



Hill International



City of Richland | PRC Presentation  
Project Approval Under RCW 39.10.280



# Richland Design Build History Fire Station #74 2015



- **BUDGET/SCOPE**

- D-B-B Construction estimate w/ 3 bays > \$4.2M
- D-B Construction cost w/ 4 bays = \$3.4M

- **SCHEDULE**

- D-B-B Construction duration - 18 months
  - D-B Project duration - 12 months
- Use DB for future fire stations
  - Met intent of pilot program

# Richland Design Build History City Hall 2019



- **BUDGET/SCOPE**

- Final D-B Construction cost = \$16.1M
- Validation GMP was \$15.8M – increase due to unforeseen environmental conditions and owner added scope

- **SCHEDULE**

- D-B Project duration - 18 months, met original schedule





# Overview



Two new fire stations – single contract

## STATION 73

- Relocated from current site, replaces an end of life facility
- Addresses current and anticipated growth in North Richland
- Improved response time in Northeast area of the City
- Meets the Richland Fire Department's 25-year Fire Station Deployment Model

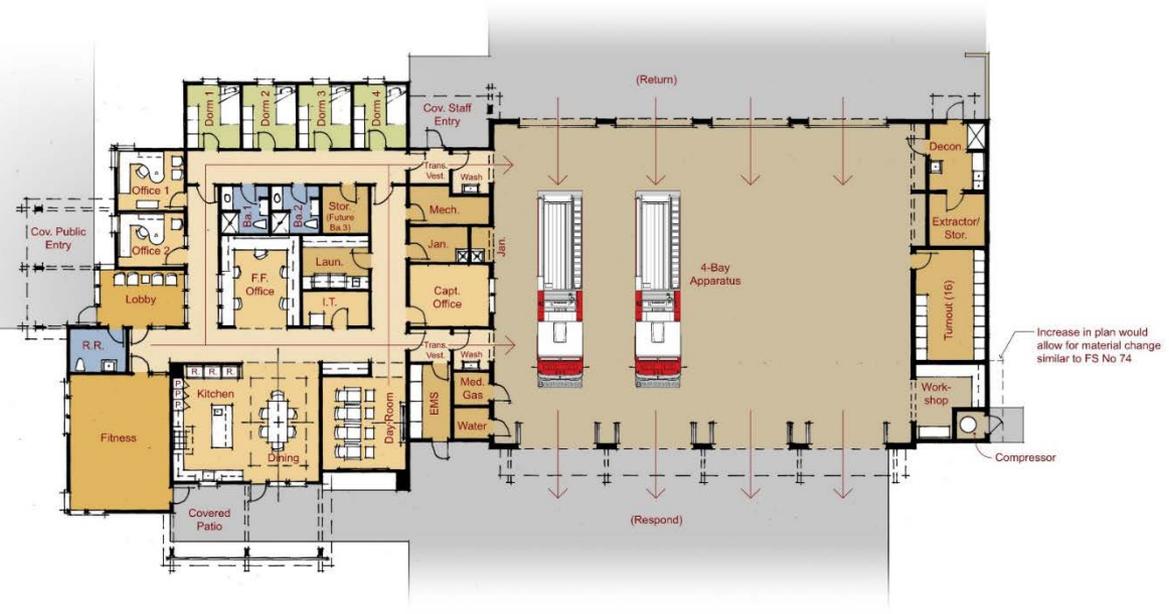
## STATION 75

- Represents the City of Richland's 5<sup>th</sup> Fire Station
- Supports facility deployment model designed to address continued economic growth
- Built in partnership with Pacific Northwest National Laboratory
- Meets the Richland Fire Department's 25-year Fire Station Deployment Model

# Preliminary Site Plan – Station 73



# Preliminary Floor Plan – Station 73



Increase in plan would allow for material change similar to FS No 74.

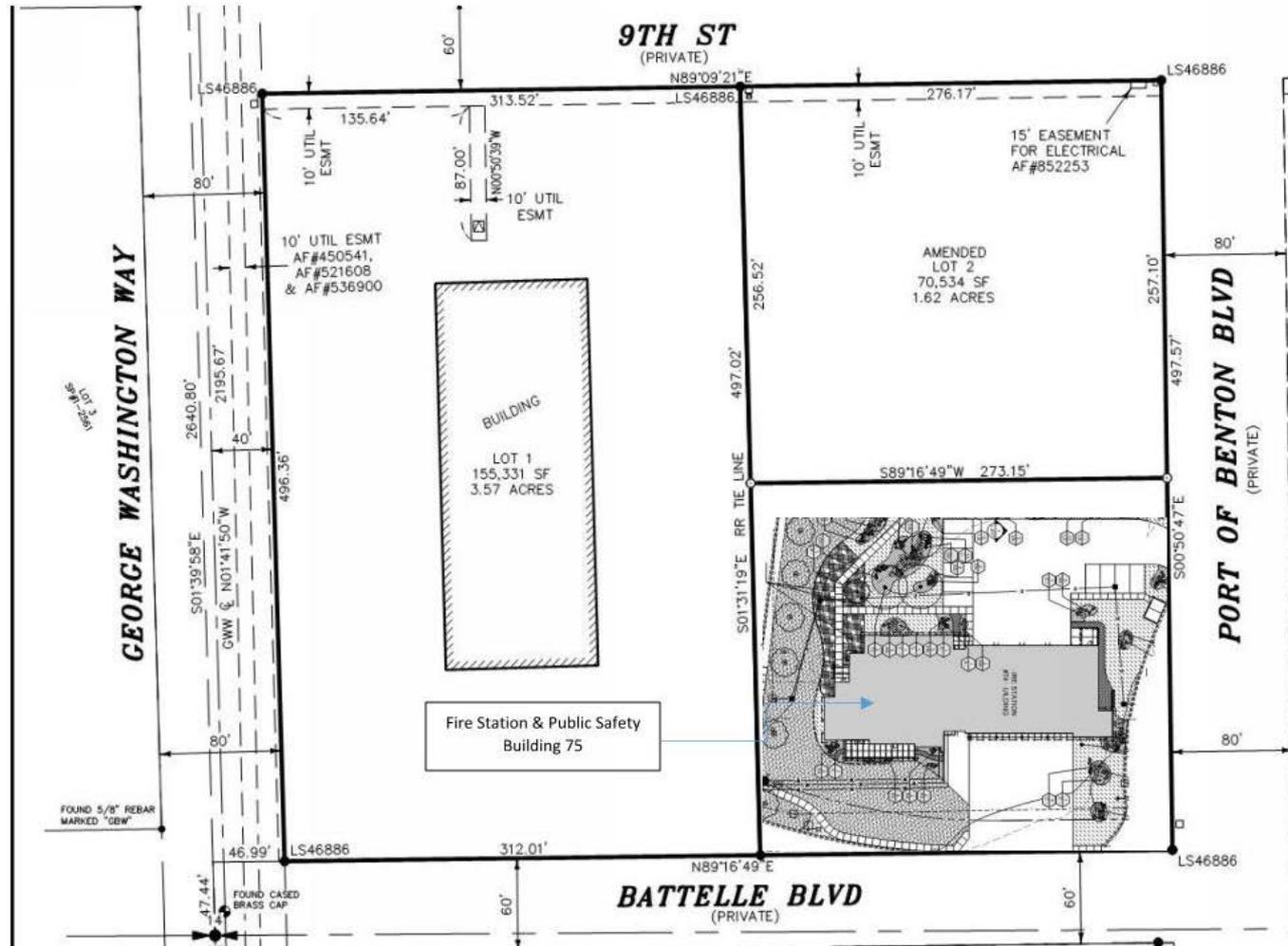
Floorplan - 10,285 sf +/-

A scale bar showing 0, 4, 8, and 16 feet. A north arrow points upwards.

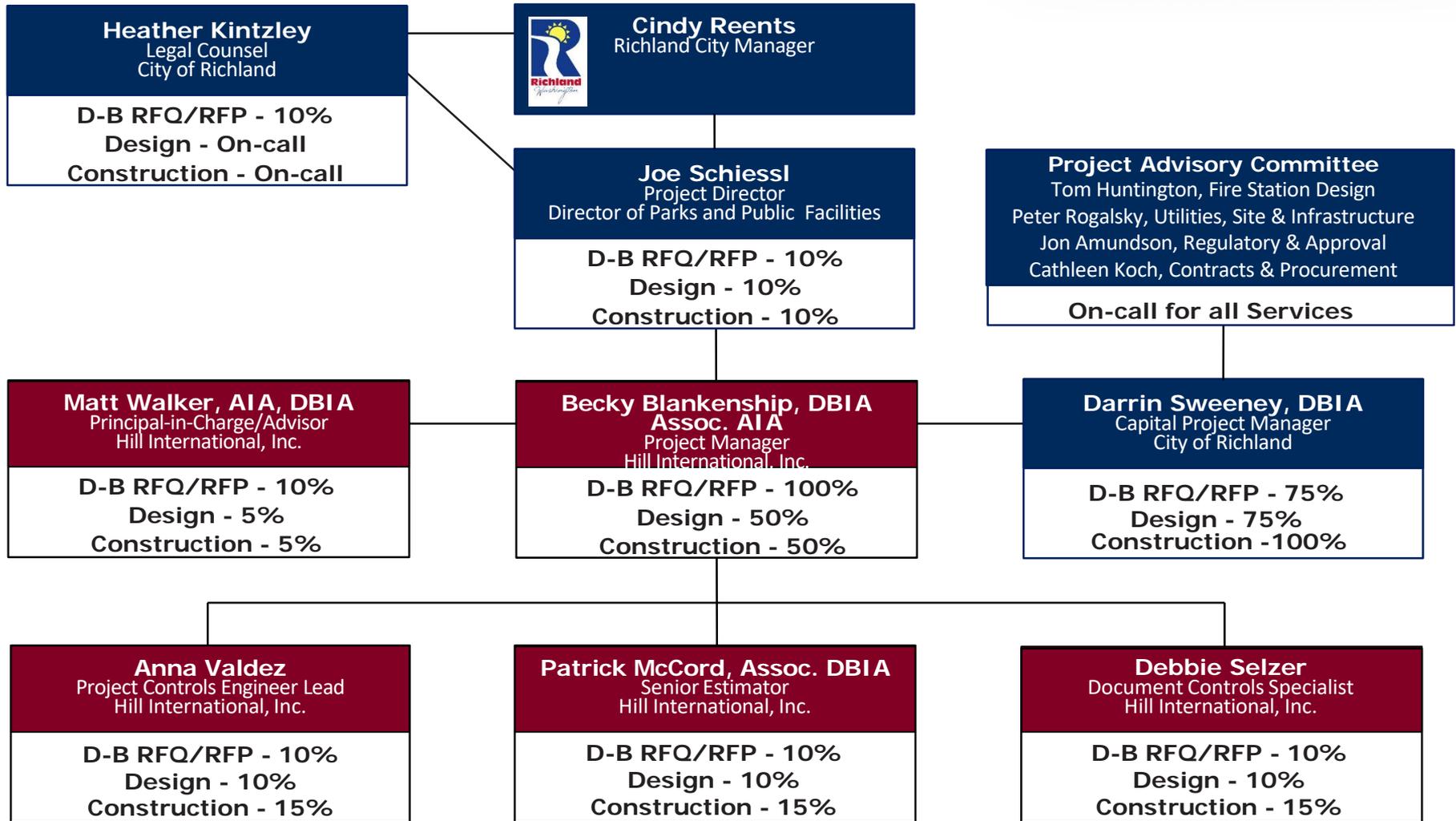
# Preliminary Concept – Station 73



# Preliminary Site Plan – Station 75



# Organizational Chart





# Fire Stations 73 & 75 Preliminary Budget



Professional Services	\$ 775,860
Construction Cost	\$ 6,866,476
Owner FFE	\$ 232,758
Contract Admin/Other	\$ 173,275
City Contingency	\$ 286,761
Other Related Project Expenses	\$ 80,265
WSST	<u>\$ 584,605</u>
Total Project Cost	\$ 9,000,000



# Project Schedule



PRC Presentation	Dec 5, 2019
D-B RFQ Advertisement	Dec 9, 2019
D-B SOQ Due	Jan 7, 2020
Shortlist Finalist	Jan 10, 2020
Issue RFP	Jan 15, 2020
Proprietary Meeting	Jan 23, 2020
Proposal Due	Feb 7, 2020
D-B Team Interviews	Feb 11, 2020
Selection of D-B Team	Feb 14, 2020
Notice to Proceed	Mar, 2020
Design Phase	Mar 2020 thru Nov 2020
AHJ Approval Phase	Jun 2020 thru Sep 2020
Construction Phase	Jul 2020 thru Oct 2021
Close Out Phase	Aug 2021 thru Jan 2022





# Procurement Approach



## RFQ

- Successful experience with projects of similar scope and complexity
- Team organization
- Experience developing GMP collaboratively with Owner
- Shortlist no more than three finalists

## RFP

- Management approach specific to the project
- Innovation and problem solving
- Interactive Proprietary Meeting
- Price related factor: Design Builder's Fee
- \$4,000 - \$6,000 honorarium
- Limited required proposal deliverables
- Consistent with other projects



# Design-Build Agreement



## 1. VALIDATION/GMP DEVELOPMENT PERIOD

- Confirm Owner's budget, quality requirements and desired scope
- Identify opportunities for innovation
- Commercially reasonable examination of site
- Develop Target Budget, Target Schedule, Initial BOD Documents
- Target Value Design (designed to budget)
- Final Basis of Design, Project Schedule, GMP

## 2. GMP AMENDMENT/POST GMP EXECUTION PERIOD

- Contract Amendment – Cost Plus w/guaranteed Maximum Price (DBIA Form 530; also reviewing DBIA Form 544 – PDB Agreement with City of Richland Legal Counsel)
- Complete design
- Construction & close out



# Client Testimonial



“As we look to upcoming fire station projects in the city, I will be a strong advocate for the continued use of Design-Build, under the guidance and leadership of the city’s project team.”

- Tom Huntington, COR Fire Chief



# City Management/City Council Endorsement



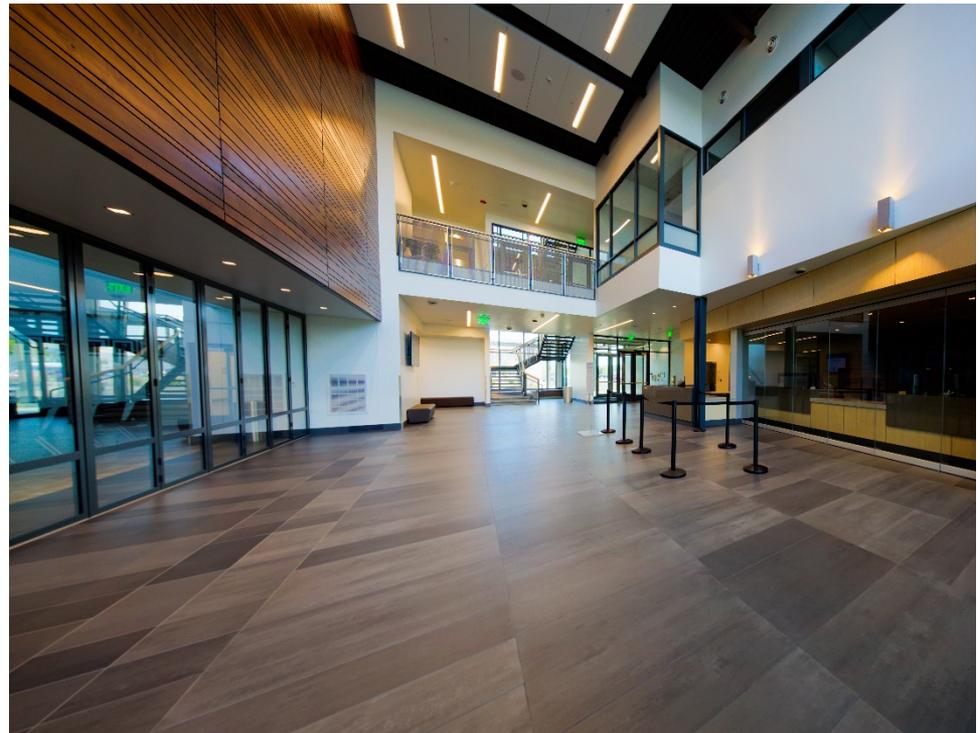


# Design Build Outreach



We have used our experiences on Fire Station 74 and City Hall to reach out to other owners to share how Design Build has benefited our City.

- City of Kennewick
- City of West Richland
- Morrow County
- Portland School District
- Bonneville Power





# Benefits of Design-Build Delivery



## RCW 39.10.300(1)(b) “Greater Innovation or efficiencies between the designer and the builder”

- Collaboration between the City and the Design-Builder to coordinate Station 73 with Bonneville Power, Richland Energy Services, Richland Public Works and WSDOT
- Collaboration between the City and the Design-Builder to coordinate Station 75 with Pacific Northwest National Laboratory and the Port of Benton

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

- Progressive Design-Build is the fastest delivery method, able to secure phased permitting
- Construction work starts prior to design completion, leads to early completion

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

- The budget is limited to fit within the City’s project budget. The Design-Builder will be required to design within that budget.
- The Design-Builder’s involvement in the development of the scope shifts more risk of the performance of the project to the design-build team
- Two stations under a single contract will allow “piggy-backing” of labor crews and subcontractors, reducing overall project cost



# PRC Committee Questions & Responses



1. There are three types of Design Build; Traditional, Progressive and Bridging. Please clarify which type of Design Build you intend to utilize.
  - We will utilize Progressive Design Build for this project. This is the same method we used for our two previous Design Build projects.



# PRC Committee Questions & Responses



2. Without the benefit of more detailed budget information and assuming you have imbedded within your total construction cost a construction contingency in the 5% to 7% range, it appears as though your combined “Owners and Design” contingency is in the range of 4% and 4.2% of total construction cost, your “Building and On-Site” construction costs per square foot are in the range of \$310/SF to \$320/SF of total construction cost, which means your “Building Only” cost per square foot is in the \$290/SF to \$300/SF of total construction cost. Given the “essential facility” nature of both fire stations, which drives more stringent design and building complexities, the overall budget and the contingencies appear to be inadequate. Please clarify the adequacy of the proposed budget regarding the proposed projects.



# PRC Committee Questions & Responses



- The general breakdown of our budget for this project is based on the outcome of the Fire Station 74 Design Build project completed in 2015, with an escalation factor included. That project was also an essential facility and included the same complexities. It should also be noted that upon project completion, there was a small surplus of funds that was returned to the owner by the Design Build team.
- The subsequent City Hall project budget was modeled similarly to that of Fire Station 74, and easily met the City's quality expectations. We have been very intentional in our approach to Target Value Design, and will continue the same for the proposed Fire Station #73 & #75 project. We set our budget, and work together with the Design Build team to design to that value. We recognize and accept that the decisions we make during design could result in reduced square footage of the final facility, but will not sacrifice the essential facility requirements.
- Because we are heavily involved in the design and construction process, we are able to identify potential risks early, thus reducing the amount of contingency budget required. While the budget information we've provided is only an estimate at this point, we are confident that it is sufficient for the needs of this project.



# PRC Committee Questions & Responses



3. Within the last paragraph of Section 4, you describe the benefit of two facilities under one contract – that being your ability to “stagger the schedules to utilize the same crews and subcontractors to work on both stations back to back”. In Attachment C, Proposal Schedule, you show only one schedule titled Fire Stations #73 and #75, indicating both projects are planned to be done concurrently. Please clarify what you intend to do regarding project scheduling. If the direction you intend to go is to stagger or overlap the two projects, then, please clarify the Project Organization Charts people and % of assignment to each project.



# PRC Committee Questions & Responses



- Please see the revised schedule on the next slide with a potential 2-month staggered construction start. We expect DB teams will propose different approaches for staggering projects based on availability of their own forces, as well as how they would approach scheduling of subcontractors. We also recognize it is possible that a DB team may propose to complete both facilities simultaneously.

# PRC Committee Questions & Responses



**CITY OF RICHLAND**  
**FIRESTATIONS #73 & #75**

12/2/19  
1 OF 1

Activity Name	Original Duration	Start	Finish	2020												2021												2022											
				J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S			
Publish Design-Build RFQ	0	09-Dec-19*		Publish Design-Build RFQ																																			
SOQ Period	22	09-Dec-19	07-Jan-20	■ SOQ Period																																			
Shortlist Finalists	2	08-Jan-20	09-Jan-20	Shortlist Finalists																																			
Publish RFP	0	10-Jan-20		◆ Publish RFP																																			
Proposals Due	21	10-Jan-20	07-Feb-20	■ Proposals Due																																			
Proprietary Meetings	0	23-Jan-20*		◆ Proprietary Meetings																																			
Interviews	0	11-Feb-20*		◆ Interviews																																			
D-B Team Selection/Notification	3	12-Feb-20	14-Feb-20	D-B Team Selection/Notification																																			
Negotiate Design-Build Contract	10	17-Feb-20	28-Feb-20	■ Negotiate Design-Build Contract																																			
Design Phase	194	02-Mar-20	26-Nov-20	■ Design Phase																																			
Construction Phase - FS #73	348	30-Jul-20	29-Nov-21	■ Construction Phase - FS #73																																			
Construction Phase - FS #75	348	01-Oct-20	31-Jan-22	■ Construction Phase - FS #75																																			
Closeout #73	60	30-Nov-21	21-Feb-22	■ Closeout #73																																			
Closeout #75	60	01-Feb-22	25-Apr-22	■ Closeout #75																																			

■ Actual Level of Effort    ■ Critical Remainin...  
■ Actual Work                    ◆ Milestone  
■ Remaining Work

## PROPOSAL SCHEDULE





# PRC Committee Questions & Responses



4. In Section 6, City of Richland Darrin Sweeney is proposed as the on-site Project Manager and Hill International Becky Blankenship is proposed as the 3rd Party Project and Construction Manager. Please clarify the difference between the two titles and roles. In addition, the Attachment B Project Organization Chart indicated Becky Blankenship as the primary Project Manager while the individual role descriptions indicate Darrin Sweeney is the Primary Project Manager. Please clarify who is the single point of Project Management responsibility on each project.



# PRC Committee Questions & Responses



- Becky's role as the 3rd Party Project and Construction Manager is considered a higher level of oversight, including review of payment applications and budget estimates, support in preparing and executing any Change Orders, and a general assessment of how the project is being executed within the requirements of RCW 39.10.
- Darrin's role is much more involved, as he will be onsite on a daily basis. He will serve as the City of Richland's Primary Project Manager and single point of Project Management responsibility for each project.



# PRC Committee Questions & Responses



5. In Section 6, the last sentence in the Becky Blankenship sentence is incomplete. Please complete the sentence.
  - The sentence should read: “Becky Blankenship has been a certified Design Build Professional for 7 years.”



# PRC Committee Questions & Responses



6. Referencing Item No. 4 of the Application: It states that the DB team will need to work with Bonneville Power, Richland Energy & Public Works, and WSDOT to relocate utilities and manage easements... how/why is it more beneficial for the project to have the DB team perform these tasks versus The City of Richland (with established easement & permit relationships) in a D-B-B procurement? The sentence should read: “Becky Blankenship has been a certified Design Build Professional for 7 years.”
  - The intent is for both the City of Richland and the DB team to work together in performing these tasks. While the City does indeed have established relationships with these entities, we feel it would be beneficial for the DB team to be directly involved in the coordination so that they have direct knowledge of the agreements made and how they could potentially affect the design.



# PRC Committee Questions & Responses



7. Referencing Item Nos. 4 & 5 of the Application: It states that the DB delivery method will reduce the overall project duration... What is your estimate of time (and/or cost) savings of utilizing DB procurement versus traditional?
- Our estimate of cost and time savings is based on our previous DB projects, particularly Fire Station 74. Based on this historical data, along with current Fire Station engineer estimates provided for neighboring cities, we estimate the potential cost savings to be well above 10 percent. We estimate a time savings of approximately 3 months based on a phased plan review and permitting process.



***Thank you!***

***Questions and Answers***