

Benton County, Washington

Justice Center HVAC Upgrade

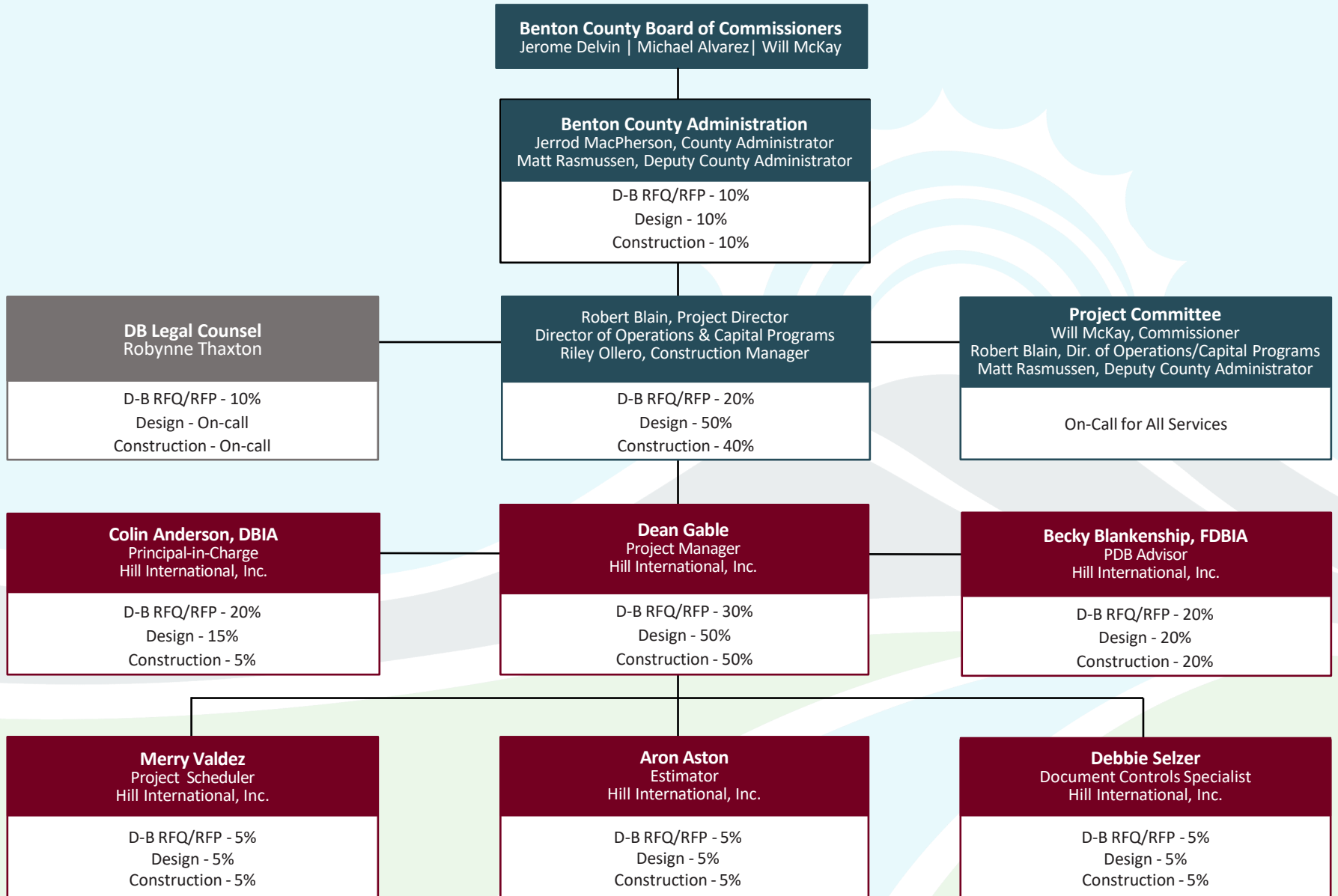
Project Review Committee Presentation



Benton County Project Organization Chart



ATTACHMENT A



* Percentages reflect the individual's commitment to the project in an ordinary work week

Project Overview

- The 275,000 SF Justice Center was constructed in 1983 and expanded in 2001. Facilities include both Court & Detention Operations for entire County.
- A Level 2 ASHRAE Energy Audit and capital planning effort identified 15 improvements suggested to improve the overall energy efficiency of the facility, with 3 specific projects being selected as the highest need.
 - Update/Modernize the building automation and controls system (BACS)
 - Replace/Modernize at least two air-handling units
 - Installation of central chilled water system

Project Need

- Given the size of the Justice Center, the County must meet the Clean Buildings Act standards by June 2026.
- Update critical HVAC infrastructure that is reaching the end of its useful life in the next several years.

Justice Center - Site Plan



Why Progressive Design Build(PDB)?



Project Complexity/Delivery Time – RCW 39.10.300(1)(b) (c)

- The entire facility will need to remain active for the life of the project with minimal effect on the daily operations of the departments within it.
- Given the age of the facility, there are a number of unknown conditions that will require the collaboration of the owner, designer, and constructor to efficiently identify and address the conditions.
- One of the key benefits of DB delivery is the ability to phase the construction of the project, subject to the ability to obtain phased permitting. DB allows for the simultaneous procurement of the AE and Construction team, fast-tracking construction, and purchase of long lead items that will shorten the overall project duration.

Our New Preferred Method

- Over the years, we have had varied successes and difficulties, with the traditional Design-Bid-Build methodology on complex remodels and mechanical upgrades. Although we are in the early phases of our two PDB projects, we firmly believe that PDB will be our preferred go-to method in the future for all of our large complex projects that meet the requirements.

Preliminary Project Budget



Project Budget	
Costs for professional services (A/E, Legal, etc.)	\$ 1,250,000
Estimated project construction costs (including construction contingencies)	7,551,728
Equipment and furnishing costs (included above)	0
Off-site costs	0
Contract administration costs (owner, CM, etc.)	275,000
Contingencies (design & owner)	520,000
Related costs (inspections/testing, NREC, SEPA, Geotechnical, Report, Commissioning)	0
Sales Tax	790,000
Total	\$ 10,386,728

Preliminary Project Schedule



Project Schedule	
Procure DB Project Management Consultant	Completed
PRC Presentation	30 – Nov – 23
DB RFQ Advertisement	10 – Jan – 24
DB SOQ Due	31 – Jan – 24
Shortlist Finalists	07 – Feb – 24
Issue RFP	15 – Feb – 24
DB Team/Owner Proprietary Meeting	22 – Feb – 24
RFP Due	15 – Mar – 24
DB Team Interviews	22 – Mar – 24
Select DB Team	01 – Apr – 24
Notice to Proceed	24 – Apr – 24
Validation Phase	May – 24 thru Jul – 24
Design Phase	Jul – 24 thru Dec – 24
Construction Phase	Dec – 24 thru Mar – 26
Close Out Phase	Mar – 26 thru Jun – 26

Request for Qualifications

- Successful experience with projects of similar scope and complexity
- Early Procurement Methodology
- Team organization
- Experience developing GMP collaboratively with Owner
- Shortlist no more than three finalists
- History in soliciting and/or utilizing MWBE subcontractors
- Include draft contract

Request for Proposals

- Management approach specific to the project
- Innovation and problem-solving
- Interactive proprietary meetings
- Statutorily required evaluation factors, MWBE inclusion plan/past performance, tracking
- Price-related factor: Fee
- Industry Standard Honorarium
 - Limited required proposal submittals
 - Consistent with other projects

MBE/DBE Inclusion Strategy



Request for Qualifications/Proposals - Expectations

- RFQ - Past utilization performance on completed projects
- RFP - Project specific, detailed inclusion plan for outreach and procurement – 10.5% of RFP score, target utilization goal
- Require utilization tracking for this project - % of overall construction cost paid out to firms
- Include DBE/MBE team members in proprietary meetings & interviews

Past Outreach/Inclusion Strategies

- Direct outreach to existing MBE/WBE firms
- Construction phase procurement coordination with Progressive Design-Builder
 - Right-sized scope for bid packages, adequate time for bid responses
 - Mentoring opportunities during design & construction phases
 - Actionable feedback for non-selected firms
 - Prompt payment with priority to MBE/DBE firms
 - Ensure contractual flow-down provisions are achievable for DBE/MBE firms
- Host certification workshops in collaboration with OMWBE
- Co-host Progressive Design Build training for subcontractors and vendors (with local DBIA chapter)
- Diversity Champion – oversee utilization tracking, equitable processes, corrective action meetings if utilization performance falls below expectations

Thank You

Questions & Answers

