



October 20, 2023

Talia Baker, PRC Administrative Support  
Capital Projects Advisory Review Board  
Department of Enterprise Services  
PO Box 41476  
Olympia, WA 98504

RE: Benton County Application for Project Approval using Design-Build (D-B) Alternative Public Works Contract Delivery for the Justice Center HVAC Upgrades Project

Ms. Baker,

Benton County is pleased to submit its application for project approval using the Design-Build alternative public works contract delivery, pursuant to RCW 39.10.280 and RCW 39.10.250(3).

As part of the Clean Buildings Act (HB1257, 2019), buildings greater than 50,000 square feet must meet clean building performance standards by June 2026. The Benton County Justice Center was first constructed in 1983 and expanded to 275,058 square feet in 2001. The County performed, with the assistance of an Energy Audit Consultant, a level 2 ASHRAE energy audit and found the Justice Center did not meet those performance standards set by the Clean Buildings Act. The same consultant worked with the County to come up with a strategic plan to help the County meet those standards within the Justice Center Facility.

The strategic plan includes up to but is not limited to, replacing/retrofitting air handling units, updating/modernizing the Building Automation and Controls System (BACS), and installing a central chilled water system.

We are confident that this project fully meets the requirements for use of the Design-Build (D-B) alternate contracting procedure per RCW 39.10.300(1). Use of the D-B method will help ensure the success of the project with so many unknown conditions, while satisfying the criteria of RCW 39.10.300(1)(c).

We are eager to add a D-B partner to our team that brings both creative design and advanced construction solutions to our project to ensure its success. If you have questions or need additional information regarding our application, please contact me at [Robert.Blain@co.benton.wa.us](mailto:Robert.Blain@co.benton.wa.us) or (509) 736-2704.

Thank you for your consideration of our application.

Sincerely,

Robert Blain  
Director of Operations & Capital Programs

State of Washington  
PROJECT REVIEW COMMITTEE (PRC)  
**APPLICATION FOR PROJECT APPROVAL**  
*To Use the Design-Build (DB)  
Alternative Contracting Procedure*

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to sections 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Section 8.

**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Benton County**
- b) Mailing Address: **7122 W Okanogan Place**
- c) Contact Person Name: **Robert Blain** Title: **Director of Operations & Capital Programs**
- d) Phone Number: **(509) 736-2704** E-mail: **[Robert.Blain@co.benton.wa.us](mailto:Robert.Blain@co.benton.wa.us)**

**1. Brief Description of Proposed Project**

- a) Name of Project: **Justice Center HVAC Upgrades**
- b) County of Project Location: **Benton County**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

**As part of the Clean Buildings Act (HB1257, 2019), buildings greater than 50,000 square feet must meet clean building performance standards by June 2026. The Benton County Justice Center was first constructed in 1983 and expanded to 275,058 square feet in 2001. The County performed, with the assistance of an Energy Audit Consultant, a level 2 ASHRAE energy audit and found the Justice Center did not meet those performance standards set by the Clean Buildings Act. The same consultant worked with the County to come up with a strategic plan to help the County meet those standards within the Justice Center Facility.**

**The strategic plan includes up to but is not limited to, replacing/retrofitting air handling units, updating/modernizing the Building Automation and Controls System (BACS), and installing a central chilled water system.**

**2. Projected Total Cost for the Project:**

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	<b>\$1,250,000</b>
Estimated project construction costs ( <i>including construction contingencies</i> ):	<b>\$7,746,728</b>
Equipment and furnishing costs	<b>\$ -</b>
Off-site costs	<b>\$ -</b>
Contract administration costs (owner, cm etc.)	<b>\$100,000</b>
Contingencies (design & owner)	<b>\$500,000</b>
Other related project costs (briefly describe)	<b>\$ -</b>
Sales Tax	<b>\$790,000</b>
<b>Total</b>	<b>\$10,386,728</b>

**B. Funding Status**

Please describe the funding status for the whole project. Note: *If funding is not available, please explain how and when funding is anticipated*

**Benton County has the necessary funds to complete the project, as it is presented in this application.**

**3. Anticipated Project Design and Construction Schedule**

Please provide (*See Attachment B for an example schedule.*):

The anticipated project design and construction schedule, including:

- a) Procurement;
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

<b>Activity</b>	<b>Projected Date</b>
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

**4. Explain why the DB Contracting Procedure is Appropriate for this Project**

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If the construction activities are highly specialized and a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?
  - **The Justice Center HVAC project will require a high level of coordination between the owner, design team, and contractor to complete the work within a continuously active court and correctional facility. It will be critical to use the design-build delivery method so that the County, contractor, and design team can work together to seek the most efficient and constructable design solutions while keeping the building operating throughout the entire project. The project site has a number of unknown conditions that will require the collaboration of the owner, designer, and constructor to most efficiently identify and address the conditions.**
- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.
- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.
  - **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.**

**5. Public Benefit**

In addition to the above information, please provide information on how use of the DB contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (*the “design-bid-build method”*) is not practical for meeting desired quality standards or delivery schedules.
  - **Early GMP Determination: The County will benefit financially by using the DB contracting procedure because the County will be able to reconcile the project scope with the total project budget much earlier than using the traditional DBB delivery method, thereby limiting**

the County's financial risk of cost overruns. Further, the County intends to take advantage of the innovations possible through early integration of the designer and constructor and the requirement to utilize Target Value Design to keep the project within the project budget.

## 6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the DB contracting procedure.
  - **Benton County has hired Hill International, Inc. (Hill), a professional organization that provides a team with proven alternative contract delivery experience to assist with the management and administration of the PDB procurement and project.**
- A project organizational chart, showing all existing or planned staff and consultant roles.

*Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)*

  - **Please refer to Attachment A.**
- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).
  - **Will McKay – Commissioner, Benton County. Commissioner McKay was elected to the Benton County Board of Commissioners on January 1, 2021, to represent District 3, which includes portions of Kennewick, Paterson, and the Horse Heaven Hills. He graduated from Brigham Young University – Idaho in 2006 with a bachelor's degree in Construction Management and minor in Business Management. He currently owns two local businesses, including his own construction business, W McKay Construction, LLC, founded in 2013. W McKay Construction is a professionally managed general contractor and construction manager, responsible for oversight and construction of new buildings ranging in project value of \$750,000 to over \$11 million. Prior to founding his own construction company, Commissioner McKay worked for Conner Construction as a Project Manager for multiple multi-million-dollar projects in residential, commercial, and agricultural industries. Commissioner McKay has been the General Contractor and/or Construction Manager for the following projects: DermaCare & DermaHealth (Richland, WA, \$11 M), Tri-City Orthodontics (Richland, WA, \$8 M), Southridge Dental (Kennewick, WA, \$4 M), Chuck E Cheese (Kennewick, WA \$4 M), and Hartley Produce (Prosser, WA, \$3.5 M), among countless other projects.**
  - **Matthew Rasmussen, PE, PLS – Deputy County Administrator, Benton County. Matt Rasmussen has been working in municipal government for over 13 years, including a wide breadth of roles in engineering, public works, and administration. Matt has been with Benton County for six years, serving in his current role as Deputy County Administrator for the past 18 months. Prior to his current role, he served as the Public Works Administrator/County Engineer, overseeing the Road, Fleet, Facilities, and GIS Departments. Matt holds a bachelor's degree in Civil Engineering from the California State Polytechnic University and is a licensed Professional Engineer (PE) and licensed Professional Land Surveyor (PLS). Matt is involved in several professional organizations and was appointed by the Governor to a four-year term (2013-2017) as a board member for the Washington State Public Works Board. He was also appointed to by Capital Projects Advisory Review Board (CPARB) in October 2023. He also holds certifications in contract administration from the American Public Works Association and was named Washington State County Engineer of the Year in 2018. Has completed the selection process for one PDB project and is currently involved in the validation for the phase.**
  - **Robert Blain – Director of Operations & Capital Programs, Benton County. Robert Blain has held his current position since 2019. He was originally hired by Benton County as the Assistant County Engineer in 2015. Prior to being hired by the County, Robert served as the Operations Manager for Kennewick Irrigation District for two years, as well as a Civil Engineer for the City of Pasco for 8 years. As the Director of Operations and Capital Programs, Robert manages the County's Facilities, Fleet, and Procurement departments,**

with a total budget in excess of \$15 million. He oversees all capital, including all non-road public works projects, site improvements, building constructions, and remodels. Has completed the selection process for two PDB projects and is currently in the validation phase for both projects.

- **Riley Ollero – Construction Manager, Benton County.** Riley Ollero started working for Benton County in June 2022, as the Construction Manager. As the construction Manager, Riley contributes to a multitude of projects during the design process and management through construction. Prior to joining Benton County, he spent 5 years managing projects as a General Contractor where he oversaw several multi-million-dollar commercial projects. His project experience includes, but is not limited to, the following: Belmont Elementary School (\$17.5 Million), Benton County Administration Building (\$14 Million), WSP Lab Remodel (\$1 Million), Three Rivers Therapy (\$1.2 Million), El Sombrero Restaurant (\$1.2 Million). Riley also spent two years with a Specialties Subcontractor in Spokane, WA where he helped estimate, bid and manage projects with various owners and contractors throughout the Inland Northwest. Has completed the selection process for two PDB projects and is currently involved in the validation for the phase for both projects.
- **Becky Blankenship, Progressive Design Build Advisor, Hill International, Inc.** Becky will serve as the 3rd party alternative project delivery advisor for the project. Becky has extensive experience leading and overseeing DB teams from both a design and construction standpoint. She served as the Construction Manager on the City of Richland's \$18M PDB City Hall; the \$3.5M PDB Fire Station 74; and WSU's \$4M Tri-Cities Student Union Building. She also served as the Architectural Project Manager for: Gonzaga's \$52M Hemmingson Center, the DB Award winning \$15.6M Spokane Central Service Center, the \$6M DB Boeing Associated Paint Hangar, the \$15.6M DB Operational Readiness training Complex Barracks at Joint Base Lewis McChord, the \$8M DB Fairchild Resistance Training Facility, the \$12.5M DB S.E.R.E. Force Support Headquarters, and three DB Armed Forces Reserve Centers located in Spokane, Vancouver, and Yakima – ranging in value from \$19.7M to \$29.8M each. She was the owner-advisor and project manager for the \$9.5M PDB Richland Fire Station/Public Safety 73 & 75, the \$12M PDB West Richland Police Facility, the \$5.3M PDB Morrow County Administration Building, and the \$9M Richland Public Safety 76. She served as the owner-advisor for the procurement phase of the \$12M PDB City of Pasco Zone 3 Reservoir Storage Tank project. Becky has been a DBIA Certified Professional for 9 years.
- **Colin Anderson, DBIA, Principal in Charge, Hill International, Inc.** Colin will serve as the DB Program Manager. Colin has been DBIA certified since 2014 and is the past president of the Inland Northwest DBIA chapter and current Secretary for the DBIA NW region. Colin has 28 years of experience in the A/E/C industry. Currently he is PIC for 8 Progressive DB projects totaling \$180 million. Prior to joining Hill in 2022, he spent 10 years as a lead designer and Senior Project Manager at Integrus Architecture, where he led over \$250 million in Progressive Design/Build contracts. Some of the key projects were the \$105M Northern Quest Hotel and Conference Center, \$47M Podium Sportsplex project, \$17M First Interstate Performing Arts Center, and the \$68M SGL Carbon Fiber Manufacturing Facility. Prior to his architectural role, he spent 18 years in the trades, 7 of which were working for an integrated Design/Build company. He received his Masters of Architecture from WSU and his undergraduate degrees from Moorhead State University and WSU.
- **Dean Gable, Project Manager/Construction Manager, Hill International, Inc.** Dean will serve as the Project Manager and Construction Manager. Dean has more than 18 years of project and construction management, structural engineering, quality assurance, and construction inspection experience. Dean is currently the PM/CM on a \$90M Progressive Design Build Casino/Hotel project. Dean's past responsibilities include program management, project management, construction management, project engineering, contract administration, construction inspection and utility relocation. Dean is skilled at identifying and resolving multi-disciplinary conflicts. His diverse background includes work on projects ranging from transportation, transit, utilities and irrigation canals, to schools, commercial buildings,

aviation hangar and terminal facilities, and data center operations and maintenance. Dean received an MS in civil engineering from Purdue and an MBA in Management from Willamette University.

- Robynne Thaxton, JD, FDBIA, Outside Legal Counsel, Thaxton Parkinson PLLC. Robynne is one of the leading experts in construction law and alternative procurement both in Washington State and on a national basis. Robynne served on the Washington State Capitol Projects Advisory Review Board from 2019-2023 and is co-chair of the CPARB Board Development Committee. In addition, she served on the National Design Build Institute of America Board of Directors from 2010 – 2016 and was named to the inaugural class of DBIA Designated Fellows. She is the current Chair of the DBIA National Progressive Design-Build Committee, which is responsible for drafting the DBIA Best Practices documents for progressive design-build, and the former chair of the DBIA National Education Committee as well as the Legal and Legislation Committee, where she was instrumental in drafting and revising the DBIA form contracts and subcontracts. She served as the President of the Northwest Region for DBIA from 2008 to 2010 and chaired the NW Region Legal Committee from 2003 to 2020. Robynne was named as a Washington Super Lawyer in 2010-2023 and is the 2021 recipient of the DBIA Distinguished Leadership award. She is also a frequent lecturer for universities and industry organizations. Robynne has developed a specific expertise in the area of progressive design-build and is one of only a few approved instructors for DBIA's Progressive Design-Build Best Practices class.
- Provide the ***experience and role on previous DB projects*** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)
  - **Please refer to Attachment B.**
- The qualifications of the existing or planned project manager and consultants.

*Note: For Design-Build projects, you must have personnel who are independent of the Design-Build team, knowledgeable in the Design-Build process, and able to oversee and administer the contract.*

  - **Please refer to Section 6.3 and Attachment B.**
- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.
  - **Benton County has hired Hill International as the project manager for this project. The funds for Hill's contract are available and designated for this purpose. We anticipate that Hill will continue their efforts on behalf of the County until the project closeout is complete.**
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
  - **Hill International**  
Benton County's project management consultant, Hill International, has demonstrated successful owner's representative services on the following relevant PDB projects: Richland's \$9M Fire Station 73 & 75 Project; West Richland's \$12M Police Facility; North Mason Regional Fire Authority's \$10M Headquarters Fire Station, Morrow County's \$6.8M Government Administration Facility; the \$20.5M PDB U.S. Pavilion Project; the City of Richland's \$18M City Hall, Pre-Bond services for the \$27M SPFD Sportsplex project, and the City of Richland's \$2.8M Fire Station 74. Hill served as the owner's PDB PM and was involved in all phases of the projects from PDB procurement to project closeout. The team's qualifications, experience and the project organizational chart depict the depth, experience and commitment for successful project completion that will benefit Spokane County and the local community.
  - **Thaxton Parkinson**  
Robynne Thaxton has advised owners on over 40 design-build projects with a total project value in excess of \$5 billion. Representative clients include: The cities of Seattle, Tacoma, Spokane, Portland, Richland, Wenatchee, Pasco, and Spokane Valley, WSDOT, the State of Washington, Western Washington University, Bonneville Power Administration, Grant County PUD, and the Toronto Transit Commission

- A description of the controls your organization will have in place to ensure that the project is adequately managed.
  - **Project Management and Decision-Making – Authority and decision-making responsibility is provided by the Project Committee with implementation by Hill International.**
  - **Hill International staff will meet regularly with the Project Committee to discuss project/program needs, milestones and develop strategy recommendations and courses of action for implementing the project. Hill is committed to the day-to-day operations and functioning of the Benton County-Hill team and will be responsible to the Project Committee for the project.**
  - **The D-B Selection Committee will review the Design-Build Teams' SOQs, Proposals, and interactions during proprietary meetings and interviews to make recommendations of D-B Team shortlisting and D-B selection to the Project Committee.**
  - **Communications – Hill International, in partnership with Benton County, will use a variety of well-established formal and informal tools to provide effective communications with all of those involved in the project. At the appropriate time the County will publicly advertise the RFQ and post the RFQ. During the RFP phase the Selection Committee will meet with the shortlisted firms in proprietary meetings to discuss project objectives, project approach, concept designs and provide feedback. Once a D-B Team is selected, the Project Committee and Hill International staff will meet with the D-B Team during the design and construction phases and partake in interim reviews of the design to ensure that the County's expectations and vision of the finished project are achieved.**
  - **Project progress will be regularly reported to the Project Committee and other stakeholders.**
  - **Budget Monitoring – Hill International will be managing and tracking the program finances using the County's account codes. Financial reporting will be provided on a regular basis to the Project Committee and other appropriate stakeholders.**
  - **The County will maintain its own contingency and Owner's Management Reserve line item in the project budget to address any owner betterment changes and appropriate change orders.**
  - **Schedule - The overall project schedule will be provided in the D-B RFQ/P documents. Monthly D-B construction progress updates with a narrative will be a project requirement.**
- A brief description of your planned DB procurement process.
  - **The PDB procurement process will be based on a best-value approach of qualitative factors and a price factor.**
  - **The first phase will be to issue a Request for Qualifications with a project description, published scoring and weighted criteria, proposed project budget and schedule as well as the proposed contract. Submittals will be reviewed and scored by the Selection Committee with technical analysis and input from Hill and legal counsel as needed. The County intends to shortlist up to a maximum of three firms.**
  - **The second phase will be to provide the Request for Proposal documents to the shortlisted firms. The RFP will include the owner's program and technical requirements, and performance specifications. The RFP submittal requirement will include: a project schedule, management approach, DB team experience, bonding capacity and proposal form. An interactive proprietary meeting will be held with each firm during the RFP development phase to allow the teams to receive input from the Selection Committee. The proposal submissions will be evaluated by the Selection Committee who will receive, evaluate, and score proposals from the short-listed teams. Hill and legal counsel will provide technical consultation during this phase. The honorarium for non-selected proposers will be in the**

range of \$6,000-\$8,000, which is consistent with other projects with similar deliverables during the procurement.

- Qualitative factors such as design efficiency, project management plan, schedule, technical factors, exceeding the Project Goals, past utilization of OMWBE firms, and other published criteria will be the primary criteria for selection. The County is considering various options in determining the required selection criteria based on cost or other price related factors.
- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.
  - The County has procured legal services from Robynne Thaxton with Thaxton Parkinson PLLC, who has extensive experienced in alternative project delivery to assist in developing the PDB contract terms and conditions. Hill will work together with Robynne to prepare and tailor the RFQ and RFP documents to meet the needs of this project.

#### 7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: (See Attachment E. The applicant shall use the abbreviations as identified in the example in the attachment.)

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

**Please refer to Attachment C.**

#### 8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (*indicating existing structure and new structures*)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

*Note: applicant may utilize photos to further depict project issues during their presentation to the PRC*

**Please refer to Attachment D.**

#### 9. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

**There have been no audit findings for Benton County.**

#### 10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation.

**Benton County will include a requirement in the RFQ for proposers to describe their past utilization of OMWBE certified business. The County will send the RFQ to OMWBE to be posted and viewed on their website for contracting opportunities to aid in the encouragement of small, woman and minority-owned businesses to participate in the project. The DB contract will also require the Design Builder to develop an inclusion approach to track and report utilization of minority and women's business enterprises certified business and veteran certified businesses. The RFP will include scoring components connected to their past performance and ability to demonstrate meeting project goals and supporting small, woman, and minority owned businesses.**



In consulting, Benton County has already hired Thaxton Parkinson PLLC, which is a certified woman owned business.

In July of this year, Benton County hosted a meeting put on jointly by Washington PTAC and OMWBE that helped educate and inform the local audience about opportunities for them once they get certified within the state and the process to get the certifications that they are eligible for. The newly appointed DEI Ambassador for Benton County is in contact with the local PTAC representative and will continue to help develop and facilitate community outreach, training, and company certifications.

**CAUTION TO APPLICANTS**

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 to be approved.

**SIGNATURE OF AUTHORIZED REPRESENTATIVE**

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

The PRC strongly encourages all project team members to read the [Design-Build Best Practices Guidelines](#) as developed by CPARB and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also agree to provide additional information if requested.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  \_\_\_\_\_

Name: (please print) Robert Blain \_\_\_\_\_ (public body personnel)

Title: Director of Operations and Capital Programs \_\_\_\_\_

Date: 10/20/2023 \_\_\_\_\_



# BENTON COUNTY PROJECT ORGANIZATIONAL CHART

Construction  
Manager

**Benton County Board of Commissioners**  
Jerome Delvin | Michael Alvarez | Will McKay

**Benton County Administration**  
Jerrod MacPherson, County Administrator  
Matt Rasmussen, Deputy County Administrator

D-B RFQ/RFP - 10%  
Design - 10%  
Construction - 10%

**DB Legal Counsel**  
Robynne Thaxton

D-B RFQ/RFP - 10%  
Design - On-call  
Construction - On-call

**Robert Blain, Project Director**  
Director of Operations & Capital Programs  
Riley Ollero, Construction Manager

D-B RFQ/RFP - 20%  
Design - 50%  
Construction - 40%

**Project Committee**  
Will McKay, Commissioner  
Robert Blain, Dir. of Operations/Capital Programs  
Matt Rasmussen, Deputy County Administrator

On-Call for All Services

**Colin Anderson**  
Principal-in-Charge  
Hill International, Inc.

D-B RFQ/RFP - 20%  
Design - 15%  
Construction - 5%

**Dean Gable**  
Project Manager / Construction Manager  
Hill International, Inc.

D-B RFQ/RFP - 20%  
Design - 40%  
Construction - 40%

**Becky Blankenship**  
PDB Advisor  
Hill International, Inc.

D-B RFQ/RFP - 10%  
Design - 5%  
Construction - 5%

**Merry Valdez**  
Project/Cost Controls  
Hill International, Inc.

D-B RFQ/RFP - 5%  
Design - 10%  
Construction - 10%

**Aron Aston**  
Estimator  
Hill International, Inc.

D-B RFQ/RFP - 5%  
Design - 5%  
Construction - 5%

**Debbie Selzer**  
Document Controls Specialist  
Hill International, Inc.

D-B RFQ/RFP - 5%  
Design - 5%  
Construction - 5%

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

**ATTACHMENT B  
BENTON COUNTY  
JUSTICE CENTER HVAC UPGRADES**

**BENTON COUNTY PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE**

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish	
					Planning	Design	Construct			
<b>Thaxton Parkinson Legal Team Recent/Relevant Alternate Contract Delivery Experience</b>										
<b>Robynne Thaxton, JD, FDBIA, DB Legal, Thaxton Parkinson PLLC</b>	Over 20 years of experience drafting design-build procurement and contract documents and conducting classes in design-build contracts and risk management.	Toronto Transit Commission, Bloor-Yonge Subway expansion	\$2B	PDB	Consultant	As needed	As needed	22-May	ongoing	
		WSDOT/Kitsap Fish Passages Project	\$400M	PDB	Consultant	As needed	As needed	22-Nov	ongoing	
		Pasco Public Facilities District Aquatics Facility	\$30M	PDB	Attorney/Consultant	As needed	As needed	23-Apr	ongoing	
		City of Wenatchee Confluence Parkway Project	\$180M	PDB	Attorney/Consultant	As needed	As needed	22-May	ongoing	
		Wenatchee Valley YMCA	\$28M	PDB	Attorney/Consultant	As needed	As Needed	22-Mar	ongoing	
		Spokane County Operations Center	\$20M	PDB	Attorney/Consultant	As needed	As needed	23-Feb	ongoing	
		City of Spokane Valley City Hall Renovation	\$13M	PDB	Attorney/Consultant	As needed	As needed	22-May	ongoing	
		Kedren Health Care	\$200M	PDB	Consultant	As needed	As needed	22-Jan	ongoing	
		Grant PUD Power Delivery Facility	\$100M	PDB	Attorney/Consultant	As needed	As needed	23-Feb	ongoing	
		Benton County Justice Center	\$35M	PDB	Attorney/Consultant	As needed	As needed	22-Jun	ongoing	
		Benton County Three Rivers Behavioral Counseling	16.5M	PDB	Attorney/Consultant	As needed	As needed	23-Mar	ongoing	
		WWU, Coast Salish House of Healing	\$3.5M	PDB	Consultant	As needed	As needed	22-Nov	ongoing	
		Blue Mountain Community College, Farm II Project	\$11M	PDB	Consultant	As needed	As needed	22-Feb	ongoing	
		Haines Borough, AK, Lutak Dock Replacement	\$25M	PDB	Consultant	As needed	As needed	22-Mar	23-Jan	
		WSDOT US101/SR 109 Fish Barriers Project	\$190M	PDB	Consultant	As needed	As needed	20-Mar	21-Jan	
		City of Pasco, Zone 3 Water Storage Facility	\$29M	PDB	Consultant	As needed	As needed	21-May	ongoing	
		City of Seattle Elevator Modernization Project	\$50M	DB	Attorney/Consultant	As needed	As needed	20-Mar	21-Jul	
		Bonneville Power Administration Secondary Capacity Model	\$500M	PDB	Consultant	As needed	As needed	20-Feb	Jun-21	
		Bonneville Power Administration Ross Complex	\$700M	PDB	Consultant	As needed	As needed	20-Feb	Jun-21	
		University of California, San Diego Triton Pavilion Project	\$250M	PDB	Consultant	As needed	As needed	18-Mar	19-Oct	
East County Advanced Water Purification Project	\$400M	PDB	Consultant	As needed	As needed	19-Aug	ongoing			
City of West Richland Police Station	\$12M	PDB	Consultant	As needed	As needed	19-Nov	20-Nov			
<b>Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience</b>										
<b>Becky Blankenship Assoc. AIA, DBIA</b>	30 years experience in civil engineering, architecture and construction, PM/CM, and providing public works program support for traditional and alternate delivery methods. 20 Progressive Design Build projects.	Sound Transit East Link E360 to Microsoft Campus Phase	\$227M	DB			PIC	Jun-21	Present	
		South Sound 911 Public Safety Communications Center	\$60M	DB			PIC	Jun-21	Present	
		Richland Public Safety 76	\$7M	PDB	PDB Advisor	PM			Jun-21	Present
		Pasco Zone 3 Water Reservoir	\$12M	PDB	PDB Advisor				Apr-21	Dec-22
		WSDOT Dayton Avenue Facility Improvements Project	\$38M	DB				PIC	Jun-21	Mar-22
		Spokane Public Library Bond Projects	\$77M	GC/CM		PM			Sep-19	May-21
		North Mason Regional Fire Authority Headquarters Station	\$10M	PDB	PM	PM	PM		Feb-20	Apr-22
		Boardman Fire Station #81	\$6.5M	PDB	PM	PM/PIC	PIC		Jul-20	Present
		West Richland Police Station	\$12M	PDB	PM	PM	PIC		Jul-20	Jan-22
		Morrow County Administrative Building	\$6.8M, 24K SF	PDB	PM	PM	PDB Advisor		Aug-19	Present
		Richland Public Safety Facilities 73 & 75	\$9.5M, 22K SF	PDB	PM	PM	PM		Feb-20	Sep-21
		Richland City Hall	\$18M, 44K SF	PDB	PM	PM	PM		Jul-16	Oct-18
		WSU Tri-Cities Student Union	\$4M, 9.6K SF	PDB	PM	PM	PM		Sep-15	Jun-17
		Fire Station #74	\$3.4M, 12K SF	PDB	PM	PM	PM		Jun-14	Jun-16
		Gonzaga University John G. Hemmingson Center	\$52M, 169K SF	D-B	NA	PM	PM		Jun-12	Apr-14
		Spokane Central Service Center	\$15.6M, 57K SF	D-B	PM	PM	NA		Aug-13	Apr-14
<b>Colin Anderson DBIA</b>	30 years experience in AEC industry. 2 as Owner Rep, 10 as architect, 18 as GC and Trade Partner. 12 Progressive Design Build Projects valued over \$450M.	Avista PF North Channel Rehab	\$35M	CM/GC	PIC	PIC		Jan-23	Present	
		Spokane County Public Works Operations Facility	\$22M	PDB	PDB Advisor	PIC		Aug-23	Present	
		12 Tribes Lake Chelan Casino/Hotel	\$89M	PDB	PDB Advisor	PIC		Jul-23	Present	
		Benton REA Administrative Bldg	\$20M	PDB	PDB Advisor	PM		Mar-23	Present	
		Columbia Valley Center for Recovery	\$25.6M	PDB	PDB Advisor	PIC		Feb-23	Present	
		Benton County Juvenile Justice Center Renovation	\$35M	PDB	PDB Advisor	PIC		Oct-22	Present	
		Blue Mountain CC Farm II Arena	\$13M	PDB	NA	PIC		Aug-22	Present	
		Richland Public Safety Facility 76	\$7M	PDB	PM	PM	PIC		Mar-22	Present
		Spokane Conservation District Phase 2	\$4M	PDB	PM	PM	PM		Aug-20	Sep-21
		Northern Quest Hotel and Conference Center	\$104M	PDB	Design	Design	NA		May-20	Apr-23
		Ellensburg School District Schools	\$42M	GC/CM	Design	Design	NA		Mar-18	Jun-20
		Podium	\$47.2M	PDB	PM/Design	PM/Design	PM		Oct-18	Feb-20
		Cowles Stage Renovation	\$2.1M	GC/CM	PM/Design	PM/Design	PM		Jul-17	Mar-18
		First Interstate Performing Arts	\$17.2M	PDB	PM/Design	PM/Design	PM		Jan-17	Oct-17
SGL Carbon Fiber Phase 3	\$68M	PDB	PM	PM	PM		Jul-13	Dec-15		
<b>Dean Gable</b>	20 years of project and construction management, structural engineering, quality assurance, and construction inspection experience; in the AEC industry. 4 DB, 1GC/CM, and 1PDB projects.	12 Tribes Lake Chelan Casino/Hotel	\$89M	PDB	PM	PM	PM	Nov-22	Present	
		Morgan Middle School Modernization, Ellensburg, WA	\$48M	GC/CM			CM	Jun-17	Jun-18	
		Eagle P3 Commuter Rail Transit Project, Denver, CO	\$2.1B	DB	Utility Coordinator	Utility Coordinator	Utility Coordinator		Aug-10	Nov-12
		Los Angeles Mid-City/Exposition Light Rail Transit	\$600M	DB			Project Engineer		Feb-09	Jun-10
		Oregon Transportation Investment Act (OTIA) III State Bridge Delivery Program	\$1.3B	DB			Inspection		May-08	Feb-09
		Seattle Monorail Project	\$1.6B	DB	Design Coordinator				Apr-05	Oct-05

ATTACHEMENT C  
BETNON COUNTY CONSTRUCTION HISTORY  
JUSTICE CENTER HVAC UPGRADES

No.	Project Name	Project Description	Total Project Cost	Delivery Method	Lead Design Firm	General Contractor or DB	Planned Start	Actual Start	Planned Finish	Actual Finish	Construction or DB Planned Budget	Construction or DB Actual Budget	Reason for Budget or schedule overrun
1	Juvenile Justice Remodel	Remodel of Juvenile Justice Center. Currently are in the final steps of the selection process of the Design-Build Team.	\$ 21,000,000.00	PDB	Design West Architecture	Chervenell Construction	6/21/2023	6/21/2023	6/30/2026	Currently in Phase #1	\$ 21,000,000.00	TBD	N/A
2	Columbia Valley Recovery Center	Remodel of two locations to become a regional behavioral health and recovery centers	\$ 16,550,000.00	PDB	NAC Architecture	Bouten Construction	9/27/2023	9/27/2023	6/30/2026	Currently in Validation Phase	\$ 16,550,000.00	TBD	N/A
3	Shooting Range	Construction of a new 100 yd shooting range for the Department of Corrections & Sheriff's Office.	\$ 608,569.77	D-B-B	Meier Architecture-Engineering	GAME Inc.	8/16/2022	8/16/2022	3/1/2023	4/17/2023	\$ 590,190.00	\$ 608,569.77	Unknown conditions were found during the earthwork phase. Also, we are experiencing extremely long lead times for electrical equipment.
4	Training Center	Construction of 1,400 sqft training building next to the newly completed shooting range.	\$ 681,995.00	D-B-B	Meier Architecture-Engineering	Hummel Construction & Development	8/14/2023	8/14/2023	1/11/2024	Currently Under Const.	\$ 681,995.00	TBD	N/A
5	Justice Center TI	Reconfiguration of multiple departments within the Justice Center Building.	\$ 1,865,128.00	D-B-B	CKJT Architects PLLC	Banlin Construction	7/20/2023	7/20/2023	2/15/2024	Currently Under Const.	\$ 1,865,128.00	TBD	N/A
6	Justice Center Front Entrance Renovation	Reconfiguration of the main entry to the Justice Center to better direct users through security.	\$ 205,000.00	D-B-B	Wave Design Group	Banlin Construction	2/7/2022	4/14/2022	8/17/2022	8/9/2022	\$ 205,000.00	\$ 205,000.00	N/A
7	Administration Building	Construction of a Administration Building	\$ 14,279,349.00	D-B-B	MMEC Architecture & Interiors	Banlin Construction	2/17/2019	2/17/2019	5/12/2020	10/31/2021	\$12,547,345.00	\$ 14,279,349.00	Misc Owner Change Orders / COVID challenges
8	Jail Boiler Replacement	Replaced two non-condensing heating boilers with high efficiency condensing boilers.	\$ 135,072.71	D-B-B	Wave Design Group	Apollo Mechanical Contractors	3/30/2021	4/5/2021	6/13/2021	8/8/2021	\$ 134,242.00	\$ 135,072.71	Leaking 6" valve found during installation that was not in the original bid.

ATTACHEMENT C  
BETNON COUNTY CONSTRUCTION HISTORY  
JUSTICE CENTER HVAC UPGRADES

No.	Project Name	Project Description	Total Project Cost	Delivery Method	Lead Design Firm	General Contractor or DB	Planned Start	Actual Start	Planned Finish	Actual Finish	Construction or DB Planned Budget	Construction or DB Actual Budget	Reason for Budget or schedule overrun
9	Prosser Courthouse Upgrades	Restore the main entry stairways to be historically accurate, convert the old Commissioners meeting room into a large hearing room for the 3rd floor, replace the sidewalks on the south and east sides of the property.	\$ 930,507.00	D-B-B	Meier Architecture-Engineering	VK Powell Construction	7/28/2020	10/5/2020	4/24/2021	4/30/2021	\$ 1,435,000.00	\$ 930,507.00	Redaction of \$504,493 - reduction of scope of Work
10	Courtroom AV Update	Due to Covid the Audio-Visual systems in the Courtrooms needed updated	\$ 4,070,266.97	Emergency due to COVID	Meier Architecture-Engineering	Chervenell Construction	9/1/2020	9/20/2020	10/1/2020	12/1/2020	\$ 4,042,465.00	\$ 4,070,266.97	Owner requested changes and minor unforeseen issues.
11	Finance Tenant Improvement and Restroom Addition	Build out of open space to provide more offices for Finance & Facilities Departments and additional restrooms.	\$ 322,926.01	D-D-B	Wave Design Group	Banlin Construction	7/8/2020	7/8/2020	10/8/2020	11/9/2020	\$ 311,000.00	\$ 322,926.01	Owner Change Orders
12	Benton County Justice Center Plumbing & Water Intrusion Project	Plumbing retrofit of the original portion of the Jail. Included the installation of jail water management system and building envelope upgrades.	\$ 2,885,565.67	D-D-B	DLR Group	Banlin Construction	6/18/2019	6/26/2019	7/23/2020	9/25/2020	2,469,154.90	\$ 2,885,565.67	Demo wall; unforeseen issues.
13	Kennewick Restroom Renovation	Annex Restroom Renovation Project	\$ 110,110.00	D-D-B	Wave Design Group	Cliff Thorn Construction	7/27/2020	8/3/2020	9/24/2020	8/28/2020	\$ 102,543.00	\$ 110,110.00	Unforeseen work; pump rental fees for temp. restrooms during additional work
14	Badger Mountain Preserve Storage and Maintenance Building	30x40 Pole Building	\$ 79,757.44	D-D-B	N/A	Solid Structures LLC	12/17/2019	3/31/2020	6/30/2020	6/15/2020	78,090.16	\$ 79,757.44	Owner Change Order
15	Justice Center Restroom Renovation	Renovations of three (1 public & 2 employee) restrooms within the Justice Center.	\$ 260,742.53	D-D-B	Wave Design Group	Banlin Construction	10/29/2019	11/11/2019	3/20/2022	3/12/2020	\$ 247,645.00	\$ 260,742.53	Unforeseen work; Deductions in toilet accessories

ATTACHEMENT C  
BETNON COUNTY CONSTRUCTION HISTORY  
JUSTICE CENTER HVAC UPGRADES

No.	Project Name	Project Description	Total Project Cost	Delivery Method	Lead Design Firm	General Contractor or DB	Planned Start	Actual Start	Planned Finish	Actual Finish	Construction or DB Planned Budget	Construction or DB Actual Budget	Reason for Budget or schedule overrun
16	Justice Center & Jail Electronic Security System Retrofit	Redesign and expansion of the electronic security system at the Justice Center and Jail. Included adding/replacing cameras, upgrading the access control system, and installing a PLC system for Jail door system.	\$ 2,733,768.41	D-D-B	Latta Technical Services, Inc.	Southern Folger Detention Equipment Company, LLC	12/6/2016	11/6/2017	12/31/2017	12/1/2019	\$ 2,671,800.00	\$ 2,733,768.41	Several problems with the Contactor and system
17	Public Service Building	Public Services Building	\$ 1,824,123.53	D-B-B	Cortner Architectural Company	Banlin Construction	4/1/2019	4/1/2019	12/27/2019	11/18/2019	\$1,793,000.00	\$ 1,824,123.53	Electric vehicle charging station; septic system modifications; Fire Hydrants; misc. unforeseen owner change orders
18	Kennewick Annex & Juvenile Justice Center Parking Lot Reconfiguration	Reconfiguration/Paving of Annex Parking Lot	\$ 335,045.90	D-B-B	Benton County Public Works Department	Total Site Services, LLC	8/28/2018	9/10/2018	12/1/2018	12/3/2018	291,660.71	\$ 335,045.90	Damaged curbing & gutter; Add'l area of asphalt; electrical; & unforeseen changes needed.
19	Fairgrounds Building 4 Remodel	7000SF building remodel including HVAC replacement and two warming kitchens.	\$ 418,884.00	D-B-B	N/A	Pearce Moody Construction	5/8/2018	5/8/2018	12/31/2018	8/24/2018	\$343,000.00	\$ 418,884.00	Change Orders for Electrical; Decommission existing septic tank; enclose the kitchen
20	County-Wide Roof Replacement	Replaced roofs on multiple buildings across the County	\$ 2,616,207.00	D-B-B	Meier Architecture-Engineering	M.G. Wagner Co. Inc.	10/1/2016	10/1/2016	7/1/2017	5/1/2018	\$1,867,322.00	\$ 2,616,207.00	Add'l needs were identified during orginal project.
21	Public Defense and PA Tenant Improvement	General office remodel to expand Prosecuting Attorney's Office, Office of Public Defense, and construct a new executive conference room.	\$ 1,537,620.29	D-B-B	Meier Architecture-Engineering	Booth & Sons Construction	2/1/2017	2/1/2017	2/6/2018	2/15/2018	\$1,340,000.00	\$ 1,537,620.29	Owner Change Orders for the TI project
22	Metasys System	HVAC System in the Justice Center	\$ 199,023.00	D-B-B	Meier Architecture-Engineering	Apollo Mechanical Contractors	3/31/2017	3/28/2017	12/31/2017	1/28/2018	\$198,969.00	\$ 199,023.00	Overrun in insulation cost by \$54
23	Fairgrounds Building 2 & 3 Remodel	Renovations of Building 2 (15,000SF) & 3 (8,700SF)	\$ 1,748,089.04	D-B-B	CKJT Architects PLLC	G2 Commercial Construction, Inc.	2/20/2017	2/20/2017	6/16/2017	8/14/2017	1,748,089.04	\$ 1,748,089.04	



# Justice Center/ Jail HVAC Upgrade