



April 20, 2022

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 Benton County Justice Center Project – Juvenile Justice & Sheriff's Office

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).

This project proposes to replace the aging juvenile court and detention facility that currently serves both Benton and Franklin Counties, in addition to changes in the Benton County Sheriff's Office (BCSO). The project will consist of a remodel of the office space currently occupied by the BCSO along with an addition of approximately 15,000 square feet will be constructed in conjunction with a new building of approximately 30,000 square feet. The departments will be assigned the new spaces once a feasibility study is complete.

The existing Benton-Franklin Juvenile Justice Center facility was originally constructed in 1979, when a smaller population of youth were served, and fewer restorative and preventative services were provided. As such, the facility currently lacks the necessary accommodations for court hearings, classes, counseling, training, and other programming. The current Benton County Sheriff's Office (BCSO) is in the Benton County Justice Center building and consists of approximately 19,000 square feet of space that was originally constructed in 1983 and remodeled in 2003. The office has continued to grow and change and requires upgrades to maintain functionality.

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 condense the overall project schedule and help ensure these critical services are delivered to our citizens as quickly as possible, 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  
Capital Projects Advisory Review Board (CPARB)  
PROJECT REVIEW COMMITTEE (PRC)

**APPLICATION FOR PROJECT APPROVAL**  
*To Use the Design-Build (DB)*  
*Alternative Contracting Procedure*

The CPARB 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) 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: **Benton County Justice Center – Juvenile Justice & Sherriff’s Office**
- b) County of Project Location: **Benton**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The project is a phased program that consists of remodeling approximately 19,000 square feet of existing office space along with an addition of approximately 15,000 square feet in the Benton County Justice Center building and construction of an approximately 30,000 square foot building to accommodate growth of the County’s justice programs. The completed remodel will include space for court hearings, classes, counseling, training, and other programming.

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

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	\$ 2,500,000
Estimated project construction costs ( <i>including construction contingencies</i> ):	\$ 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)	\$ 25,000,000
Other related project costs (inspections/testing, NREC, SEPA, Geotechnical, Report, Commissioning)	\$ 500,000
Sales Tax	\$ 2,800,000
<b>Total</b>	<b>\$ 35,000,000</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 funds currently available to move the project forward through GMP. The remainder of funds needed to complete the project are anticipated to be available through the County’s normal budget process in the next biennium. In addition, the County is in the process of requesting federal funds for a portion of the project through the FY23 Congressionally Directed Spending process. Utilizing these various funding sources and mechanisms will provide us with enough available funding to complete the project in the projected timeline.

### 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	26-May-22
DB RFQ Advertisement	01-Sep-22
DB SOQ Due	22-Sep-22
Shortlist finalists	29-Sep-22
Issue RFP	05-Oct-22
DB Team/Owner Proprietary Meeting	19-Oct-22
RFP Due	03-Nov-22
DB Team Interviews	16-Nov-22
Select DB Team	30-Nov-22
Notice to proceed	22-Dec-22
Design Phase	Jan-23 thru Mar-24
Construction Phase	Apr-24 thru Dec-25
Close Out Phase	Jan-26 thru Mar-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 remodel of the Justice Center and the construction of a new building will require a high level of coordination between the designer and contractor to complete the work within an occupied and active facility. 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. The County is engaged in a feasibility study that will help inform potential phased approaches to be further refined through collaboration with the DB team.

- 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. Starting construction of the new facility portion of the project prior to the remodel portion of the design being complete will be efficient and will save substantial time in the overall schedule. 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 stagger

construction crews so that they can move from the new construction to the remodel areas without the need to remobilize. 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.

## 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.

**Becky Blankenship, Progressive Design Build Advisor, Hill International, Inc.** Becky will serve as the 3rd party alternative project delivery advisor for the Benton County Justice Center – Juvenile Justice & Sherriff's Office 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.

**Matthew J. Walker, AIA, CCM, DBIA, Principal-in-Charge, Hill International, Inc.** Matt will serve as the 3rd party Principal-in-Charge for the Benton County Justice Center – Juvenile Justice & Sherriff's Office project. Matt possesses over 30 years of project and construction management experience using traditional and alternative construction contracting methods. His Washington State public works alternate contracting experience includes serving as the project manager for the \$20.5M PDB U.S. Pavilion Project; providing Pre-Bond services for the Spokane Public Facilities District's \$27M DB Sportsplex project; serving as project manager for the City of Richland's \$18M PDB City Hall and \$3.5M PDB Fire Station 74; serving as the project manager for the Spokane Public Facilities District's \$55M DB Convention Center Completion project; serving as the project manager for the \$90M GC/CM Convention Center Expansion project in 2005; serving as a construction manager for the \$17.8M Wellpinit High/Middle School GC/CM Modernization project; and serving as architect coordinator and assistant project manager for the \$43M DB Foley Modernization project. He is a licensed Washington State architect, Certified Construction Manager, and a Design Build certified professional.

**Darrin Sweeney DBIA, Project Manager, Hill International.** Darrin will serve as the Project Manager for the Benton County Justice Center – Juvenile Justice & Sherriff's Office project. He served as the Project Manager for the \$18M PDB City of Richland City Hall, the \$9M PDB City of Richland Public Safety 73 & 75, and the \$3.5M PDB Fire Station 74. Darrin served as the Project Manager for the procurement phase of the \$12M PDB City of Pasco Zone 3 Reservoir Storage Tank project. Darrin also possesses over 16 years of project management in the private sector using both traditional and alternative contracting methods. He worked as the project manager for the following projects: Hill Cumorah Visitor's Center & Infrastructure (Palmyra, New York 12,000 SF, \$9.3M), Historic Kirtland Village & Hwy Realignment (Kirtland, Ohio 11,000 SF, \$8.5M), Copper Ranch (Hailey, Idaho 50,000 SF \$14.5M) Wildcat Ranch (Aspen, Colorado 22,000 SF \$15M), Lucky L Ranch (Telluride, Colorado 14,000 SF \$9M). Additionally, he was the principal in charge for the following projects: Upper Valley Family Medicine Center (Rigby, Idaho 8,200 SF \$2.8M), Cedar Creek Dental Office (Rigby, Idaho 6,000 SF \$2M), The Arthritis Center (Rigby, Idaho 6,000 SF \$1.8M), The

Villas (Ammon, Idaho 160,000 total SF residential + Infrastructure \$14M), Shakas Flying J (Idaho Falls, Idaho 4000 SF +7 fuel bays \$1.5M).

**Lorraine Mead, PE, DBIA Project Engineer Scheduler, Hill International, Inc.** Lorraine has more than 30 years of experience in project controls and scheduling, estimating, subcontract administration, claims and change order management. She has performed all aspects of project controls including planning, scheduling, forecasting, estimating, wage, and rate analysis. In addition, she has established and maintained construction schedules utilizing Primavera Project Manager and P6. Lorraine recently provided monthly schedule reviews for Spokane's Riverfront Park Pavilion project and is currently doing the same for the Spokane Public Library Bond projects. Lorraine will fill a similar role on the Benton County Justice Center – Juvenile Justice & Sherriff's Office project.

**Patrick McChord, Senior Estimator, 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 estimating oversight for the Benton County Justice Center – Juvenile Justice & Sherriff's Office 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, has demonstrated successful owner's representative services on the following relevant DB projects: GSA's \$43M Foley Courthouse Modernization, the \$20.5M PDB U.S. Pavilion Project; City of Richland's \$18M PDB City Hall, Pre-Bond services for the \$27M SPFD Sportsplex project, City of Richland's \$2.8M PDB Fire Station 74, WSU \$23M Wine Science Center, the \$55M SPFD Spokane Convention Center Completion project, the \$16M Bureau of Indian Affairs K12

Paschal Sherman Indian School, and the \$16M Spokane International Airport's parking garage, where Hill served as the owner's DB PM and was involved in all phases of the projects from DB procurement to project closeout. The team's qualifications and experience and the project organizational chart depict the depth, experience and commitment for successful project completion that will benefit Benton County, its constituents, and the public.

- 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.

Prior to embarking on the RFQ/RFP process, the County will procure legal services from an attorney firm 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.

After searching the Washington State Office of Minority and Women’s Business Enterprises website, we reviewed each firm’s services and determined there are only 11 registered firms that provide support for public construction projects in the entire Tri-Cities area. Only 6 of those provide services that are applicable to the Benton County Justice Center – Juvenile Justice & Sherriff’s Office project. The challenges in Eastern and Central Washington are generally different in nature than those in Western Washington, so our approach for increasing participation of small, women and minority-owned businesses will be in the form of a training workshop to assist such businesses in the process of gaining certification.

We will include a requirement in the RFQ for proposers to describe their past utilization of OMWBE certified business, to be evaluated on a pass/fail basis. The County will send our Advertisement for 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 track and report utilization of minority and women’s business enterprises certified business and veteran certified businesses.

**CAUTION TO APPLICANTS**

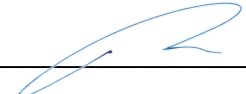
The definition of the project is at the applicant’s discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 to be approved.

**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 the 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.

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 understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the DB process. You also agree that your organization will complete these surveys within the time required by CPARB.

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: 4/20/22 \_\_\_\_\_



# 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**

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

**Project Committee**  
 Will McKay, Commissioner  
 Jacqueline Stam, Superior Court Judge  
 David Wheeler, Interim Admin Juvenile Justice  
 Robert Blain, Dir. of Operations/Capital Programs  
 Matt Rasmussen, Deputy County Administrator

On-Call for All Services

**Matt Walker**  
**Principal-in-Charge**  
**Hill International, Inc.**

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

**Darrin Sweeney**  
**Project Manager**  
**Hill International, Inc.**

D-B RFQ/RFP - 30%  
 Design - 100%  
 Construction - 100%

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

D-B RFQ/RFP - 100%  
 Design - 20%  
 Construction - 20%

**Lorraine Mead**  
**Project Scheduler**  
**Hill International, Inc.**

D-B RFQ/RFP - 10%  
 Design - 10%  
 Construction - 15%

**Patrick McCord**  
**Estimator**  
**Hill International, Inc.**

D-B RFQ/RFP - 10%  
 Design - 10%  
 Construction - 15%

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

D-B RFQ/RFP - 10%  
 Design - 10%  
 Construction - 15%

**ATTACHMENT B  
BENTON COUNTY JUSTICE CENTER PROJECT  
D-B PROJECT APPLICATION**

<b>BENTON COUNTY PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE</b>									
Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
<b>Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience</b>									
<b>Matthew J. Walker AIA, CCM, DBIA</b>	Serves as Principal-in-Charge for the Benton County Justice Center project; 30 years experience in architecture, PM/CM and 14 years of experience with WA State public works alternate construction contract methods	Spokane U.S. Pavilion	\$20.5M, 70K SF	PDB	PM	PM	PM	Jul-19	Oct-19
		Spokane Public Library Bond Projects	\$77M	GC/CM	PM	PM	PM		
		SPFD Sportsplex	\$27M, 100K SF	D-B	PM			Aug-16	Present
		City of Richland, City Hall	\$16M, 44K SF	PDB	PM	PM	PM	May-16	Jul-19
		City of Richland Fire Station #74	\$3.5M, 12K SF	D-B	PM	PM	PM	Mar-14	Jun-15
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	PM	PM	PM	Oct-12	Feb-15
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$45M, 301K SF	D-B	Architect Coordinator	Architect Coordinator	Architect Coordinator	Jul-09	Aug-12
		Wellpinit High/Middle School Modernization	\$17.8M, 54K SF	GC/CM	CM	CM	CM	Apr-10	Oct-12
<b>Darrin Sweeney, DBIA</b>	Serves as the Project Manager for the Benton County Justice Center project, 25 years experience in the construction industry, providing public works program support for traditional and alternate delivery methods. Former experience as a Capital Projects Construction Manager for the City of Richland.	Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	PM	PM	PM	Oct-02	Dec-06
		Richland Public Safety 76	\$12M	PDB	PM			Jun-22	Present
		Boardman Fire Station #81	\$6.5M	PDB		PM	CM	Jul-22	Present
		West Richland Police Station	\$12M	PDB			PM	Jul-22	Present
		Richland Public Safety Facilities 73 & 75	\$9.5M, 22K SF	PDB	PM	PM	PM	2020	Sep-21
		Richland City Hall	\$18M, 44K SF	PDB	PM	PM	PM	2016	Mar-21
		Fire Station #74	\$3.4M, 12K SF	PDB	PM	PM	PM	2014	Jun-16
		Upper Valley Family Medicine Center	10,000 SF	D-B	PM	PM	PM	2009	2010
<b>Becky Blankenship Assoc. AIA, DBIA</b>	Serves as the PDB advisor for the Benton County Justice Center project, 30 years experience in civil engineering, architecture and construction, PM/CM, and providing public works program support for traditional and alternate delivery methods.	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		
<b>Lorraine Mead PE, LEED AP, DBIA</b>	Serves as the Scheduler for the Benton County Justice Center project; 30+ years experience in PM/CM, project controls and scheduling	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
<b>Patrick McCord DBIA</b>	Serves as Senior Estimator for the Benton County Justice Center project; 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

**Benton County - Construction History**  
ATTACHMENT C

BENTON COUNTY PUBLIC WORKS CONSTRUCTION HISTORY													
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	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	Currently Under Const.	\$ 205,000.00	Currently Under Const.	
2	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
3	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.
4	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
5	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.
6	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
7	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.
8	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
9	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
10	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

11	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
12	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
13	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.
14	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
15	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.
16	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
17	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
18	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	

Attachment D - Site Location  
Benton County Justice Center Project

# Juvenile Justice & Benton County Sheriff's Office



Site Locations

