

State of Washington  
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): **Ben Franklin Transit**
- b) Mailing Address: **1000 Columbia Park Trail, Richland, WA, 99352**
- c) Contact Person Name: **Steve Frazier** Title: **Senior Project Manager**
- d) Phone Number: **509.827.8040** E-mail: **sfrazier@bft.org**

**1. Brief Description of Proposed Project**

- a) Name of Project: **BFT Facilities Maintenance Shop**
- 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.*)

**Facility maintenance staff provide pivotal maintenance and repairs on all BFT buildings, transfer centers, bus stops, shelters, benches, park & ride lots, and irrigation systems as well as perform snow removal and lawn care throughout the transit system. Due to a lack of indoor facility space, equipment is stored outside, and the assembly of shelters, benches, and other maintenance tasks are performed outside. As such, concerns of prolonged exposure to the elements, for both staff and equipment, exist. The original maintenance facility shop has surpassed its useful life, is undersized and currently shares space with other BFT operations such as the vehicle paint booth. A new space is necessary to accommodate the needs of a growing workforce and transit operation.**

**The proposed facilities maintenance shop would provide the facilities maintenance team with a modern space for the manual work needed to maintain the BFT campus and satellite locations, dedicated location for storage of equipment and materials, and office space with dedicated training spaces available to maintain fleet and personnel readiness. The dedicated shop space will expand capabilities, allowing for both mechanical and carpentry work. It is anticipated that the building will include three multi-purpose shop bays as well as office and support spaces. Additional structures are desired for storage and equipment parking. The project is expected to utilize the western most portion of the current campus. This project will create favorable conditions that will ultimately allow BFT to best serve the Tri-Cities area, recruit transit talent, and lay the foundation for well executed and fiscally responsible expansion in the future.**

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

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	<b>\$540,000</b>
Estimated project construction costs ( <i>including construction contingencies</i> ):	<b>\$4,800,000</b>
Equipment and furnishing costs	<b>\$600,000</b>
Off-site costs	<b>\$0</b>
Contract administration costs (owner, cm etc.)	<b>\$370,000</b>
Contingencies (design & owner)	<b>\$500,000</b>
Other related project costs (briefly describe)	<b>\$90,000</b>
Sales Tax	<b>\$425,000</b>
<b>Total</b>	<b>\$7,325,000</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*

The Ben Franklin Transit Board of Directors has planned for \$5.6M to be allocated toward this project between the current and upcoming fiscal years. An amended budget request is planned to increase the allocation to cover the current estimate which includes several added site elements that will further improve parking and traffic flow. These optional improvements will necessarily be managed as betterments until the added funds can be officially allocated.

## 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.

Procure Design-Build Advisor	Complete
Procure Management Consultant	Complete
Application to PRC	June 20, 2025
Anticipated PRC Approval	July 24, 2025
PDB RFQ Released	July 30, 2025
Pre-proposal meeting	August 7, 2025
PDB SOQ Due	August 21, 2025
SOQ Scoring	August 25, 2025
Announce Shortlisted Firms	August 26, 2025
PDB Proprietary Meetings	September 9, 2025
RFP Responses Due	September 16, 2025
RFP Response and Fee Scoring	September 19, 2025
BFT Board Approval of Award	October 9, 2025
Design-Build NTP	October 2025
Validation	October – December 2025
Phase 1 Design and Construction	January 2026 – September 2026

## 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 Facilities Shop Project will be constructed on a previously undeveloped portion of the BFT Operations Campus. The project will require a high level of collaboration between the owner, designer and contractor in order to identify and plan for difficult site conditions such as adjacency with a WSDOT highway interchange, adjacency to the U.S. Army Corps of Engineers Columbia River Levy and high groundwater conditions.

The project will also require a high level of coordination in planning and carrying out construction on the existing operations campus. The campus is operational and active 365 days per year with near constant bus and vehicle traffic. The PDB process will allow for early collaboration and planning to avoid impacts to transit operations during construction.

- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

In addition to the items mentioned in the answer above; the Facilities Shop project will pursue the goal of providing multi-purpose work space that can be utilized for a wide array of activities including auto maintenance, carpentry, steel fabrication, material handling, painting, etc. The project will benefit from greater levels of innovation in order to design and coordinate special equipment in ways that allow for overlapping uses and a more efficient footprint.

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

The BFT Board of Directors and administration staff are motivated to deliver this facility in an expeditious manner. The DB process will provide opportunities to leverage the experience and expertise of the DB team in order to reduce the overall duration of project delivery. BFT hopes to partner with the DB in the following ways:

- The DB will be able to identify critical long lead materials and systems and collaborate on decisions and timing of early procurement activities during design and before construction.
- The DB will be able to engage trade partners early with increased opportunities to delegate design and/or incorporate shop drawings to cut design time and construction phase submittal processes.
- Early collaboration among the full DB team will decrease mistakes and delays during construction.

## 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

BFT will benefit financially by being able to reconcile the project scope with the available budget earlier in the process facilitating early procurement of major building components and built in equipment. This will limit the risk of overruns and reduce the impact of inflationary forces. Additionally, the use of Target Value Design will keep the project within budget and provide opportunities for increased value.

- 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.

The traditional Design-Bid-Build method would require a longer schedule and would reduce the opportunity to engage with an integrated team early in the design process to encourage innovation for a solution that fills the specific needs of BFT in an efficient footprint that improves the overall circulation of the whole campus.

## 6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the DB contracting procedure.

Ben Franklin Transit is an established Washington municipal corporation with a Board of Directors of proven community leaders and staff that has a track record of successful delivery of capital projects.

The BFT Board of Directors is comprised of officials from various City and County governments. Four of the current board members represent entities who have delivered projects under the PDB contracting procedure and they are strong advocates of the process and supportive of pursuing it for this project. Included in this group is the Board Chair Will McKay who is a commissioner with Benton County where he has participated in several PDB processes.

**BFT has selected and hired Wenaha Group to provide comprehensive construction management services on a multi-year task order basis which includes the scope and duration of this project. Wenaha Group has extensive experience in alternative project delivery including GC/CM and PDB methods.**

**Additionally, Wenaha Group has partnered with Progressive Design-Build Consulting, LLC to provide support through PDB procurement and contract management.**

- 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 see Attachment A.**

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

#### **Steve Frazier Senior Project Manager, Ben Franklin Transit**

**Steve Frazier is the Senior Project Manager at Ben Franklin Transit. He holds a bachelor's in Political Science-International Relations from the US Naval Academy in Annapolis, MD, and is a current MBA student at Washington State University. He is also currently a PMP candidate expecting to earn his PMP certification in Summer of 2025. Steve has been the Project Manager for over 10 projects at Ben Franklin Transit in the past 2.5 years, including the construction of Queensgate Transit Center, a \$5.5 million multi-modal Transit Hub in Richland, WA. Steve has also had significant specialized Project and Program Management experience during his time as a Mission Commander and Naval Aviator for nearly 9 years.**

#### **Rob Orvis Director of Contracts & Purchasing, Ben Franklin Transit**

**Rob Orvis, Director of Contracts & Purchasing, Ben Franklin Transit (BFT), has worked at BFT for over 34 years in Contracts & Purchasing. He has a bachelor's degree in business administration from Washington State University. He was part of the BFT team that planned and built the newer Operations building at BFT. Rob was also the lead in the procurement and award for the A & E firm and competitive process for the procurement and award of the construction contract for the administration building & maintenance building improvements. Along, with multiple smaller constructions projects, such as inground vehicle lifts, fueling station, transit centers, etc.**

#### **Kevin Sliger Chief Planning & Development Officer, Ben Franklin Transit**

**Kevin Sliger holds a degree in Urban Planning and Environmental Policy from Western Washington University and serves as Chief Planning & Development Officer at Ben Franklin Transit. Over the past 10 years, he has held planning, project management, and executive roles at BFT. Kevin oversaw the Operations Building and Queensgate Transit Center projects from concept to completion at a Chief Executive level, along with other transit-related projects. Kevin oversees the Planning & Service Development and Project Management Office departments and plays a key role in shaping BFT's Capital Improvement Program and Transit Development Plan. He also supports ongoing efforts to improve the visibility and accessibility of transit facilities across the system.**

Shane Anderson, Director of Facilities and Capital Projects, Ben Franklin Transit

Shane serves as the director of facilities and capital projects for BFT. Shane draws on 25 years of field experience to oversee transit operations, oversee capital initiatives, and ensure the continued expansion and efficiency of the BFT. Shane has a long history and deep-rooted passion for skilled manual and mechanical industries. Shane's extensive experience as an electrical journeyman and carpenter led him to establish a general contracting business. As a GC, Shane quickly earned a reputation for delivering quality work in diverse projects including home renovations, construction of fuel service stations, and large storage facilities.

Will McKay, Chairman of BFT Board of Directors and Benton County Commissioner

Commissioner McKay was elected to the Benton County Board of Commissioners on January 1, 2021, to represent District 3, which includes portions of Kennewick, Patterson, 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 multi-million-dollar projects in residential, commercial, and ag industries. Commissioner McKay has been the General Contractor and/or Construction Manager for the following projects: DermaCare & DermaHealth (Richland, WA, \$11M), Tri-City Orthodontics (Richland, WA, \$8M), Southridge Dental (Kennewick, WA, \$4M), Chuck E Cheese (Kennewick, WA, \$4M), and Hartley Produce (Prosser, WA, \$3.5M), among countless other projects.

Heath Gardner, Assoc. DBIA, Project Executive, Wenaha Group

Heath has more than 25 years of project management experience and has been providing owner's representative consultant services for the last 14 years. Before Wenaha Group, he worked as a contractor including as a partner in a general contracting firm. Heath has experience with alternative project delivery including, PDB Pasco Public Facilities District Aquatics Facility \$46M; PDB Ellensburg Fieldhouse \$25M; GC/CM Walla Walla High School \$63M; PDB East Umatilla Fire and Rescue \$5.6M; CMGC Hermiston Bond Projects \$60M; and CMGC Sherman County Courthouse \$9M. Heath also experienced many CM at risk projects as a contractor and early in his career two Design-Build projects; Weyerhaeuser Corporate Aircraft Hanger; and a private commercial bank. Heath has a reputation for managing collaborative teams in order to accomplish difficult projects and ensuring shared success among team members.

Jake Hartwig, Assoc. DBIA, Project Manager, Wenaha Group

Jake will serve as the project manager for the entire length of the project. Jake has extensive design and construction administration background for both public and private projects in Washington, Oregon, and the southwest. Jake has acted as an architectural project manager leading designs, procurement, and construction administration for public projects that have included Progressive Design build, GC/CM, and traditional procurement projects. These projects include PDB Pasco Public Facilities District Aquatics Facility \$46M; PDB Ellensburg Fieldhouse \$25M; Design-Build East Umatilla Fire and Rescue valued at \$5.6M, GC/CM Walla Walla High School \$63M, DBB Harrah K-8 \$30M, DBB Cashmere Addition and Modernization \$32M and DBB East Valley High School \$44M. Jake has been in the architectural industry for over 30 years serving various roles including as an educator.

**Robynne Thaxton JD, FDBIA, Thaxton Parkinson, PLLC**

Robynne is providing progressive design-build consulting services on the project and is one of the leading experts in construction law and alternative procurement both in Washington State and on a national basis. Robynne has served on the Washington State Capitol Projects Advisory Review Board since 2019. In addition, she served on the National Design Build Institute of America Board of Directors from 2010 – 2016 and was named to the inaugural class of DBIA Designated Fellows. She is the past Chair of the DBIA National Progressive Design-Build Committee, which is responsible for drafting the DBIA Best Practices documents for progressive design-build, and the former chair of the DBIA National Education Committee as well as the Legal and Legislation Committee, where she was instrumental in drafting and revising the DBIA form contracts and subcontracts. She is the 2021 recipient of the DBIA Distinguished Leadership Award. She is also a frequent lecturer for universities and industry organizations. Robynne has developed a specific expertise in the area of progressive design-build and is one of only a few approved instructors for DBIA's Progressive Design-Build Best Practices class. Robynne has been substantively involved with over 50 progressive design-build projects with project values in excess of \$20 billion. See also the information in the attachment.

- 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 see 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 see section 6, bullet 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.

**Ben Franklin Transit (BFT) has selected Wenaha Group as project manager. Wenaha Group has completed two recent projects for BFT and they are expected to represent BFT for the life of this project. Funds to cover the cost of Wenaha Group's contract are available to be expended from the project budget.**

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

**Wenaha Group – As previously stated, BFT has contracted with Wenaha Group to provide comprehensive project management and owner's representative services. As BFT's on-call project manager, they have an established partnership with BFT staff which will aid in the efficient implementation of new procedures specific to PDB delivery. Wenaha Group has a reputation for successful projects utilizing alternative project delivery methods including GC/CM (Washington), CMGC (Oregon), CMAR and Progressive Design-Build methods. Their experience applying these methods to projects under different authorities for both private and public clients has given them the expertise to maximize the value of an integrated team and benefit the Ben Franklin Transit board of directors, staff, and any other interested parties. In addition to the experience represented in other portions of this application, the BFT team will have access to the full breadth of knowledge held by more than 30 Wenaha project managers with diverse backgrounds and experiences.**



Robynne Thaxton of Progressive Design-Build Consulting, LLC will be supporting Wenaha and BFT as well. Robynne has advised owners on over 50 PDB projects with a total project value in excess of \$20 billion. Representative clients include: The cities of Seattle, Tacoma, Spokane, Portland, Richland, Wenatchee, Pasco, and Washougal, WSDOT, King, Spokane, and Benton Counties, Sound Transit, Austin Transit, Energy Northwest, Western Washington University, Bonneville Power Administration, Grant County PUD, and the Toronto Transit Commission.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

#### Decision Making:

Public agencies must be prepared prior to implementing an alternative delivery method, particularly with respect to how decisions will be made. Wenaha Group is working with BFT to establish an effective decision-making authority strategy for this project so that BFT can make timely, well-informed decisions. For this project, Senior Project Manager Steve Frazier has been designated to represent BFT and provide a single point of contact to provide responsive decision making within the scope of board established priorities. He has been given broad authority to facilitate ground level decision making on a day-to-day basis. Wenaha will coordinate and communicate decisions and directives in accordance with the established executive management register.

Wenaha Group will meet regularly with Steve Frazier and BFT staff to discuss project status, communicate risks and advise on mitigation strategies and key decisions. Wenaha Group and Progressive Design-Build Consulting will also assist in training BFT staff in progressive design-build and making regular presentations to Executive Management, Board of Directors, and staff regarding project progress, schedule, budget, risks, and opportunities.

#### Communications:

Wenaha Group and BFT will partner to establish clear lines of communication which will serve to keep all stake holders informed. A variety of tools and methods will be used to encourage collaboration among the team while ensuring proper authority for decisions. The Design-Build team will work collaboratively with BFT and Wenaha to incorporate the needs of BFT and the input from the BFT stakeholders into the design within the established budget.

#### Budget:

Wenaha Group will track project finances in concert with the Ben Franklin Transit staff. A budget update and financial report will be provided regularly to Steve Frazier and the BFT Board of Directors. These updates will include an accounting of contingency usage and an assessment of identified financial risks. The Design-Builder will be required to utilize Target Value delivery/design budget techniques which require robust early communication regarding the impact of the design on the budget and designing to the established budget.

#### Schedule:

The schedule for the project will be communicated in the PDB RFQ/P documents and verified by the DB during the PDB validation process. The DB will be required to provide regular updates to Ben Franklin Transit on schedule status, trends, risks, and opportunities.

- A brief description of your planned DB procurement process.

The procurement process will be compliant with RCW 39.10 and will include a Request for Qualifications and Request for Proposals. Robynne Thaxton will draft the procurement

documents and facilitate the selection process, using similar forms to many previous progressive design-build procurements. The selection process will be focused on the teams' and individuals' qualifications and experience as well as their plan to accomplish the project. The procurement will have a limited price factor and will require the teams to demonstrate their experience with utilization of small, minority, women, or veteran-owned businesses in the qualifications phase and their inclusion plan for small, minority, women, or veteran-owned businesses in their management proposals.

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

Working with BFT's outside counsel, Robynne Thaxton will draft procurement and contract documents that have been used many times in the State of Washington on projects governed by RCW 39.10 and are fully vetted by the industry. Robynne is a national expert in developing progressive design-build procurement and contract documents.

**7. Owner Readiness** *(to be answered by the Owner)*

- a) What have you done as an Owner to prepare yourself and your staff for this DB project?
- i. How have you communicated with other public owners to understand the organizational alignment and administrative time needed to manage an alternative delivery project?

As stated previously, the current BFT Board of Directors contains four leaders from local government entities which have all recently utilized PDB delivery. BFT administrators and capital project staff have reached out to their counterparts in these organizations to find out how PDB has worked for them and ask for lessons learned. Additionally, BFT staff have reached out to other organizations that are not represented on their board such as the Pasco Public Facilities District who are currently under construction under PDB delivery.

- ii. What training have you as an Owner and your staff taken?

BFT facilities and operations staff have taken online Webinars through the DBIA that were recommended by Wenaha Group. Key members of the BFT staff have also reviewed DBIA best practices as well as the Capital Project Advisory Review Board's Design-Build Best Practices Guidelines. Additionally, BFT has included budget for additional training that will be conducted by Wenaha Group and Progressive Design-Build Consulting. Robynne Thaxton of Progressive Design-Build Consulting developed and has taught the DBIA Progressive Design-Build Best Practices class since 2018.

- iii. How have you considered the differences in alternative delivery vs Design Bid Build with regards to contract requirements around risk allocation, attitudes towards contract changes, disputes, etc.?

Ben Franklin Transit has determined that the PDB alternative delivery method is the best path forward on this project. It allows BFT to collaborate with the DB team to establish goals and expectations. BFT believes that the increased transparency and collaboration will allow for better alignment between the project and BFT's operational planning. We also hope to create efficiencies with our unique capital funding processes and the varying requirements of funding sources. BFT believes that the schedule and budget for the project will be more effectively controlled through collaboration and will result in more efficient planning and use of funds as we seek to maximize value within the established budget. The experience of our Owner's Representative team will help us to manage risks and disputes during the project.



- b) How does your organization ensure that knowledge is passed down to your staff and project team?

**BFT has instituted a regular meeting between the CEO, capital project staff and Wenaha Group for all projects to review monthly project reports and discuss challenges and opportunities as well as lessons learned. The project reports are also presented at regular Board meetings. Decisions or directives from the Board or BFT administrative staff are communicated to the project teams through the assigned BFT project manager who has responsibility for monitoring the project and for obtaining Board authority at identified project check points or for key decision making.**

- c) How have you familiarized yourself and your staff with DB Best Practices?

**As detailed above, BFT staff have reached out to other organizations in the area who have utilized the method, have sought training through webinars and presentations, reviewed written materials from DBIA and other sources and have contracted with a well qualified owner's representative through a task-order that includes additional training in DB best practices. Further, Robynne Thaxton chaired the committee that developed DBIA's Universal Best Practices, was the primary author of DBIA's Progressive Design-Build Deeper Dive, has taught the DBIA Contracts and Risk Management Course since 2005, and is a DBIA Fellow. She is deeply involved with developing, teaching, and implementing design-build best practices.**

**8. 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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

**Please see Attachment C.**

**9. 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*

**See Attachment D.**

**10. Resolution of Audit Findings on Previous Public Works Projects**

If your organization had audit findings on any project identified in your response to Question 8 please specify the project, briefly state those findings, and describe how your organization resolved them.

**BFT has no audit findings.**

## 11. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation. Please include past performance inclusion goals (%) and actual utilization (\$).

Ben Franklin Transit is committed to working with the selected design-builder to encourage small, women, minority, and veteran owned businesses to propose on the project. BFT has already hired Wenaha Group, a Native owned firm, as its owner's consultant, and sub-consultant Progressive Design-Build Consulting, LLC, a certified WBE, to assist with the project. Design-Build teams will be evaluated on both their past experience with utilization of small, women, minority, and veteran owned businesses as well as their inclusion plans. In the project inclusion plans, BFT will be looking for creative and specific plans that demonstrate a commitment of the design-build teams to not only reach out but also support these businesses, including training, mentorship, creative subcontract packaging, and favorable subcontract provisions. Ben Franklin Transit (BFT) has established a Disadvantage Business Enterprise (DBE) program in accordance with regulations of the U.S. Department of Transportation (DOT), 49 CFR Part 26. BFT has received Federal financial assistance from the DOT, and as a condition of receiving this assistance, BFT has signed an assurance that it will comply with 49CFR Part 26.

BFT will expect design-build firms to reach out to businesses that have not yet been certified and provide support in obtaining certification. BFT will require robust tracking and reporting of inclusion plans and successes and require reporting using OMWBE's newest Design-Build Reporting Form.

### 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) Steven Frazier (public body personnel)

Title: Senior Project Manager -  
Ben Franklin Transit

Date: 19June2025



**BEN FRANKLIN  
TRANSIT**

### Board of Directors

Board Chair: Will McKay

#### **Keving Sliger**

Chief Planning & Development Officer

Procurement – 10%

Design – 10%

Construction – 10%

#### **Steve Frazier**

Senior Project Manager

Procurement – 30%

Design – 50%

Construction – 50%

#### **Rob Orvis**

Director of Contracts & Purchasing

Procurement – 15%

Design – 10%

Construction – 10%

#### **Shane Anderson**

Director of Facilities & Capitol Projects

Procurement – 20%

Design – 30%

Construction – 20%

#### **BFT Legal Counsel**

Roach & Bishop, LLP

Jeremy Bishop



**WENAHA  
GROUP**

#### **Heath Gardner**

Project Executive

Wenaha Group

Procurement - 30%

Design - 20%

Construction - 15%

#### **Jake Hartwig**

Project Manager

Wenaha Group

Procurement - 10%

Design - 30%

Construction - 30%

#### **Robynne Thaxton**

Design Build Advisor

Progressive Design-Build Consulting, PLLC

Procurement - 15%

Design - As Needed

Construction - As Needed



Progressive Design-Build Team

## Attachment B

## Ben Franklin Transit Project Management Team Alternative Contract Experience

					Role during Project Phases		
Name	Summary of Experience	Project Names	Project Size	Project Type	Planning	Design	Construct
Will McKay Recent/Relevant Project Alternate Contract Delivery Experience							
Will McKay, Board of Directors, Chair, Ben Franklin Transit; Benton County Commissioner	Will has over 12 years in general contracting, construction management, and project management.	Fairgrounds Arena Update	\$10M	PDB	Commissioner	Commissioner	Commissioner
		Justice Center HVAC Upgrades	\$10.4M	PDB	Commissioner	Commissioner	Commissioner
		Three Rivers Behavioral Health Recovery Center	\$16.5M	PDB	Commissioner	Commissioner	Commissioner
		Benton Co. Justice Center - Juvenile Justice & Sheriff's Office	\$35M	PDB	Commissioner	Commissioner	Commissioner
		DermaCare/DermaHealth Building	\$11M	DBB			PM
		Tri-City Orthodontics	\$8M	DBB			PM
		Southridge Dental	\$4M	DBB			PM
		Chuck-E-Cheese	\$4M	DBB			PM
		Hartley Produce	\$3.5M	DBB			PM
Steve Frazier Recent/Relevant Project Alternate Contract Delivery Experience							
Steve Frazier, Senior Project Manager, Ben Franklin Transit	Steve has 9 years in specilized project and program management positions with the Navy, and has been a Project manager with BFT for 3 years, over-seeing numerous projects.	Queensgate Transit Center	\$5M	DBB	PM	PM	PM
		Chassis Wash/Lift Replacement	\$5M	DBB	PM	PM	PM
		Bus Wash Renovation	\$2M	DBB	PM	PM	PM
		Paint Booth	\$1M	DBB	PM	PM	PM
Shane Anderson Recent/Relevant Project Alternate Contract Delivery Experience							
Shane Anderson, Director of Facilities Maintenance, Ben Franklin Transit	Shane has over 25 years in the construction industry serving in numerous roles and positions.	Instilation of new underground Eco 60 lift	\$5M	DBB	PM	PM	PM
		Maintenance building HVAC replacement	\$7M	DBB	PM	PM	PM
		Construction of new operations building	\$13M	DBB	PM	PM	PM
		Queensgate transit center	\$5M	DBB	PM	PM	PM
		Knight Street transit center	\$1.3M	DBB	PM	PM	PM
		Groundwater diversion project	\$5M	DBB	PM	PM	PM
		Paint Booth	\$2M	DBB	PM	PM	PM
		Bush wash	\$1M	DBB	PM	PM	PM
Rob Orvis Recent/Relevant Project Alternate Contract Delivery Experience							
Rob Orvis, Procurement Manager, Ben Franklin Transit	Rob has 34 years in public work projects funded by local, state, and federal transit administration projects.	Ben Franklin Transit Operations Building	\$13M	DBB	Director of Contracts & Purchasing		
		Ben Franklin Transit Queensgate Transit Hub	\$5M	DBB			
		MOA Groundwater Diversion Project Phase 1	\$176,103	DBB			
		MOA Groundwater Diversion Project Phase 2	\$297,463	DBB			
		Knight Street transit Center Renovation	\$1.3M	DBB			
		Bus Stop & Transit Shelters Improvemtns	\$5.9M	DBB			
		Bus Stop Improvements	\$900,000	DBB			
		MOA New Administration Building & Upgrade Maintenance Building	\$6.2M	DBB			
Kevin Slinger Recent/Relevant Project Alternate Contract Delivery Experience							
Kevin Slinger, Chief Planning and Development Officer, Ben Franklin Transit	Kevin has 10 years in planning, project management, and executive roles.	Queensgate Transit Center	\$5M	DBB	CPDO	CPDO	CPDO
		Chassis Wash/Lift Replacement	\$0.5M	DBB	CPDO	CPDO	CPDO
		Bus Wash Renovation	\$2M	DBB	CPDO	CPDO	CPDO
		Paint Booth	\$1M	DBB	CPDO	CPDO	CPDO
Heath Gardner Recent/Relevant Project Alternate Contract Delivery Experience							
Heath Gardner, Project Executive, Wenaha Group	Heath has 25 years of construction management experience, working in roles including general contractor and owner's rep.	Ellensburg Fieldhouse	\$25M	PDB	Proj. Exec		
		Pasco Public Facilities District Aquatics Facility	\$46M	PDB	Proj. Exec	Proj. Exec	Proj. Exec
		Walla Walla High School Modernization	\$68M	GC/CM	Proj. Exec	Proj. Exec	Proj. Exec
		East Umatilla Fire and Rescue New Fire Station	\$5.6M	PDB			Proj. Exec
		Boardman Pool and Recreation Center	\$12M	CM/GC	Sr. PM		
		Sherman County Courthouse	\$9M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		City of Milton-Freewater Police Station	\$8.4M	DBB			Sr. PM
		Hermiston School District Wide Projects	\$10M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		Armand Larive Middle School	\$20M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		West Park Elementary School	\$15M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		Sunset Elementary School	\$15M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		Kennewick High School	\$98M	DBB			Sr. PM
		A. C. Davis High School	\$97M	DBB	Sr. PM	Sr. PM	Sr. PM
		Grandview High School	\$55M	DBB		Sr. PM	Sr. PM
		Ben Franklin Transit Operations Building	\$9.9M	DBB			Sr. PM
		Ben Franklin Transit Queensgate Transit Hub	\$3.1M	DBB			Sr. PM

Jake Hartwig Recent/Relevant Project Alternate Contract Delivery Experience							
Jake Hartwig, Project Manager, Wenaha Group	Jake has 34 years experience as designer, project manager, and owner's rep.	Ellensburg Fieldhouse	\$25M	PDB	PM		
		Pasco Public Facilities District Aquatics Facility	\$46M	PDB	PM	PM	PM
		Walla Walla High School Modernization	\$68M	GC/CM			PM
		East Umatilla Fire and Rescue New Fire Station	\$5.6M	PDB	PM	PM	PM
		City of Milton-Freewater Police Station	\$8.4M	DBB			PM
		Ben Franklin Transit Operations Building	\$9.9M	DBB			PM
		Mt. Adams Harrah K-8 School	\$30M	DBB	PM	PM	PM
		Cashmere High School Addition and Remodel	\$32M	DBB			PM
		Green Valley Recreation Center	\$3M	DBB		PM	PM
		East Valley School District EV Central Middle School Addition	\$12M	DBB	PM	PM	PM
		East Valley Addition and Modernization	\$44M	DBB	PM	PM	
		Robynne Thaxton Recent/Relevant Project Alternate Contract Delivery Experience					
Robynne Thaxton, JD, FDBIA, Design-Build Advisor	Robynne Thaxton has advised owners on over 50 PDB projects with a total project value in excess of \$20 billion. Representative clients include: The cities of Spokane, Portland, Richland, Wenachee, Pasco and Spokane Valley, WSDOT, the State of Washington, Western Washington University, University of California San Diego, Bonneville Power Administration, Grant County PUD, and the Toronto Transit Commission.	Toronto Transit Commission, Bloor-Yonge Subway Expansion	\$2B	PDB	Consultant	As Needed	As Needed
		King County Harborview Project	\$1.7B	PDB	Consultant	n/a	n/a
		Energy Northwest Small Modular Reactor	\$4B	PDB	Consultant	As Needed	As Needed
		City of Washougal 32nd St. RR Crossing	\$75M	PDB	Consultant	As Needed	As Needed
		WSDOT SR 167 Stage 2B PDB	\$600M	PDB	Consultant	As Needed	As Needed
		Austin Transit	\$6B	PDB	Consultant	As Needed	As Needed
		New York City Public Housing Preservation Trust Rennovations	\$600M	PDB	Consultant	As Needed	As Needed
		City of Winachee Confluence Parkway Project	\$180M	PDB	Consultant	As Needed	As Needed
		Wenachee Valley YMCA	\$28M	PDB	Consultant	As Needed	As Needed
		Spokane County Operations Center	\$20	PDB	Attorney/Consultant	As Needed	As Needed
		City of Spokane Valley City Hall Renovation	\$13M	PDB	Attorney/Consultant	As Needed	As Needed
		Kedren Health Care	\$200M	PDB	Consultant	As Needed	As Needed
		Grant PUD Power Delivery Facility	\$100M	PDB	Attorney/Consultant	As Needed	As Needed
		Benton County Justice Center	\$35M	PDB	Attorney/Consultant	As Needed	As Needed
		Benton County Three Rivers Behavioral Counseling	\$16.5M	PDB	Attorney/Consultant	As Needed	As Needed
		Western Washington University, Coast Salish House of Healing	\$3.5M	PDB	Consultant	As Needed	As Needed
		Blue Mountain Community College, Farm II Project	\$11M	PDB	Consultant	As Needed	As Needed
		Haines Borough, AK, Lutak Dock Replacement	\$25M	PDB	Consultant	As Needed	As Needed
		WSDOT US101/SR 109 Fish Barriers Project	\$190M	PDB	Consultant	As Needed	As Needed
		City of Pasco, Zone 3 Water Storage Facility	\$29M	PDB	Consultant	As Needed	As Needed
		Boneville Power Administration Second Capacity Model	\$500M	PDB	Consultant	As Needed	As Needed
		Boneville Power Administration Ross Complex	\$700M	PDB	Consultant	As Needed	As Needed
		University of California, San Diego Triton Pavillion Project	\$250M	PDB	Consultant	As Needed	As Needed
		East County Advanced Water Purification Project	\$400M	PDB	Consultant	As Needed	As Needed
		City of West Richland Police Station	\$12M	PDB	Consultant	As Needed	As Needed
		City of Richland Fire Station/Public Safety 73 & 75	\$9M	PDB	Consultant	As Needed	As Needed
		City of Tacoma Cushman Re-wind	\$30M	DB	Consultant	As Needed	As Needed
		City of Tacoma Alder Re-wind	\$4M	DB	Consultant	As Needed	As Needed
		Morrow County, OR Administration Building	\$8M	PDB	Consultant	As Needed	As Needed
		City of Bothell Fire Stations 42 & 45	\$35M	PDB	Consultant	As Needed	As Needed
		Western Washington University New Residence Hall Project	\$65M	PDB	Consultant	As Needed	As Needed
		Western Washington University Acedemic Support Services Project	\$10M	PDB	Consultant	As Needed	As Needed
		Seattle City Light Cedar Falls Project	\$13M	DB	Consultant	As Needed	As Needed
		Seattle City Light Boundary Dam Re-wind Project	\$40M	DB	Consultant	As Needed	As Needed
		Okanogan County PUD Enloe Dam Project	\$40M	PDB	Consultant	As Needed	As Needed
		SeaTac International Arrivals Facility	\$700M	PDB	Consultant	As Needed	As Needed
		SeaTac Auxiliary Utility Facility	\$28M	System Procurement	Consultant	As Needed	As Needed
		SeaTac Concourse D Hardstand	\$30M	DB	Consultant	As Needed	As Needed
		City of Spokane Post Street Bridge	\$11M	PDB	Consultant	As Needed	As Needed
		City of Spokane Riverfront Pavillion	\$19M	PDB	Consultant	As Needed	As Needed
		Grant County Load Growth Project	\$40M	PDB	Consultant	As Needed	As Needed
		Grant County PUD Substation Reliability Project	\$27M	PDB	Consultant	As Needed	As Needed
		City of Richland Town Hall Project	\$12.5M	PDB	Consultant	As Needed	As Needed
		City of Richland Fire Station #74	\$3.2M	PDB	Consultant	As Needed	As Needed
		LosAngeles County Correctional Treatment Facility	\$1.2B	DB	Consultant	As Needed	As Needed

		City of Portland, Portland Building	\$100M	PDB	Consultant	As Needed	As Needed
Project Chart Key							
Proj. Exec		Project Executive					
Sr. PM		Senior Project Manager					
PM		Project Manager					

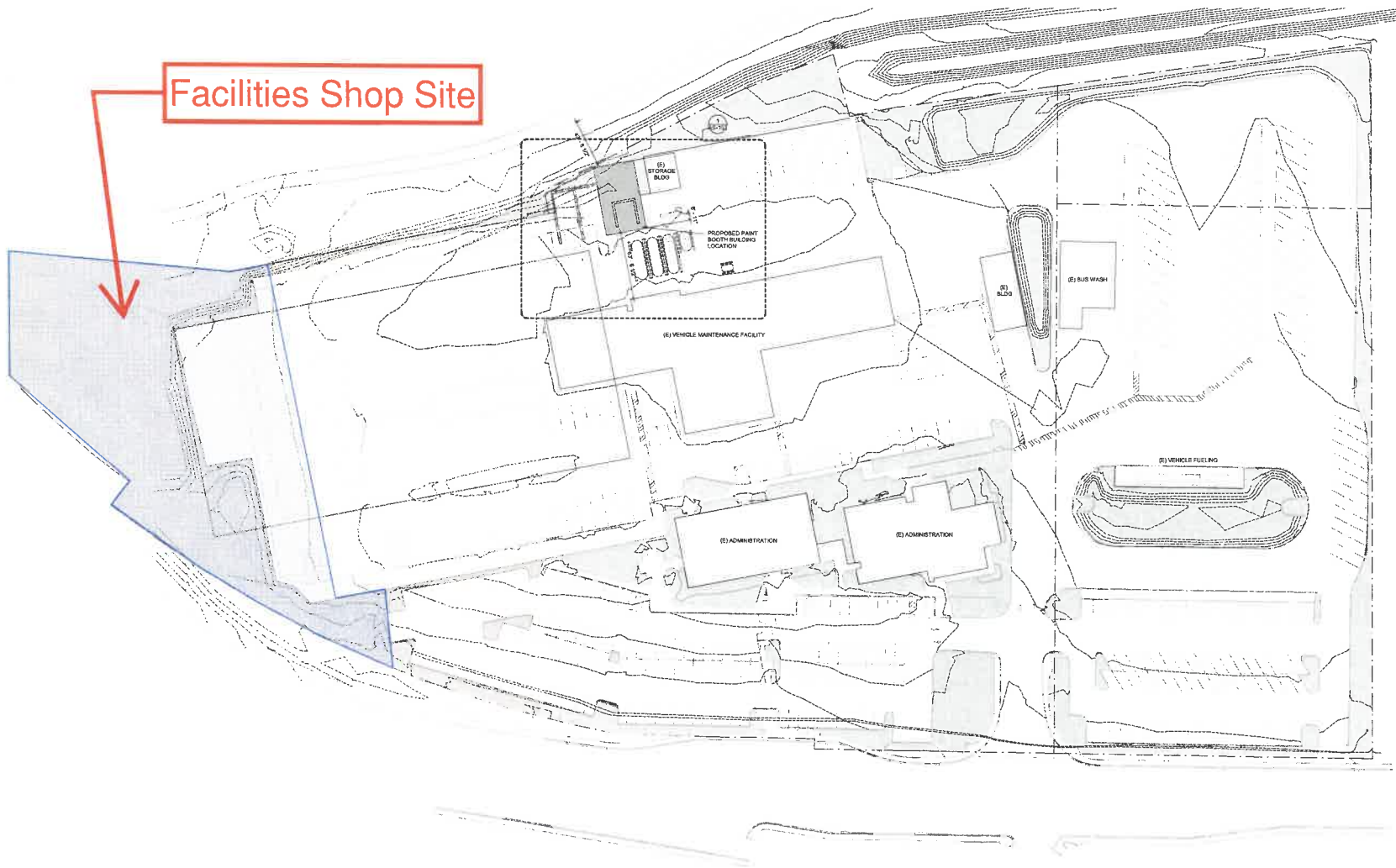




**Attachment C  
BFT Construction History**

Ben Franklin Transit 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	Knight Street Transit Center Renovation	Pavement repairs, ADA improvements, and electrical upgrades.	\$1M	Design Bid Build	RH2	GAME	2022	2024	2019	2020	\$1,318,028	\$1,057,359	None (completed under budget).
2	Operations Building Construction	Construction of a new Operations Building.	\$13M	Design Bid Build	TCF	Fowler	2023	2024	2023	2024	\$11,839,822	\$11,534,974	None
3	Queensgate Transit Hub Construction	New transit hub with enhanced connectivity in Richland.	\$5M	Design Bid Build	KPFF	GAME	2018	2023	2023	2024	\$3,844,000 (construction only)	\$3,149,450 (bid price), Final TBD	None (under budget).
4	Chassis Wash and Lift Replacement	Replacement of the chassis wash system and vehicle lift to improve efficiency and reduce long-term operating costs.		Design Bid Build	ALSC	PEAK	2021	2021	2023	2024	Within approved capital budget (exact not specified)	Slightly over budget but within approved capital budget	Permit and coordination delays
5	Bus Stop and Transit Center Shelters	Procurement and installation of up to 500 bus stop and transit center shelters.	\$5.9M	Design Bid Build	KPFF	ESF	2020	2022	2018	ongoing	\$5,950,000	TBD	Minor budget exceedance not exceeding allocated capital authority.
6	Bus Stop Concrete Pad Construction	On-call contract to install ADA-compliant bus stop pads.	\$900,000	Design Bid Build	KPFF	ESF	2020	2022	2021	2021	\$900,000	Under budget	None reported; phased procurement
7	On-Call Bus Stop Pad Construction & Amenity Installation	On-call installation of ADA-compliant pads and transit amenities.		Design Bid Build	KPFF	Multiple	2022	2022	2023	2024	unknown	Under Budget	Permit requirements, coordination delays

Facilities Shop Site



1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 40'



BFT Facilities Shop - PRC Application Attachment 'D'