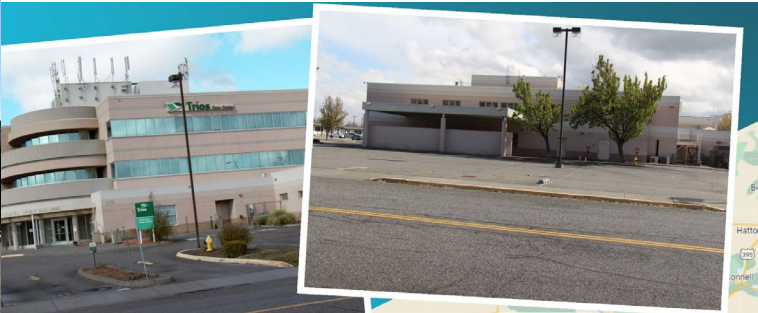


Benton County, Washington

Three Rivers Behavioral Health Recovery Center

Project Review Committee Presentation

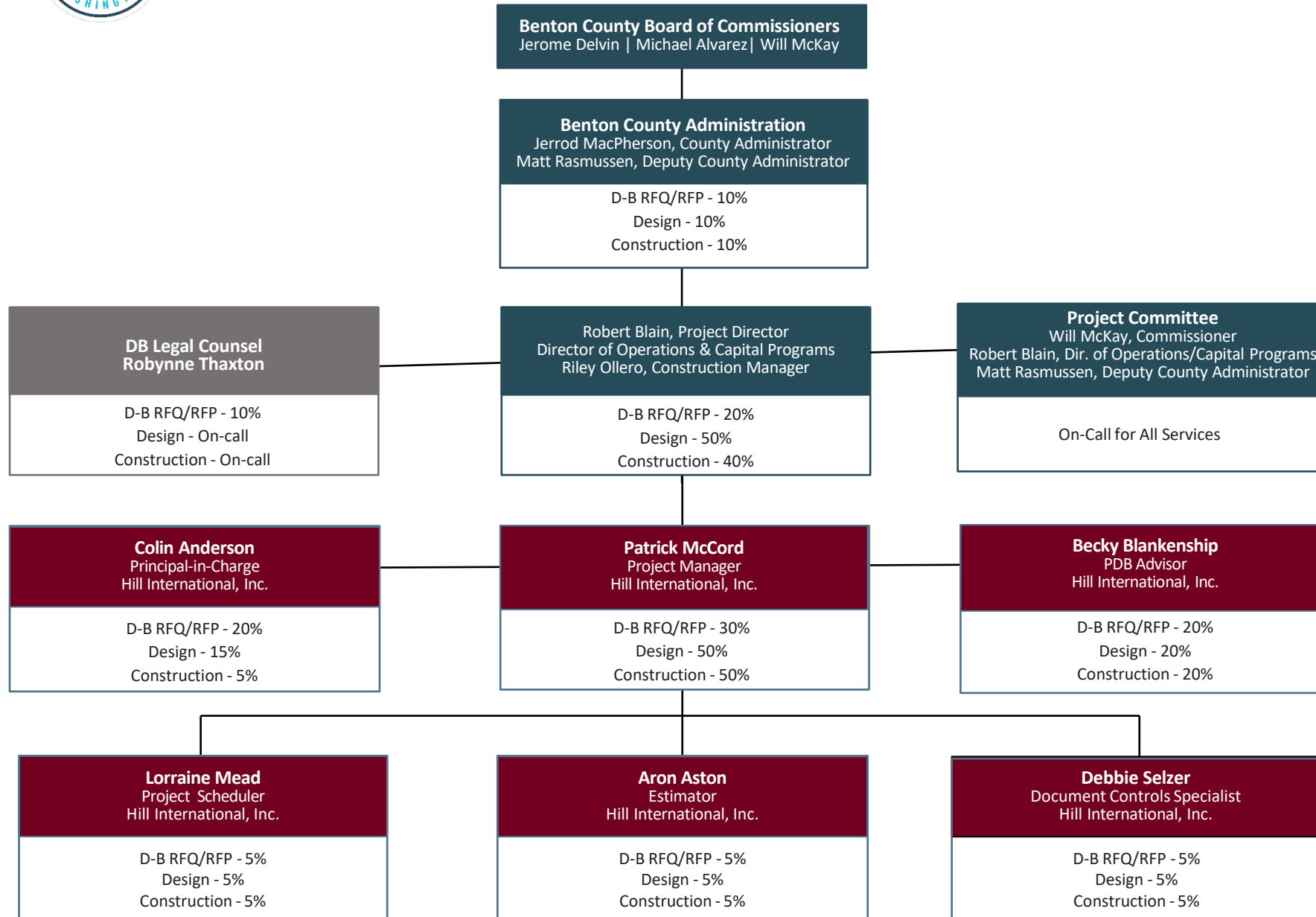


BENTON COUNTY
W.A.S. Site Location

HILL
Hill International



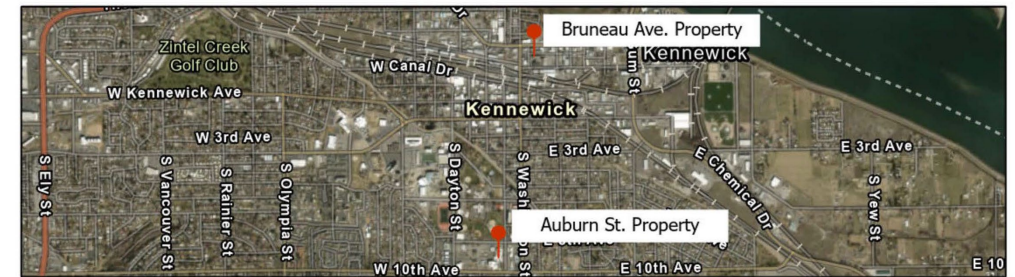
BENTON COUNTY PROJECT ORGANIZATIONAL CHART



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

Project Overview

- Progressive Design-Build
- Development of the Three Rivers Behavioral Health Recovery Center
- Project includes two properties
 - The former Kennewick General Hospital property located at 900 S. Auburn Street
 - Second property at 10 E. Bruneau Avenue
- Phased project approach:
 - Repurpose a 20,000 square foot property into a two story, 40,000 square foot crisis stabilization facility at the Bruneau Avenue property
 - Develop the Auburn Property to house additional Recovery Center functions
- Goals: Create a location for Inpatient mental health services consisting of a crisis stabilization and residential treatment at two locations.



**Three Rivers Behavioral Health
Recover Center Project**

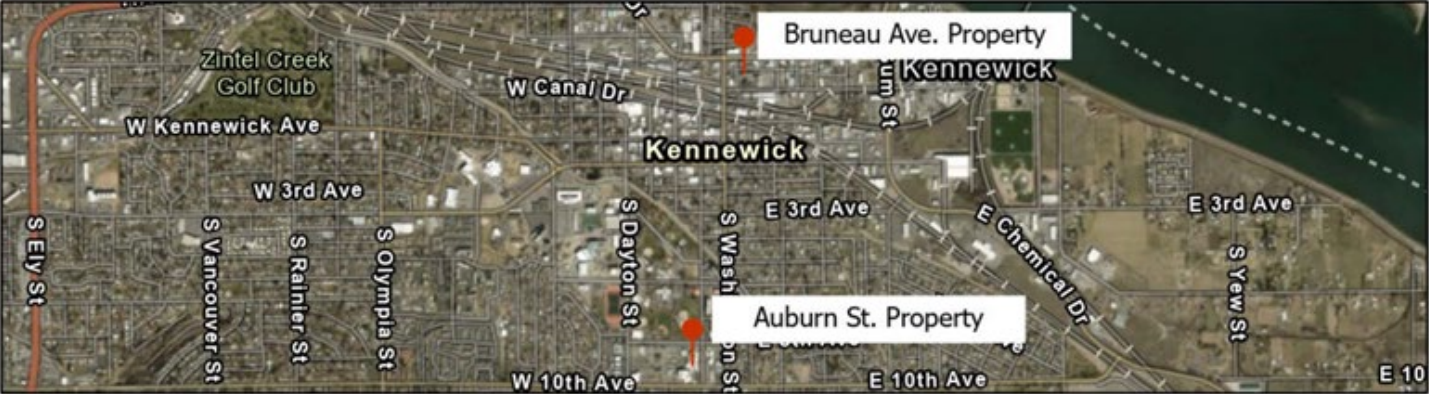
Preliminary Site Plan



Auburn Property



Bruneau Property



Project Need

- Limited crisis and SUD services in the Tri-Cities metro area
- Persons in crisis are currently routed to jails or local hospitals
- SUD housing services are at capacity
- Portions of project are on critical path timeline due to grant funding
- Fixed funding amount based on grants



Project Need

- Highly specialized facilities requiring intense collaboration between owner, operator, contractors and design team
- Remodel of the Hospital facility will be complex, many unknowns
- Project has several components that will be built out over a period of several years



Preliminary Project Budget

Project Budget	
Costs for professional services (A/E, Legal, etc.)	\$ 1,500,000
Estimated project construction costs (including construction contingencies)	11,100,000
Equipment and furnishing costs (included above)	0
Off-site costs	450,000
Contract administration costs (owner, CM, etc.)	330,000
Contingencies (design & owner)	1,600,000
Related costs (inspections/testing, NREC, SEPA, Geotechnical, Report, Commissioning)	250,000
Sales Tax	1,320,000
Total	\$ 16,550,000

Preliminary Project Schedule

Activity

Projected Date

Procure PDB Project Management Consultant	Completed
PRC Presentation	March 2023
PDB RFQ Advertisement	April 2023
PDB SOQ Due	May 2023
Shortlist Finalists	May 2023
Issue RFP	May 2023
PDB Team/Owner Proprietary Meeting	June 2023
RFP Due	June 2023
PDB Team Interviews	July 2023
Select PDB Team	July 2023
Notice to Proceed	August 2023
Design Phase	August 23 – March 2024
Construction Phase	March 24 – Oct 25
Close-Out Phase	Nov 25 – Dec 25

MBE/DBE Inclusion Strategy

Request for Qualifications/Proposals - Expectations

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

Outreach/Inclusion Strategies

- Direct outreach to existing MBE/WBE firms – events in Spokane (3/30) and Tri-Cities (pending)
- Construction phase procurement coordination with Progressive Design-Builder
 - Right-sized scope for bid packages, adequate time for bid responses
 - Mentoring opportunities during design & construction phases
 - Actionable feedback for non-selected firms
 - Prompt payment with priority to MBE/DBE firms
 - Ensure contractual flow-down provisions are achievable for DBE/MBE firms
- Host certification workshops in collaboration with OMWBE
- Co-host Progressive Design Build training for subcontractors and vendors (with local DBIA chapter)
- Diversity Champion – oversee utilization tracking, equitable processes, corrective action meetings if utilization performance falls below expectations

Benefits of Progressive Design-Build Delivery

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

- PDB offers the best opportunity for early collaboration between designer and builder to best identify existing conditions and develop the most efficient design to double the size of the space.

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

- PDB allows for engagement with the entire team prior to development of pre-design documents and shortens the overall schedule, while collaboration between the designer and builder in advance eliminates time spent on redesign or claims during construction.
- PDB will allow for early site work and interior demolition before interior design completion, helping to manage a congested project site.
- 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.

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 tailored to this project, goal/tracking
- Price related factor: Fee
- \$6,000 - \$8,000 honorarium
 - Limited required proposal submittals
 - Consistent with other projects



THANK YOU

Questions & Answers