

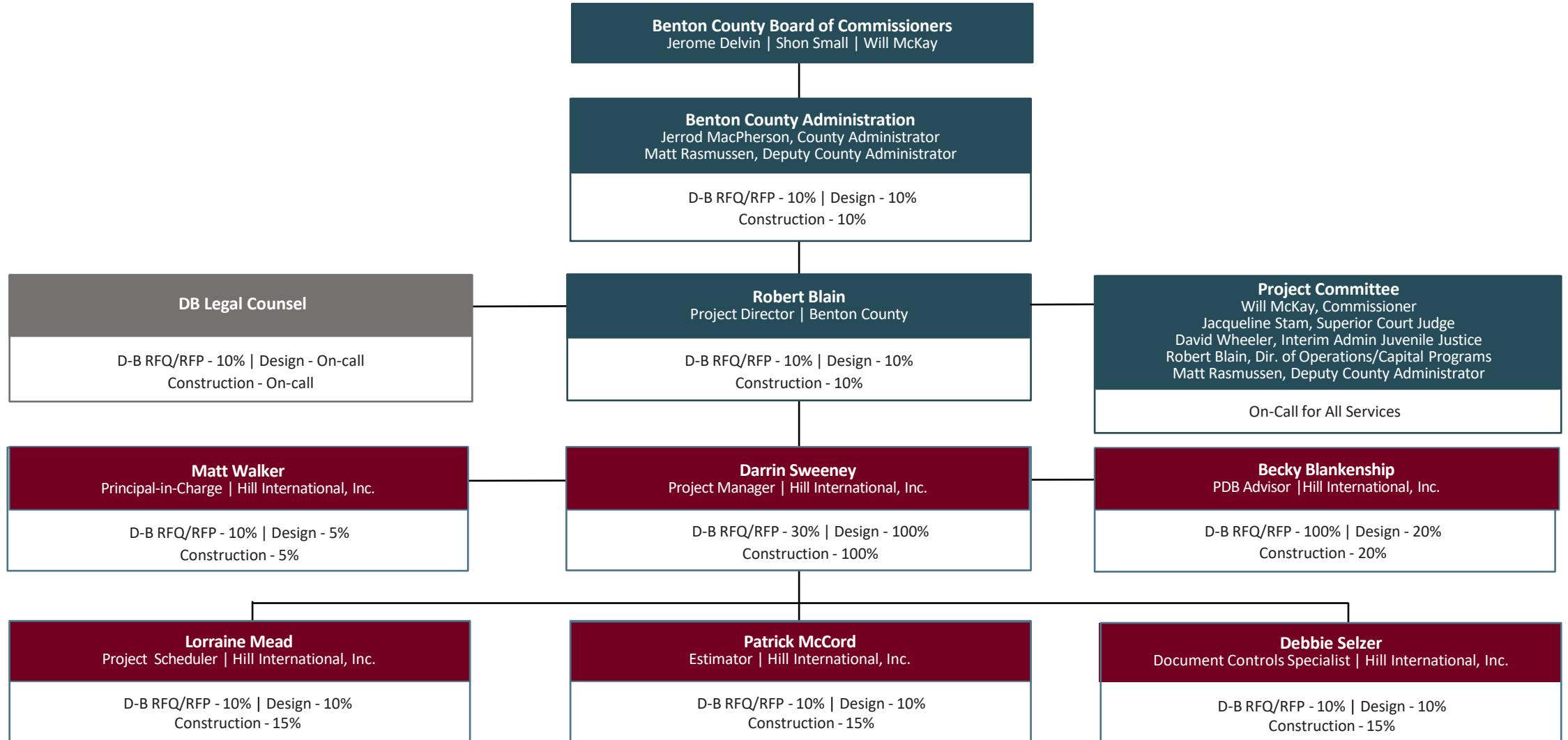
Benton County, Washington Justice Center

Juvenile Justice & Sheriff's Office

Project Review Committee Presentation



Organizational Chart

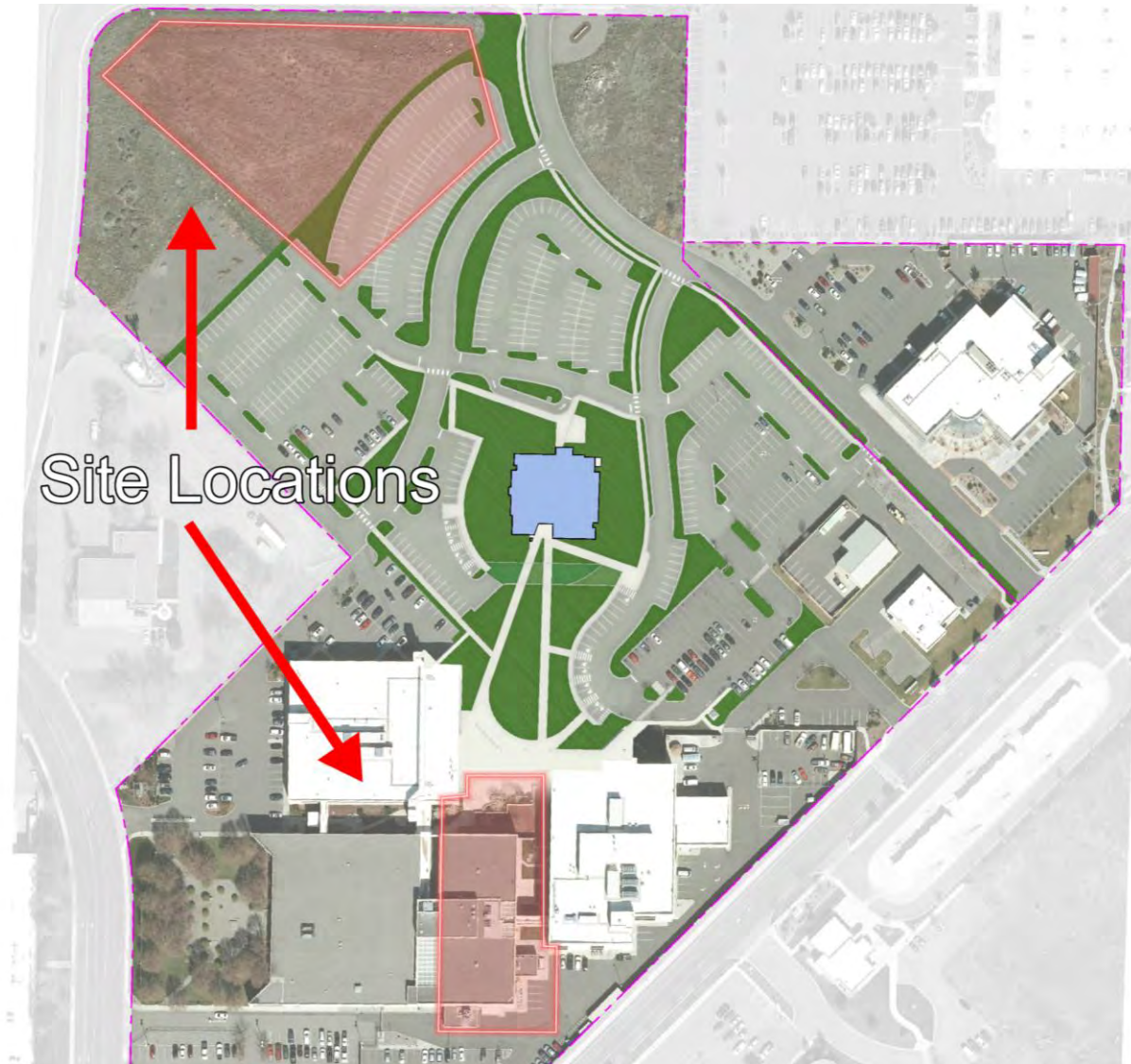


Project Overview

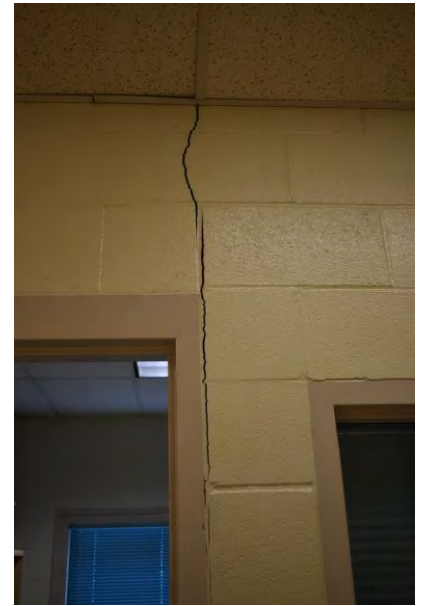
- Progressive Design-Build
- Benton Franklin Juvenile Justice Center relocation to Justice Center campus
- Phased project approach:
 - 19,000 sq ft remodel of existing space
 - 15,000 sq ft addition to existing building
 - 30,000 sq ft new construction
- Goals: Space for court hearings, classes, counseling, training, and other programming needs



Preliminary Site Plan



Project Need (Juvenile Justice)



Project Need (Sheriff's Office)



Preliminary Project Budget

Project Budget	
Costs for professional services (A/E, Legal, etc.)	\$ 2,500,000
Estimated project construction costs (including construction contingencies)	25,000,000
Equipment and furnishing costs (included above)	0
Off-site costs	1,000,000
Contract administration costs (owner, CM, etc.)	700,000
Contingencies (design & owner)	2,500,000
Related costs (inspections/testing, NREC, SEPA, Geotechnical, Report, Commissioning)	500,000
Sales Tax	2,800,000
Total	\$ 35,000,000

Preliminary Project Schedule

Activity

Projected Date

Procure PDB Project Management Consultant

Completed

PRC Presentation

May 26, 2022

PDB RFQ Advertisement

September 1, 2022

PDB SOQ Due

September 22, 2022

Shortlist Finalists

September 29, 2022

Issue RFP

October 5, 2022

PDB Team/Owner Proprietary Meeting

October 19, 2022

RFP Due

November 3, 2022

PDB Team Interviews

November 16, 2022

Select PDB Team

November 30, 2022

Notice to Proceed

December 22, 2022

Design Phase

January 2023 – March 2024

Construction Phase

April 2024 – December 2025

Close-Out Phase

January 2026 – March 2026

Benefits of Progressive Design-Build Delivery

RCW 39.10.300(1)(b) “Greater innovation or efficiencies between designer and builder”

- Capitalize on the early collaboration between designer and builder create a space that provides a more safe and secure space for at risk youth occupants, focusing on rehabilitation to ultimately transition back to the community for higher success.
- Progressive Design-Build (PDB) offers the best opportunity for creative phasing to keep major systems functional with minimal disruption in an occupied space and allows the team to better understand existing operations.

RCW 39.10.300 (1)(c) “Significant savings in project delivery time”

- PDB allows for engagement with the entire team prior to development of predesign documents and shortens the overall schedule, while collaboration between the designer and builder in advance eliminates time spent on redesign or claims during construction.
- Getting at-risk youth out of an essential, occupied facility in a timely and efficient manner is critical.

RCW 39.10.280(2)(a) “Substantial Fiscal Benefit”

- Contractor and key trade partners are all on board to provide real-time cost feedback on the complex remodel and can capitalize on the use of Target Value Design process.
- Transparency of all budgets from the outset allows for the best use of taxpayers' dollars.
- Creativity in seeking alternate options to adapt to market volatility & supply chain issues

PDB Procurement Approach

Request for Qualifications

- Successful experience w/ projects of similar scope and complexity
- 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
- \$6,000 - \$8,000 honorarium
 - Limited required proposal submittals
 - Consistent with other projects

MWBE Inclusion Strategy

Outreach Strategies

- Direct outreach to existing MWBE firms
- Procurement coordination with Progressive Design-Builder
 - Right-sized scope for bid packages
 - Adequate time for bid responses
 - Mentoring opportunities
 - Actionable feedback for non-selected firms
- Host certification workshops in collaboration with OMWBE

Request for Proposals - Expectations

- Project specific, detailed inclusion plan for outreach and procurement
- Past utilization performance on completed projects
- Require utilization tracking for this project - % of overall construction cost paid out to firms



THANK YOU

Questions & Answers