

Benton County, Washington

Fairgrounds Arena Update

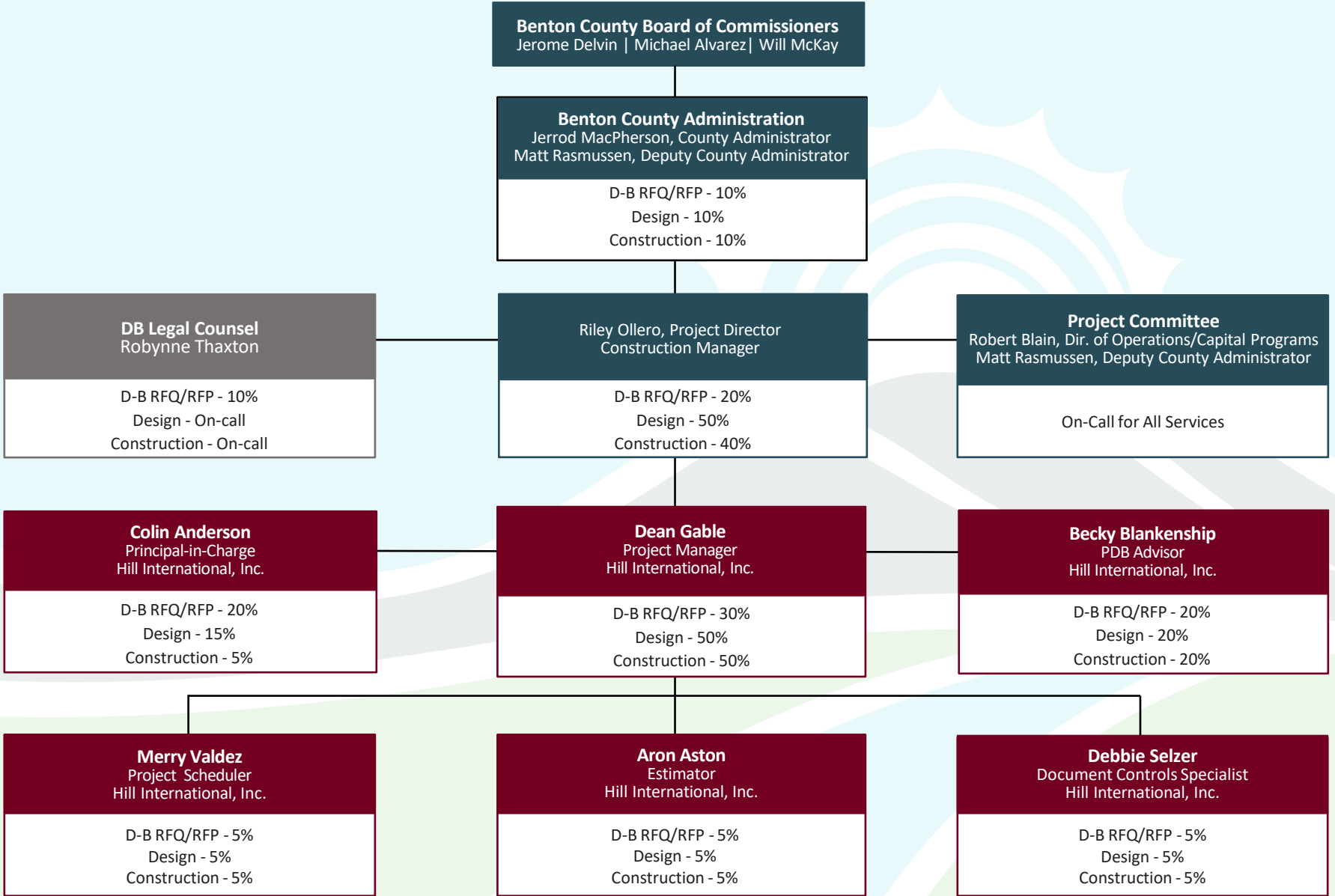
Project Review Committee Presentation





Benton County Project Organization Chart

ATTACHMENT A



Project Overview

Overview

Work will consist of remodeling the current Fairgrounds Arena building and grandstands.

- Increase seating capacity, update restrooms
- Replace existing older and smaller bleachers with grandstand structures in a wrap-around layout
- Allow safe and easier public access to amenities

Phased Project Approach

Will require a high level of coordination between the owner, design team, and contractor to complete the work, as the Fairgrounds property is used year-round to host community/regional events.

Preliminary Site Plan





Project Need

Background

The arena grandstands (Sundown's building) at the Benton County Fairgrounds, were built in 1968.

Project Need

- The current building is outdated and needs upgrading/remodeling.
- Upgrade/remodel to the existing arena building will help Benton County ensure that we can continue to provide the community with a safe and family-friendly event environment.
- Upgrade/remodel to the existing arena grandstands will allow Benton County Fairgrounds to grow our events bringing larger and an increased number of events for the community to enjoy, while also improving the economic impact back to the community.



Preliminary Project Budget

Project Budget	
Costs for professional services (A/E, Legal, etc.)	\$ 675,000
Estimated project construction costs (including construction contingencies)	7, 702,000
Equipment and furnishing costs	225,000
Off-site costs	0
Contract administration costs (owner, CM, etc.)	291,000
Contingencies (design & owner)	327,000
Related costs	0
Sales Tax	802,000
Total	\$ 10,022,000



Preliminary Project Schedule

Project Schedule	
Procure DB Project Management Consultant	Completed
PRC Presentation	26 – Jan – 24
DB RFQ Advertisement	14 – Feb – 24
DB SOQ Due	29 – Feb – 24
Shortlist Finalists	06 – Mar – 24
Issue RFP	10 – Mar – 24
DB Team/Owner Proprietary Meeting	19 – Mar – 24
RFP Due	27 – Mar – 24
DB Team Interviews	03 – Apr – 24
Select DB Team	03 – Apr – 24
Notice to Proceed	01 – May – 24
Validation Phase	May – 24 thru July – 24
Design Phase	Jul – 24 thru Sep – 24
Construction Phase	Sep – 24 thru Aug – 25
Close Out Phase	Aug – 25 thru Dec – 25



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 predesign documents and shortens the overall schedule, while collaboration between the designer and builder in advance eliminates time spent on redesign or claims during construction.
- 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 with projects of similar scope and complexity
- Early Procurement Methodology
- Team organization
- Experience developing GMP collaboratively with Owner
- Shortlist no more than three finalists
- History in soliciting and/or utilizing MWBE subcontractors
- Include draft contract

Request for Proposals

- Management approach specific to the project
- Innovation and problem-solving
- Interactive proprietary meetings
- Statutorily required evaluation factors, MWBE inclusion plan/past performance, tracking
- Price-related factor: Fee
- Industry Standard Honorarium
 - Limited required proposal submittals
 - Consistent with other projects



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

Past Outreach/Inclusion Strategies

- Direct outreach to existing MBE/WBE firms
- 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

MBE/DBE Inclusion Strategy

Search for Certified Businesses: omwbe.wa.gov



DBE/MBE TRACKING BENTON COUNTY

- ACDBE - Airport Concessionaire Disadvantages Business Enterprise
- CBE - Combination Business Enterprise
- DBE - Disadvantaged Business Enterprise
- MBE - Minority Business Enterprise
- MWBE - Minority/Women Business Enterprise
- SBE - Small Business Enterprise
- SEDBE - Socially and Economically Disadvantaged Business Enterprise
- WBE - Women Business Enterprise

Example (can be extended to more than 4)

Contractor	Contractor 1	Contractor 2	Contractor 3	Contractor 4
Certification	MBE	MWBE	DBE	MBE
Location (based)	Pasco	Richland	Spokane	Kennewick
County Project	JJC	CVCR	CVCR	JJC

Able to apply for anything else?				
Qualifies for which program(s)?	MWBE	SBE	***n/a***	***n/a***

Stage of Outreach

1. Email Sent				
2. Response				
3. Informational link sent				
4. Response				
5. Request for help?				
6. Applied				
7. Certified				

Insert chart showing amount of contractors qualified for each program

Insert chart showing amount of contractors who could qualify, but haven't attempted

Insert tracking chart for the Stage of Outreach

Thank You

Questions & Answers

