

## BENTON COUNTY – JUSTICE CENTER DB PROJECT

1. Please provide an updated budget as there appears to be some errors. (i.e. two line items worth 25M each and the total is only 35M)

The budget shown in the application had an error in the contingencies line. The budget shown below has been corrected.

### Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 2,500,000.00
Estimated project construction costs (including construction contingencies):	\$ 25,000,000.00
Equipment and furnishing costs (included above)	\$ -
Off-site costs	\$ 1,000,000.00
Contract administration costs (owner, cm etc.)	\$ 700,000.00
Contingencies (design & owner)	\$ 2,500,000.00
Other related project costs (inspections/testing, NREC, SEPA, Geotechnical, Report, Commissioning)	\$ 500,000.00
Sales Tax	\$ 2,800,000.00
Total	\$ 35,000,000.00

2. Will the GMP be signed prior to the county budget being approved for the remainder of the project, which will put the team and project at risk?

No, the GMP will not be signed before the budget is approved for the entire project.

3. Can you expand on your team's qualifications with Design-Build?

Benton County staff do not have experience specifically with design-build projects. We understand the need to supplement our team with specialists in this area, and for this reason, we have engaged with Hill International for the project through completion, whose staff assigned to this project have extensive experience with design-build projects. All the Hill staff proposed for this project have worked on multiple projects delivered via the progressive design-build delivery method that we intend to utilize for this project. These individuals will work alongside Benton County staff to guide and mentor us through best practices in the PDB process, assisting with all project aspects including our internal contracting and purchasing procedures and protocols.

4. Becky Blankenship is shown as 100% on this proposal, but she is also listed in the Snohomish County Design-Build project. How will she share time between the two projects?

The 100% on this application was a typo and should have read 30% during the RFQ/RFP phase to match the remaining project phases. It should be noted that these percentages are estimates only. As Benton County is new to progressive design-build, Becky will be available as much as necessary to ensure the project team follows best practices for the delivery method and for the best possible outcome.

5. The price per square foot estimate is extremely low. There are concerns Benton County will be able to do this magnitude of project for the assumed funding. Can you show past projects that have similar scope that actually were this price?

Benton County recently finished the Administration building (44,000sf) at a total cost of \$15,000,000. This is approximately \$350/sf. While this space is built as office space, the costs include FFE. Other types of construction will be at a higher price point, like detention space or courtrooms. Our project budget allows for \$550/sf.

6. Your budget tracking description only discusses budget codes, but in order to be accountable to budget, more controls are required. Please provide details of how your budget will be controlled and not just tracked by funding code.

A major benefit of Progressive Design Build is that the team designs to a budget as opposed to pricing a design. From the first meeting, design options have contractor input and cost tracking. The design evolves through a Target Value Design Process. This process allows the Design/Build/Owner team flexibility to move money from one bucket to the other to prioritize scope as long as the overall budget doesn't change. The TVD process results in a GMP that meets the initial budget and carries appropriate contingency. We will work with the PDB team to evaluate the cost impacts related to when to set the GMP. The balance of cost savings by shortening project schedule versus carrying larger up-front contingency will be evaluated with the entire team's input.

Once the GMP is set, we will have weekly budget review sessions. These include transparent discussions of both construction and project contingencies. Owner added scope items that don't fit into the GMP will be added to a buyback log. This log is evaluated weekly on schedule impact and as the project sheds risk, contingency will be used to buy back scope.

### **Subcontractor Outreach**

7. Can you further explain your outreach efforts with the 6 companies you mentioned?

We intend to reach out directly to the 6 companies mentioned in our application, in addition to any others who may become certified in the coming months, to make them aware of the project and to connect them with the shortlisted teams. Because the project will be Progressive Design-Build, and based on the nature of the scopes provided by the mentioned companies, their involvement would typically begin during the GMP phase (after award to the PDB team). In a PDB project, the owner can participate in and influence how trade partners are selected, and we will collaborate with the selected Design-Builder to increase the opportunities for MWBE firms to participate in the project. Some of those strategies will include scope packages right-sized for reasonable small business participation, adequate time for preparation of bids, identifying opportunities to mentor certified firms, and providing actionable feedback to firms that are not selected. One of Hill's key team members is bilingual and can assist in ensuring solicitation and contract language is clear and accessible for non-native English speakers.

8. Regarding your approach for increasing participation "in the form of training workshops to assist such business in process of gaining certification".
  - a. How are you going to administer this?

Hill International intends to partner with interested jurisdictions in the Tri-Cities area, including Benton County, to facilitate public workshops for interested MWBE owners. These will be free events held at public facilities (e.g., City Hall) outside standard work hours to enable smaller firms to participate with minimal impacts to their business operations. In addition to Benton County, neighboring jurisdictions have also expressed interest in supporting and providing venues for these events.

- b. Please describe in more details on what the workshop entails.

We are currently determining whether the workshops will be all-encompassing, or if we will break up the workshops into separate sessions covering different topics. Though the exact details won't be established until we meet with OMWBE, the intent is to cover topics such as: why businesses would want to be certified, what business types can qualify for certification, what qualifications make owners eligible, and what to expect when applying, and how to find resources and opportunities to get involved in alternative delivery projects.

- c. Are you collaborating with OMWBE? Please describe this process.

Yes, we have reached out to OMWBE, and they have agreed to collaborate with us to ensure we are providing the best possible assistance to business owners. We also intend to collaborate with the Design Build Institute of America (DBIA) Northwest Regional DEI committee and the Central WA DBIA chapter to assist in developing robust outreach efforts to communicate these opportunities to as many current or future MWBE firms as possible.

9. "OMWBE certified business, to be evaluated on a pass/fail"

- a. Please describe the requirements

We are still vetting the requirements, but at a minimum, we will require design-builders to submit a project specific, detailed inclusion plan for outreach. We will also ask them to provide data showing their past utilization performance on previous projects. When we've used this selection criteria in the past, teams received a failing rating if they provided no response. We have maintained the proposals from those teams, so we are able to determine if they have made improvements since the last time they proposed on a project administered by Hill International.

10. You state that you require the design builder to track and report utilization of minority and women's business enterprises certified business and veteran certified businesses.

- a. Could you please provide a list of the requirements?

Our currently proposed approach is to require submitters to commit to tracking the percent utilization of such businesses in the project. This will be our first time requiring this information from a proposer on Benton County projects, so we will also seek further suggestions from OMWBE during our collaboration on certification workshops.

- b. Could you share an example of your expectations? The Design Builder most likely will track and report based on the RFQ, so what are you going to direct the submitter to track and what will you do with the data?

We intend to direct submitters to track the inclusion of minority and women's business enterprises certified business and veteran certified businesses based on the percentage of overall construction cost that is paid out to these firms. We will use the data as a baseline for

improvements on future projects and to help guide our efforts in Eastern WA to increase the number of businesses participating in certification workshops.