & Common Area, I.T. Equipment



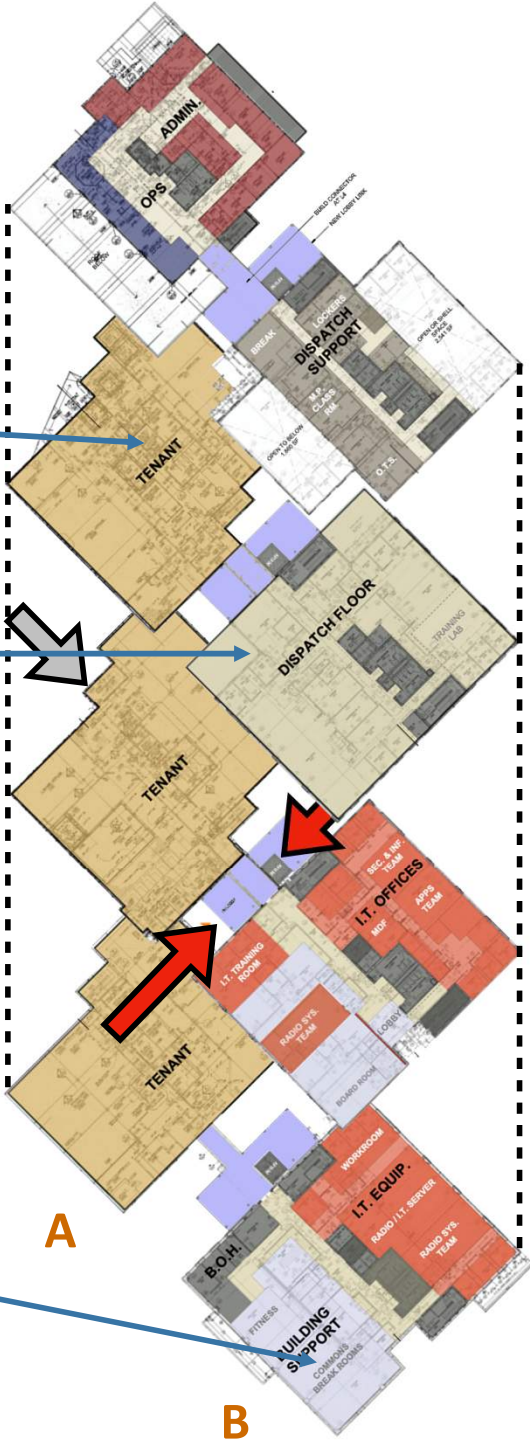
Administration, Operations

LEVEL 04

Tenant Space
LEVEL 03

Tenant Space
LEVEL 02
(entry level)

Tenant Space
LEVEL 01
(basement)



Dispatch Support

Dispatch Floor

Equipment, I.T. Offices, Board Rm

Break & Common Area, I.T. Equipment

1. Expand program down to Level A3

2. Optimize Dispatch Floor for sightlines and future growth.

3. Move Common Area to more prominent location



Administration

LEVEL 04

Dispatch Support & Training,
Operations, OTS

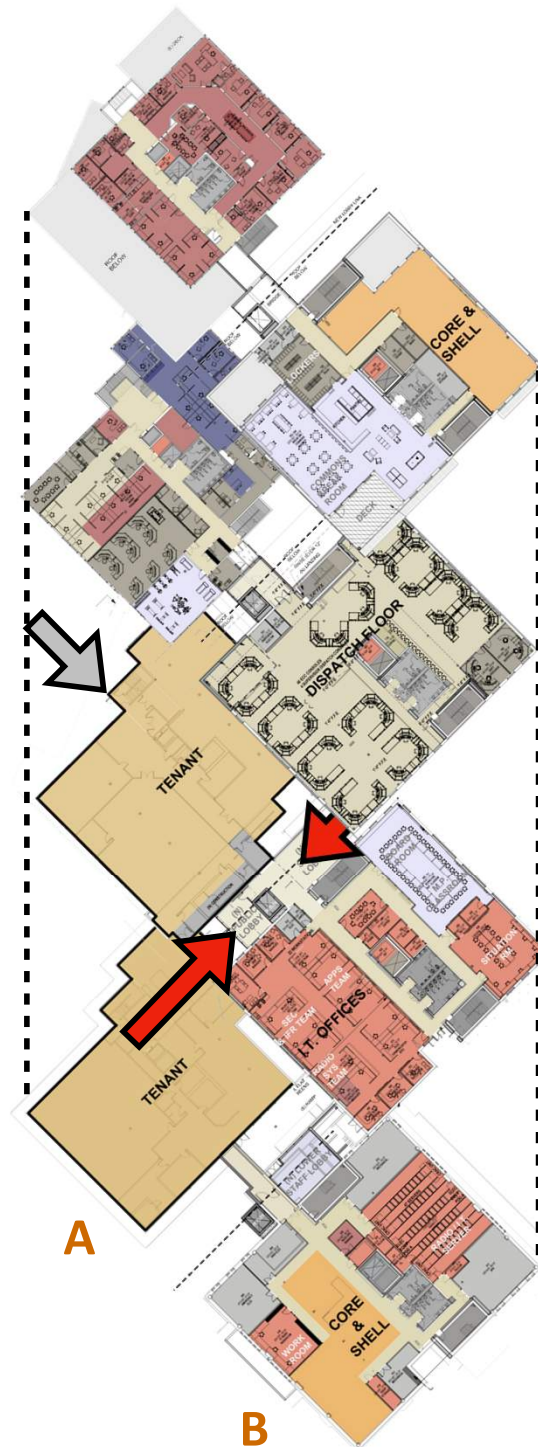
LEVEL 03

Tenant Space

LEVEL 02
(entry level)

Tenant Space

LEVEL 01
(basement)



Commons Area (Break Room Kitchen),
Dispatch Lockers

Dispatch Floor (*expansion to 48 consoles*)

I.T. Offices, Board Rm, Situation Room

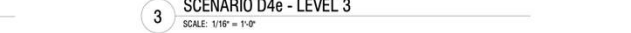
I.T. Equipment (Server/Radio),
Building Equipment

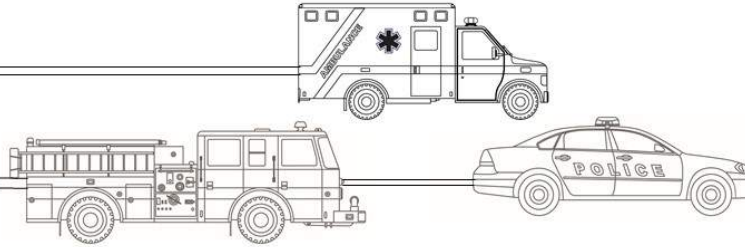
OAC

LYDIG

RossDrulisCusenbery
ARCHITECTURE
SHKS ARCHITECTS

SCENARIO **D — current**





**HELP
STARTS
HERE**

Q&A Round Table

