

# Facilities Maintenance Shop

Application to use Progressive Design-  
Build Project Delivery

July 24, 2025

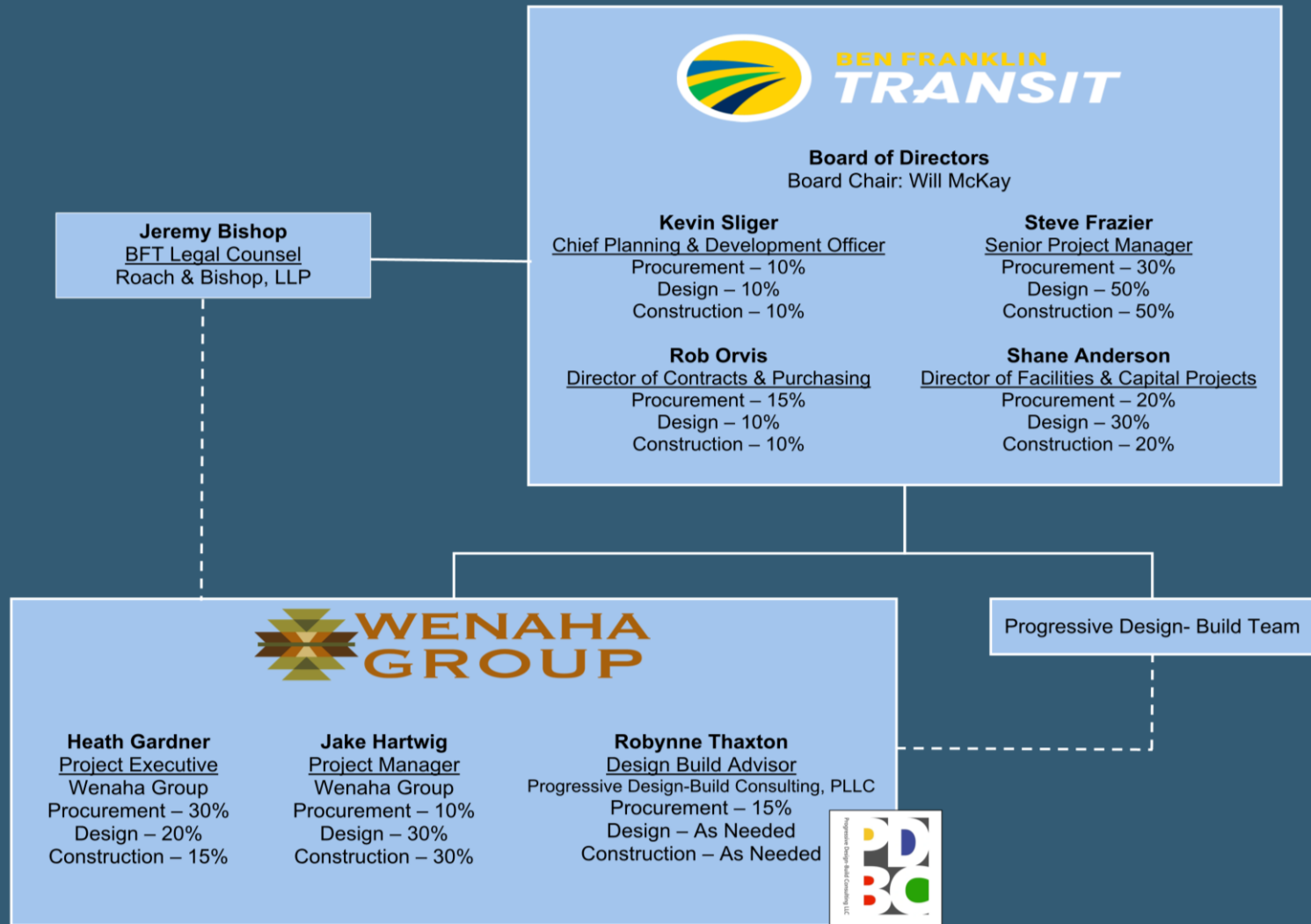


**BEN FRANKLIN**  
**TRANSIT**

# Ben Franklin Transit

- ▶ Ben Franklin Transit - Established in the 1980's
- ▶ BFT Vehicles:
  - ▶ 71 Buses, up to 51 operating at a time
  - ▶ 96 Dial-A-Ride vehicles, up to 61 operating at a time
  - ▶ 201 Rideshare Vehicles, up to 155 operating at a time
- ▶ Facilities
  - ▶ ~1,000 Bus Stops
  - ▶ 6 Transit Centers
  - ▶ 9 Facilities Owned
- ▶ Operates within 625 sq. mi., serving a population of up to approximately 300,000.
  - ▶ Benton County: Kennewick, Richland, West Richland, Prosser, Benton City
  - ▶ Franklin County: Pasco, unincorporated areas

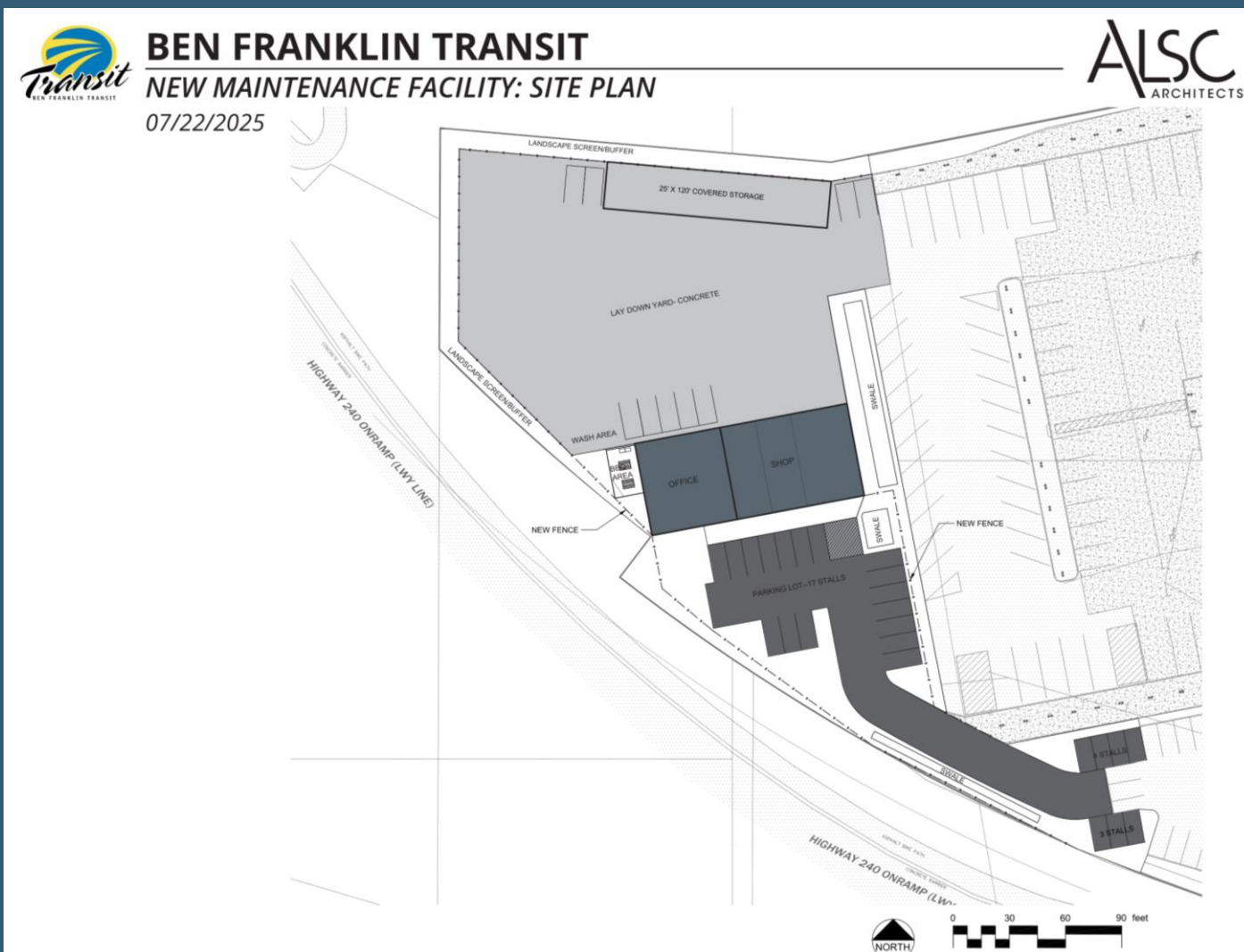
# Project Team



# Project Overview

- ▶ Three bay shop space
  - ▶ Designed to accommodate flexible and varied use for different types of tasks
  - ▶ Minimum 12' clear door height with one bay at 14'
  - ▶ Possible mezzanine for storage
  - ▶ Include beam hoist for material handling
  - ▶ Prep for possible vehicle lifts
- ▶ Office Space (1 or 2 story)
  - ▶ Manager Offices, conference/training room
  - ▶ Locker rooms, shower, break room
- ▶ Site and Outbuildings
  - ▶ Additional parking
  - ▶ Outdoor break area
  - ▶ Possible covered vehicle parking and material storage
  - ▶ Wash off area
  - ▶ Paved work area and circulation

# Project Overview



# Preliminary Project Budget

Project Budget	
Costs for Professional Services (A/E, Legal, etc.)	\$540,000
Estimated project construction costs (including construction contingencies)	\$4,800,000
Equipment and furnishings costs	\$600,000
Off-site costs	\$0
Contract administration costs (owner, cm, etc.)	\$370,000
Contingencies (design & owner)	\$500,000
Other related project costs (permits, utilities, testing, inspections)	\$90,000
Sales Tax	\$425,000
<b>Total</b>	<b>\$7,325,000</b>

# Design & Construction Schedule

Task	Projected Date
Procure Design-Build Advisor	Complete
Procure Management Consultant	Complete
Application to PRC	June 20, 2025
Anticipated PRC Approval	July 24, 2025
PDB RFQ Released	July 30, 2025
Pre-proposal meeting	August 12, 2025
PDB SOQ Due	August 26, 2025
SOQ Scoring	September 9, 2025
Announced Shortlisted Firms	September 11, 2025
PDB Proprietary Meetings	September 24, 2025
RFP Responses Due	October 7, 2025
RFP Response and Fee Scoring	October 17, 2025
BFT Approval of Award	November 13, 2025
Contract and Design-Build NTP	November 2025
Validation Phase	November 2025 - January 2026
Phase 1 Design and Construction	February 2026 - October 2026

# Advantages of Progressive Design-Build for Ben Franklin Transit Facilities Maintenance Shop



High Level of Collaboration  
and Coordination



Schedule



Financial Benefit



# MWSV Outreach and Inclusion

- ▶ RFQ will request past performance with MWSV Businesses
- ▶ RFP will request specific robust inclusion plans for both design and construction
  - ▶ Strategies for MWSV outreach
  - ▶ Support for MWSV businesses
  - ▶ Right sizing design and construction packages
  - ▶ Assistance with certification
  - ▶ Plan for achieving MWSV participation goal
  - ▶ Use of PDB to maximize participation opportunities
- ▶ Wenaha and PDBC are both certified businesses

# Questions\*

1. Description of the controls your organization will have in place to ensure that the project is adequately managed:
  - a. Communications - please give us a better understanding of what this will resemble through the procurement process and into the construction and closeout process? What are the needs and expectations of BFT? You tell us a “variety of tools” will be used while ensuring proper authority for decisions. This is very vague, please elaborate.
  - b. Budget - the very same question as above. Your response is vague and is non-committal. What tools and what frequency, etc.?
  - c. Schedule - the very same question above. Your response is vague and is non-committal. What tools and frequency, etc.? Does the owner provide input?
2. Please provide a brief description of your planned DB procurement process.
  - a. Telling us that Robynne will handle it does not suffice. Please write down your process and explain it so we are convinced you understand the process.

\*See submitted responses.