

### Chapter Nine Next Steps

Review and adoption of this Facility Master Plan by the County Council completes the FMP process. Council's selection of a facility scenario for further analysis sets the size and scope of the new Youth Services Center facility. The next steps toward development of the Alder site include the development of a site master plan, the completion of an environmental review and the selection of the project delivery method.

The Request for Qualifications (RFQ) process to seek developer interest in a private/public partnership at the site, started last fall. The qualifications of seven development teams interested in the Alder YSC site were reviewed. Four groups were approved for participation in a Request for Proposals (RFP) process for the Alder site. Once the facility scenario has been determined and the county is ready move forward with the project, these four teams may be invited to participate in an RFP process, providing specific concepts for the Alder Site Master Plan. The winning proposal from this process may then be invited to master plan the entire Alder site.

#### *Alder Site Master Plan*

The initial effort in the development new Youth Services Center facility will be the creation on of an Alder Site Master Plan. This master plan will contain a number of significant elements necessary to prepare the Alder Site for the new courthouse facility. The master planning process allows King County to engage the City of Seattle, the surrounding Squire Park neighborhood, and other nearby stakeholders (such as Seattle University and Swedish Medical Center) in discussions to address the site's specific needs, the county's goals, and craft positive benefits for the community. The result allows King County to seek any required rezoning for the site and identifies the portion of the site available for private development.

#### *Private Development on the Alder Site and Alternative Project Delivery*

Following the master planning process, King County will be poised to negotiate agreements for either the private development portion of the Alder site, the public (courthouse) construction on the site, or both. The form of the agreement will depend on two factors: the overall circumstances regarding the market for the private portion of the site, and the alternative public works approach in delivering construction of the county portion of the site.

As explained in the Alternative Delivery Methods chapter, the selection of the project delivery approach guides the development of the final project schedule, cost, and project financing for the new Youth Service Center facility. In comparison with the traditional design-bid-build approach, alternative contracting methods compress the project schedule by overlapping portions of design and construction, either through contractor input and consultation on project design (GC/CM) or through a development team responsible for both design and construction (63-20 or COPs).

## **Superior Court Targeted Juvenile and Family Law Facilities Master Plan**

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### *Delivery Method Considerations and Project Requirements*

The GC/CM approach requires an architectural/engineering design team be selected and contracted prior to selection of the development/construction team. The 63-20 process contracts with a non-profit organization for the development of the project. The non-profit then hires a development team for the design and construction of the project. Because of these fundamental differences, the ultimate selection of a delivery method for the project will have to occur after the selection of the Alder scenario and the Alder Site Master Plan process. The particular timing will depend upon the quickness of the council's selection of an Alder facility scenario allowing the completion of the RFP process for site master planning, and the extent of design and permitting work in the master planning process.

### *Pre-Development / Pre-Design Report*

Based on the guidance of the Council Auditor, a Pre-Design Report may be prepared (following the Alder Site Master Plan) for the new Youth Service Center facility that includes the following:

- A project management plan providing the project justification, scope, schedule, and estimated budget,
- The project team, including assigned roles and responsibilities,
- The proposed project delivery and financing approach,
- A project communication plan, scheduling periodic project updates to the County Council to enable informed decision making, and
- Performance measures reporting the project status, in conjunction with overall capital projects management.

The Pre-Design Report may also include the details of additional analyses on specific aspects of the selected Alder scenario. These analyses include:

- Advantages/disadvantages of project delivery methods,
- Implementation planning for the Alder scenario, and
- A risk analysis and management plan.

It is assumed here that the Pre-Design Report work can begin in conjunction with the Alder site master planning process, with the later elements of the Report completed as the project delivery method and project team are selected. Ongoing discussions with the Council Auditor will help to determine the specific components and timing of the Report.