

State of Washington
Capital Projects Advisory Review Board (CPARB)
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

1. Brief Description of Proposed Project

- a) Name of Project: [Three Rivers Behavioral Health Recovery Center](#)
- 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.*)

[Benton County is Applying for authorization to use the Progressive Design Build process for the development of the Three Rivers Behavioral Health Recovery Center. This will be a regional recovery center utilizing two locations and serving both Benton and Franklin Counties.](#)

[Benton County has acquired the old Kennewick General Hospital property located at 900 S. Auburn Street in Kennewick, Washington. Inpatient mental health services, specifically related to operation of a crisis stabilization and/or triage unit, at this facility are limited to no more than 72 hours by restrictions in the purchasing deed. The County has also negotiated a lease for a second location, at 10 E. Bruneau Avenue, approximately 1.0 miles away which does not have any special restrictions on allowable services. The TRBHRC will operate as two distinct components, crisis stabilization and residential treatment. The Crisis Stabilization component will be located at the Bruneau Avenue facility due to the deed restrictions at the other location. The residential substance use disorder component will be operated at the Auburn Street facility. The County is soliciting other partners to utilize the remaining space available at the Auburn Street property who will provide other out-patient mental health and SUD services, youth behavioral health services and/or recovery housing services.](#)

[The Project will use a phased approach with the Bruneau Avenue property as the initial focus. This portion of the project will repurpose a 20,000 square foot warehouse into a two story, 40,000 square foot crisis stabilization facility. This project will develop the site to build out the facility to the maximum extent possible with the current budget of \\$16.55 million. The budget consists of County participation, State and Federal grants. The County will continue to pursue funds to increase the impact of the first phase and prepare to fund additional phases.](#)

2. Projected Total Cost for the Project:

A. Project Budget

| | |
|---|---------------------|
| Costs for Professional Services (A/E, Legal etc.) | \$1,500,000 |
| Estimated project construction costs (<i>including construction contingencies</i>): | \$11,100,000 |
| Equipment and furnishing costs | \$0 |
| Off-site costs | \$450,000 |
| Contract administration costs (owner, cm etc.) | \$330,000 |
| Contingencies (design & owner) | \$1,600,000 |
| Other related project costs (briefly describe) | \$250,000 |
| Sales Tax | \$1,320,000 |
| Total | \$16,550,000 |

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 funds currently available to move the project forward through construction by means of County funds, State and Federal grants. The County continues to seek grants and other funding sources for Auburn St property allowing the County to expand the TRBHRC to provide additional services.

3. Anticipated Project Design and Construction Schedule

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

The anticipated project design and construction schedule, including:

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

| Activity | Projected Date |
|--|-----------------------|
| Procure DB Project Management Consultant | Completed |
| PRC Presentation | March 2023 |
| DB RFQ Advertisement | April 2023 |
| DB SOQ Due | May 2023 |
| Shortlist finalists | May 2023 |
| Issue RFP | May 2023 |
| DB Team/Owner Proprietary Meeting | June 2023 |
| RFP Due | June 2023 |
| DB Team Interviews | July 2023 |
| Select DB Team | July 2023 |
| Notice to proceed | August 2023 |
| Design Phase | August 23 - March 24 |
| Construction Phase | March 24 - Oct 25 |
| Close Out Phase | Nov 25 - Dec 25 |

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 remodel of the Bruneau Avenue property and the Auburn Street property will require a high level of coordination between the designer and contractor to complete the work within the facilities. The first phase will create up to 40,000 square feet within an open warehouse with unique challenges. A highly collaborative relationship between the design/build team, owner, and stakeholders will be the best situation to resolve these challenges. It will be critical to use the design-build delivery method so that the constructor and designer can work together to seek the most efficient and constructable design solutions. Having the contractor in the facilities on day 1 evaluating systems will help guide the design team to the most effective solutions for a challenging remodel.

- 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. Early and extensive contractor involvement during the design phase will provide opportunities to enhance constructability for the project which will provide opportunities for greater construction efficiencies during construction. Early contractor involvement will also allow for development of a plan to potentially early start portions of the remodel work, specifically site work, before final interior design is complete shortening project duration and helping to managing congested construction site. These strategies will contribute to the reduction of 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. Remodels inherently have hidden challenges. Using DB will allow those to be identified earlier by a combined design/construction team, thereby saving time and cost.

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 the 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 \$10 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 also holds certifications in contract administration from the American Public Works Association and was named Washington State County Engineer of the Year in 2018.

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.

Riley Ollero – Construction Manager, Benton County. Riley Ollero started working for Benton County in June 2023 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.

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 28 years of experience in the A/E/C industry. 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. These projects include the \$105M Northern Quest Hotel and Conference Center, \$47M Podium Sportsplex project, \$17M First Interstate Performing Arts Center, \$68M SGL Carbon Fiber Manufacturing Facility, \$4M Spokane Conservation District Phase 2 and the \$9M Pyrotek Headquarters Building. Prior to his architectural role, he spent 18 years in the trades, 7 of which were working for an integrated Design/Build company where he managed design and construction for numerous projects valued over \$15M. He received his Masters of Architecture from WSU and his undergraduate degrees from Moorhead State University and WSU. Colin is currently the Past President for the Inland Northwest Chapter of the Design Build Institute of America and Secretary for the DBIA NW.

Patrick McCord, Project Manager, Hill International, Inc. Patrick has more than 30 years of construction experience as a project manager, estimator, and business developer for design-build, design-bid-build and general contractor/construction manager projects for commercial, industrial, convention, institutional, school, manufacturing, and office building centers. His Washington State public works alternate contracting experience includes serving as the estimate advisor for the City of Richland's \$18M City Hall and \$3.5M DB Fire Station 74; serving as the construction manager for the Spokane Public Facilities City's \$55M DB Convention Center Completion project; and serving as construction manager for the \$29.5M GC/CM Wenatchee School District Washington Elementary Modernization and Addition and the \$6.1M GC/CM Wenatchee School District Special Education/Early Training Childhood Center. Patrick will provide project management and construction management oversight for the Three Rivers Behavioral Health Recovery project.

- 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 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.

- 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 the selected legal counsel 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

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, women and minority-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.

Benton County is working with Hill International on developing a project-specific outreach event in partnership with the Central WA DBIA chapter targeting the diverse business community in advance of solicitation. The intent will be to provide education around the Progressive Design Build delivery method, generate interest in the project, and provide opportunities to network and connect with contractors and designers who may be developing teams for the pursuit. We will invite the OMWBE to the event to support and guide individuals interested in certification.

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

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.

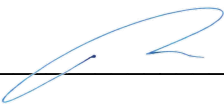
SIGNATURE OF AUTHORIZED REPRESENTATIVE

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: 2/21/2023



BENTON COUNTY PROJECT ORGANIZATIONAL CHART

Benton County Board of Commissioners
 Jerome Delvin | Shon Small | 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

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%

Patrick McCord
 Project Manager
 Hill International, Inc.

D-B RFQ/RFP - 30%
 Design - 50%
 Construction - 50%

Becky Blankenship
 PDB Advisor
 Hill International, Inc.

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

Lorraine Mead
 Project Scheduler
 Hill International, Inc.

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

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
THREE RIVERS BEHAVIORAL HEALTH RECOVERY CENTER**

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 | | | |
| Thaxton Parkinson Legal Team Recent/Relevant Alternate Contract Delivery Experience | | | | | | | | | | |
| Robynne Thaxton JD, FDBIA, DB Legal, Thaxton Parkinson PLLC | Collaborate with North Mason Regional Fire Authority HQ Fire Station Project general counsel on D-B procurement, contracts and risk management. Over 20 years of experience drafting design-build procurement and contract documents and conducting classes in design-build contracts and risk management. | City of Richland Fire Station/Public Safety 73 & 75 | \$12M | PDB | | | Outside counsel/drafted procurement documents and contract | Dec-20 | Ongoing | |
| | | City of West Richland Police Facility | \$9M | PDB | | | Outside counsel/drafted procurement documents and contract | Nov-20 | Ongoing | |
| | | University of California, San Diego Triton Pavilion Project | \$250M | PDB | | | Outside counsel/drafted procurement documents and contract | Mar-19 | Oct-19 | |
| | | City of Tacoma Alder Re-Wind | \$4M | PDB | | | Outside counsel/drafted procurement documents and contract | Mar-19 | Ongoing | |
| | | Morrow County, OR Administrative Building | \$8M | PDB | | | Outside counsel/drafted procurement documents and contract | Feb-19 | Ongoing | |
| | | City of Bothell Fire Stations 42 and 45 | \$35M | PDB | | | Outside counsel/drafted procurement documents and contract | May-19 | Ongoing | |
| | | Western Washington University New Residence Hall Project | \$65M | PDB | | | Outside counsel/drafted procurement documents and contract | Aug-19 | Ongoing | |
| | | Western Washington University Support Services Project | \$10M | PDB | | | Outside counsel/drafted procurement documents and contract | Aug-19 | Jun-19 | |
| | | Port of Seattle Renovation of International Arrive Facility at SEATAC | \$650M | DB | | | Outside counsel/drafted procurement documents and contract | Jun-15 | Mar-16 | |
| | | City of Portland, Portland Building Renovation | \$100M | DB | | | Outside counsel/drafted procurement documents and contract | Mar-16 | May-15 | |
| | | City of Richland Fire Station | \$3.4M | PDB | | | Outside counsel/drafted procurement documents and contract | Feb-15 | May-15 | |
| | | City of Richland City Hall | \$15.8M | PDB | | | Outside counsel/drafted procurement documents and contract | Mar-16 | Aug-16 | |
| | | Grant County Public Utility District No. 2 | \$13M | DB | | | Outside counsel/drafted procurement documents and contract | Jul-15 | Ongoing | |
| | | Port of Seattle Alternative Utility Facility | \$30M | DB | | | Outside counsel/drafted procurement documents and contract | Dec-15 | Ongoing | |
| | | City of Liberty Lake Town Center | \$12M | DB | | | Outside counsel/drafted procurement documents and contract | Oct-15 | Mar-16 | |
| Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience | | | | | | | | | | |
| Becky Blankenship Assoc. AIA, DBIA | 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 | \$12M | PDB | PM | 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 | | |

**ATTACHMENT B
BENTON COUNTY
THREE RIVERS BEHAVIORAL HEALTH RECOVERY CENTER**

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 | | |
| Colin Anderson DBIA | 28 years experience in AEC industry. 10 as architect, 18 as GC and Trade Partner. 10 Progressive Design Build Projects valued over \$300M. | Benton REA | \$12M | PDB | PDB Advisor | PM | PM | Oct-22 | Present |
| | | Blue Mountain CC Farm II | \$13M | PDB | NA | PM | PM | Aug-22 | Present |
| | | Benton County Juvenile Justice and Sherriff | \$35M | PDB | PDB Advisor | PM | PM | Jul-22 | Present |
| | | Richland Public Safety Facility 76 | \$9M | PDB | PDB Advisor | PM | PM | Mar-22 | Present |
| | | Spokane Conservation District Phase 2 | \$4M | PDB | PDB Advisor | PM | PM | Aug-20 | Present |
| | | Northern Quest Hotel and Conference Center | \$104M | PDB | Design | Design | NA | May-20 | Present |
| | | 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 | | |
| Patrick McCord DBIA | 30 years experience with public works and negotiated private construction experience; served as PM for general contractor | Morrow County Administrative Building | \$6.8M, 24K SF | PDB | PM/CM | | | Aug-19 | Present |
| | | City of Richland, City Hall | \$16M, 44K SF | PDB | | CM | CM | May-16 | Jul-19 |
| | | City of Airway Heights, Recreation Center | \$14.6M, 40K SF | PDB | PM/CM | PM/CM | PM/CM | Nov-16 | Aug-19 |
| | | Spokane Public Facilities District Convention Center Completion | \$55M, 90K SF | D-B | | CM | CM | Oct-12 | Feb-15 |
| | | Wenatchee School District No. 246, Washington Elementary School | \$29.5M, 72K SF | GC/CM | | CM | CM | Jul-14 | Nov-16 |
| Wenatchee School District No. 246, Early Childhood Learning Center | \$6.1M, 19K, SF | GC/CM | | CM | CM | Jul-14 | Oct-16 | | |
| Lorraine Mead PE, LEED AP, DBIA | 30+ years experience in PM/CM, project controls and scheduling. 6 Progressive Design Build projects. | North Mason Regional Fire Authority Headquarters Station | \$10M | PDB | PM | PM | PM | Nov-21 | Present |
| | | Morrow County Administrative Building | \$6.8M, 24K SF | PDB | | | PM | Aug-21 | Present |
| | | Spokane U.S. Pavilion | \$20.5M, 70K SF | PDB | | CM | CM | Jan-18 | Oct-19 |
| | | WSU, Wine Science Center | \$23.2M, 40K SF | DB | CM | CM | CM | May-12 | Jan-14 |
| | | Wenatchee School District No. 246, Washington Elementary School | \$29.5M, 72K SF | GC/CM | Scheduler | Scheduler | Scheduler | Jul-14 | Nov-16 |
| | | Wenatchee School District No. 246, Early Childhood Learning Center | \$6.1M, 19K SF | GC/CM | Scheduler | Scheduler | Scheduler | Jul-14 | Oct-16 |
| | | Paschal Sherman Indian School | \$16.5M | DB | Scheduler | Scheduler | Scheduler | Jan-02 | Jan-05 |
| Tallgrass Prairie Admin and Visitor Center | \$45M, 8.5K SF | DB | CM | CM | CM | Aug-11 | May-12 | | |

ATTACHEMENT C
 BETNON COUNTY CONSTRUCTION HISTORY
 THREE RIVERS BEHAVIORAL HEALTH RECOVERY CENTER

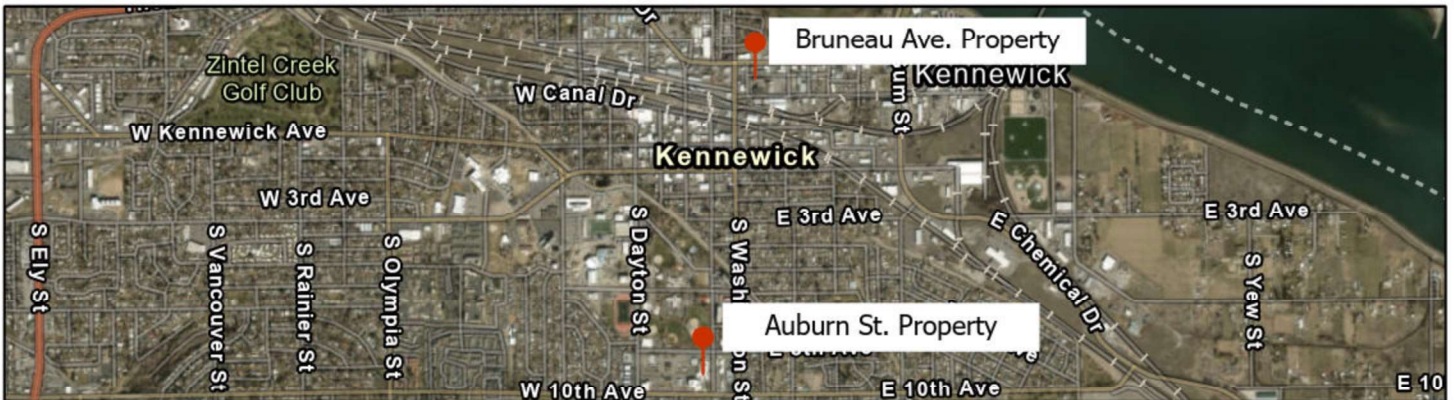
| No. | Project Name | Project Description | Total Project Cost | Delivery Method | Lead Design Firm | General Contractor or DB | Planned Start | Actual Start | Planned Finish | Actual Finish | Construction or DB Planned Budget | Construction or DB Actual Budget | Reason for Budget or schedule overrun |
|-----|--|--|----------------------|-----------------|--------------------------------|-------------------------------|---------------|--------------|----------------|------------------------|-----------------------------------|----------------------------------|---|
| 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 | TBD | TBD | TBD | TBD | TBD | TBD | \$ 21,000,000.00 | TBD | N/A |
| 2 | 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 | Currently Under Const. | \$ 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. |
| 3 | Training Center | Construction of 1,400 sqft training building next to the newly completed shooting range. Currently at 60% design. | \$750,000 (Estimate) | D-B-B | Meier Architecture-Engineering | TBD | TBD | TBD | TBD | TBD | TBD | TBD | N/A |
| 4 | Justice Center TI | Reconfiguration of multiple departments within the Justice Center Building. Currently at 60% design. | \$1,700,000 | D-B-B | CKJT Architects PLLC | TBD | TBD | TBD | TBD | TBD | TBD | TBD | N/A |
| 5 | 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 |
| 6 | 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 |
| 7 | 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. |
| 8 | 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 |

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|-----|---|--|--------------------|------------------------|--------------------------------|--|---------------|--------------|----------------|---------------|-----------------------------------|----------------------------------|---|
| 9 | 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. |
| 10 | 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 |
| 11 | 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. |
| 12 | 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 |
| 13 | 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 |
| 14 | 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 |
| 15 | 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 |
| 16 | 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 |

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|-----|---|--|--------------------|-----------------|---------------------------------------|----------------------------------|---------------|--------------|----------------|---------------|-----------------------------------|----------------------------------|---|
| 17 | 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. |
| 18 | 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 |
| 19 | 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 original project. |
| 20 | 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 |
| 21 | Metasys System | HVAC System in the Justice Center | \$ 199,023.00 | D-B-B | N/A | 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 |
| 22 | 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 | |



Three Rivers Behavioral Health Recover Center Project