BENHAM
a Haskell Company

Letter of Transmittal

To: Department of Administration
Purchasing Division
2019 Washington St. E
Charleston, WV 25305

Attention: Bid Clerk

Project: DLR
Request for Information

Submittal: Response to RFI

Solicitation No: CRFI 0313 DEP2400000001
Date: November 27, 2023

We Transmit	For Your	The Following
☒ Attached	☐ Approval	☐ Drawings
☐ Under separate cover via	☐ Review and Comment	☐ Specifications
☐ In accordance with your request	☒ Use	☐ Change Order
Method of Delivery	☐ Distribution to Parties	☐ Shop Drawing Prints
☒ Hand Delivered	☐ Record	☐ Samples
	☒ Information	☐ Product Literature
	☐ Signature	☒ Other (Response to RFI)

Copies	Date	Rev. No.	Description
1	11/27/23	0	Hard Copy DLR-Response to RFI

RECEIVED
2023 NOV 28 AM 8:04
WV PURCHASING DIVISION

Signed:

Ron Brumfield

Ron Brumfield, AIA DBIA

CC: File

If enclosures are not as noted, please notify us immediately.

WEST VIRGINIA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
DIVISION OF LAND RESTORATION

DESIGN-BUILD OWNER ADVISOR SERVICES FOR

DLR – Owner Advisor Request for Information

SOLICITATION NO: CRFI 0313 DEP2400000001
NOVEMBER 28, 2023

BENHAM
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1. COVER PAGE

West Virginia
Department of Environmental Protection

Request for Information:

CRFI 0313 DEP2400000001

DLR – Owner Advisor Request for Information

Vendor:

BENHAM
a Haskell Company

14000 Quail Springs Parkway, Ste 500
Oklahoma City, OK 73134
O: 405.478.5353 | Fax: 405.478.0406
www.benham.com

Point of Contact:
Tommy Willis
Vice President | Principal | OKC Office
O: 405.242.6230 | **C:** 405.664.9052
E: tommy.willis@benham.com

Tommy Willis 11/22/23

Signature Date

2. Table of Contents

BENHAM
a Haskell Company

November 28, 2023

West Virginia Department of Environmental Protection
601 57th Street SE
Charleston, WV 25304

RE: CRFI 0313 DEP2400000001
DLR – Owner Advisor Request for Information

Benham Design is pleased to submit our response to the **West Virginia Department of Environmental Protection's** (WVDEP) request for Information for Design-Build Owner Advisor Services. The Benham team has the technical competence and specialized experience to successfully provide the services the Department needs for any future Design-Build project.

Beham has been in business since 1909 (114 years) and currently has over 270 employees, including approximately 150 licensed architects, engineers, and subject matter specialists, nationally and has two primary locations in Oklahoma City and Tulsa, Oklahoma. In addition, **our parent company Haskell**, has been in business since 1965, with over 2,000 employees, and with offices in Atlanta, GA, Beloit, WI, Charlotte, NC, Dallas, TX, Denver, CO, Fort Meyers, FL, Irvine, CA, Jacksonville, FL, Livermore, CA, Madison, WI, Merritt Island, FL, Miami, FL, Salt Lake City, UT, San Diego, CA, Sarasota, FL, St. Louis, MO, St. Paul, MN, and Tampa, FL. Haskell is a nationally recognized constructor who primarily delivers projects through design build, EPC, and CMAR delivery methods . The work for projects with WVDEP will primarily be executed out of our Oklahoma City office but will have the support of team members in our other office locations. Importantly, Benham has a strong commitment to the Design-Build project delivery method, in particular, Design-Build based on **DBIA Best Practices**, and we have 16 DBIA Certified professionals, in-house.

Given our prior experience in the Design-Build project delivery method and working as Owner Advisor on similar projects for other clients, we are confident the proposed Beham team has the capacity to deliver the required A/E services in support of the Department's projects. Our depth of staff provides flexibility in the assignment of personnel required to meet accelerated schedules on multiple commitments. Being a large team with diverse resources, we have the flexibility to add staff when required. In addition to those listed in the organizational chart following, we can support the specified professionals with additional architecture/engineering technicians, drafters, and clerical staff.

Benham has introduced an added level of knowledge and expertise in **Design-Build Best Practices** to the Owner Advisor team with the addition of our subconsultant, **Jones Design Studio, PLLC** (JDS). The President of JDS, Molly Jones, is a nationally-recognized Owner Advisor and criteria consultant, specializing in Design-Build best value procurement. She is helping shape the future of the Design-Build project delivery method and currently chairs the DBIA National Owner Advisor Committee.

We look forward the opportunity to serve as your Owner Advisor team on a future project.

Sincerely,
Benham Design, LLC

Tommy Willis

Tommy Willis,
Vice President | Principal | OKC Office

14000 Quail Springs Parkway, Suite 500
Oklahoma City, OK 73134
405.478.5353

www.benham.com

www.haskell.com

Our Mission
We are a diverse team of architecture, engineering and construction professionals committed to living our values and advancing our clients, our communities and our people.

Designing and Engineering Things That Matter Since 1909.

Putting our values of Team, Excellence, Service and Trust to work for you.

Team Matters
People come first. We place the highest value on the dignity and worth of all people.

Excellence Matters
Excellence is in all we do. We strive for industry leadership in all aspects of our business.

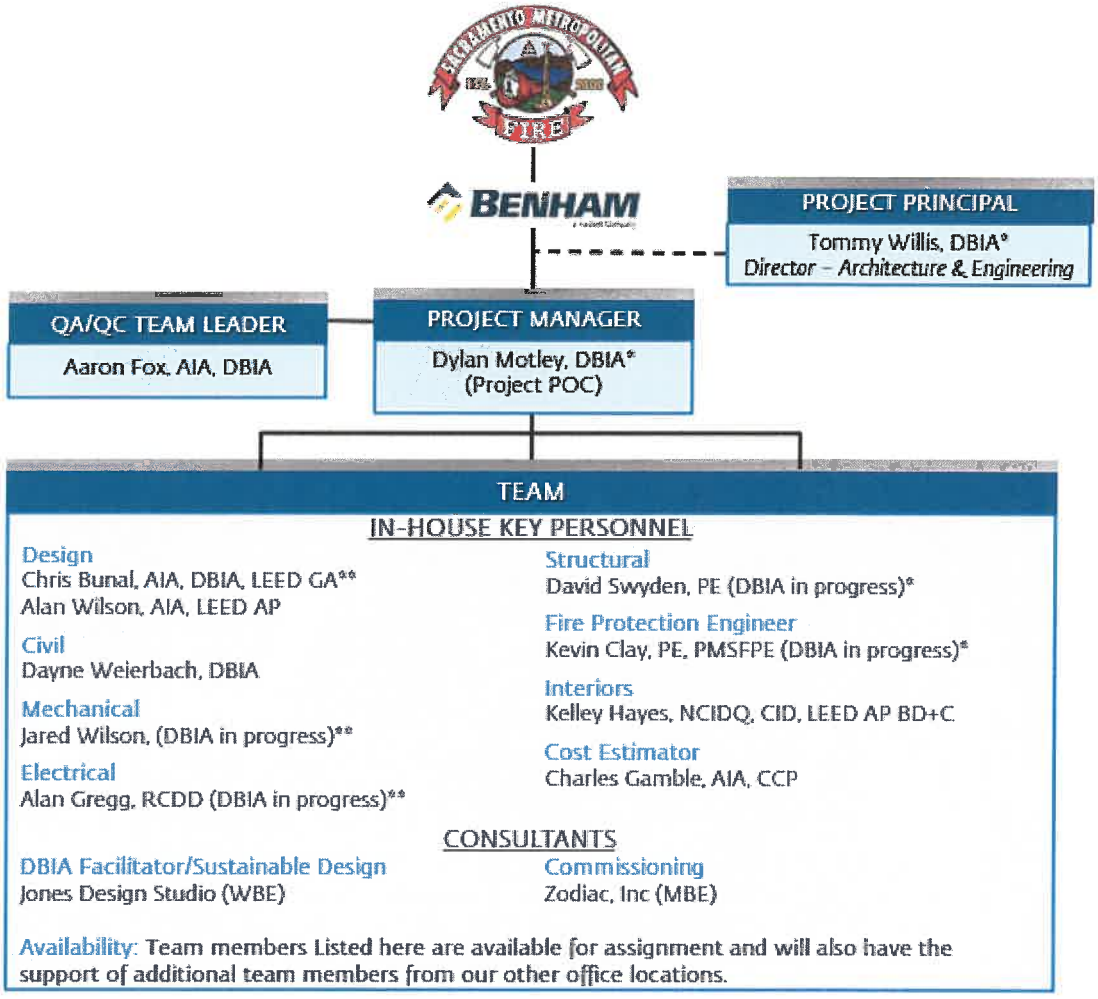
Service Matters
Benham is first and foremost a service organization. We are passionate about customer service and creating superior value for all customers.

Trust Matters
Benham seeks to create a high trust environment. Integrity, transparency, credibility and fairness are the hallmarks of our high trust environment.

4. PROJECT TEAM

a. Benham Project Point of Contact: For a project, the primary point of contact will be our Project Manager, Dylan Motley, DBIA - 14000 Quail Springs Parkway, Suite 500, Oklahoma City, OK 73134, 405.607.6963, dylan.motley@benham.com.

Team Organizational Chart: Our team organization chart is shown below and can be tailored to the needs of a specific project's scope of work. All major disciplines will be led out of our Oklahoma City office and supplemented by our team subconsultants. Team members listed are Benham's in-house staff unless noted as a consultant.



b. Project Team Roles and Responsibilities:

Project Principle – Tommy Willis has over 20 years of experience in project oversight, management, facility design, and construction. As Principal-in-Charge, Tommy will ensure that the full resources of the company are available to our project manager. Further, he is responsible to ensure that the level of completeness of our work and responsiveness of our staff meets or exceeds the client's expectations. He is experienced in building design teams to address project scope and the needs of the client. With a focus on exceeding the client's expectations, he provides creative insight to problem solving and understands the importance of communication. Tommy is also a DBIA certified design professional and is familiar with Design-Build delivery methods.

Project Manager – Dylan Motley will serve as the project single Point of Contact for projects, and has 16 years of experience with the design, management, and construction of government facilities, including serving as project manager for several DB RFPs in an Owner-Advisor role. Dylan is an accomplished structural engineer who has excelled in project management within Benham, focusing on meeting cost and schedule. He has led several government projects for a variety of facility types and scale, at locations throughout the country, and is experienced with multi-discipline design teams for Design-Build delivery methods. He has experience with various types of training facilities for municipal and federal clients.

QA/QC Team Leader – Aaron Fox will serve as quality team leader and will be responsible for leading and implementing the QA/QC program. Aaron has 16 years of experience with the design, management, and construction of government facilities at locations throughout the country, including serving as project manager for several DB RFPs in an Owner-Advisor role. As an accomplished architect who has excelled in project management and oversight, he is well equipped to serve this project in the role of quality team leader.

Lead Designer – Alan Wilson serves as Lead Designer/Director of Design with over 25 years of experience, and has extensive knowledge as planner, programmer, and lead designer on government facilities, and has led numerous design charrette and design development efforts throughout his career. His insight and ability to capture project requirements to develop functional, aesthetic and sustainable design solutions provides the foundation for project success and customer satisfaction. He has executed numerous projects throughout the country as is highly experienced with Design-Build delivery methods.

Designer/DBIA Specialist – Chris Bunal has 15 years of design experience on projects of relevant size, scope, and complexity focusing on BIM project execution including a wide variety of facility types. He will lead the production of the design-build RFP documentation, with his areas of expertise including project design development, team coordination, project review and quality control, specification writing, code research/site analysis and facility assessments. He has executed numerous projects throughout the country as is highly experienced with Design-Build delivery methods.

Site/Civil Lead – Dayne Weierbach will lead the site/civil project development efforts. He has 35 years of experience including site development activities associated with a large variety of public sector and military facilities, including field evaluation of sites to meet project requirements; development of site arrangements with respect to site conditions; design of storm water collection systems and detention ponds; development of site grading plans; estimation of cut/fill quantities; preparation of sediment and erosion control reports and supporting drawings; soils investigations; and routing and design of underground utilities.

Mechanical Lead – Jared Wilson has 10 years of experience in the design of complex mechanical systems involving heating, ventilating, air conditioning, plumbing, and fire protection. Additionally, he has extensive experience in life cycle cost analysis, new HVAC system design, mechanical systems assessments, energy simulation and modeling, design of replacement HVAC systems for existing buildings and modification of systems to increase energy efficiency. Jared has significant experience incorporating third party standards for building energy efficiency such as LEED and DoD Guiding Principles, and with high efficiency, resilient design systems pursuant of Uptime Institute and ASHRAE 90.1 standards. Having executed projects throughout the country, Jared is experienced designing for all climate zones and project localized conditions.

Electrical/Communications Designer – Alan Gregg is a senior electrical designer and communications professional with 10 years of experience, significantly experienced in the design and management of electrical systems for highly specialized large-scale as well as smaller projects across the globe. He consistently strives to deliver the most appropriate solutions for his clients. His skill sets run the gamut of electrical design, include lighting systems, lightning protection and grounding systems, power distribution systems, emergency power generation systems, fire alarm, and security and communication systems.

Structural Lead – David Swyden, a structural engineer with over 17 years of experience, serves as lead structural designer for the design of a wide range of project types, and is skilled in performing alternative conceptual structural designs for architecturally complex buildings. He has extensive knowledge and experience related to design of facilities to meet seismic, hurricane, progressive collapse, and extreme loading conditions criteria for numerous government construction projects and multi-story buildings.

Fire Protection Engineer – Kevin Clay is a registered fire protection engineer with 29 years of experience and has designed fire protection and suppression systems for a large variety of private and public sector facilities. He has extensive experience in validating the standards described in NFPA 80, Fire Doors and Windows, NFPA 101, Life Safety Code, Mass Notification, and the design of highly secure spaces.

Interior Lead – Kelley Hayes has 18 years of experience designing for government clients. As interior lead, she has prepared CID, SID and FF&E packages and works closely with the client, users, and contracting agency from programming to furniture installation, with significant experience designing and specifying pre-wired workstations. She is highly knowledgeable in establishing cost estimates for both furniture budgets and building finishes, and skilled in developing designs in compliance with sustainable design and occupant wellness requirements and practices.

Cost Estimator – Charels Gamble has over 40 years of experience, is formally trained in multiple estimating software solutions, and has been responsible for cost estimating and control for Benham's major projects, ensuring that over 96% of our projects result in construction bids which align with project budgets. Charles has extensive experience performing preliminary cost validation, performing construction risk analysis and value engineering alternatives. He has been a Certified Cost Professional since 2001.

c. Subcontractor Roles and Responsibilities:

Jones Design Studio – Molly Jones will serve as DBIA Facilitator and Sustainable Design Manager. As DBIA Facilitator, Molly is a nationally recognized Design-Build Owner Advisor. She will lead through acquisition, design implementation, and construction using the deign-build project delivery method and DBIA Design-Build Done Right™ Best Practices. With nearly 30 years of experience in the profession, Molly has designed, managed, and consulted on large and small projects for private and government clients to provide sustainable solutions.

Zodiac, Inc. – Mr. Baskar Subbarao is a commissioning specialist, with over 30 years' experience in commissioning, engineering, energy measurement and verification, feasibility studies, and construction management. He is a regular part of our team and available as required to execute any project effort. Mr. Subbarao is a registered professional engineer and is also a member of the ACG Certification council, ACG Commissioning Exam development committee, and a regular speaker at the annual conference on Building Commissioning.

d. **Team Qualifications/Experience: Comparable Project Examples** – Benham Design, LLC has been serving as Owner-Advisor (Owner Advisor) for the Oklahoma Military Department since 2019. Multiple projects have been developed under this program using DBIA Best Practices, providing preliminary programming, concept design development and cost validation, followed by full design-build RFP preparation and advisory services. Our team offers experienced design professionals familiar with the DBIA processes serving as Owner-Advisor, including experience with the best value procurement process. Our designers are adept at identifying and mitigating risk, and familiar with design-build delivery from both the owner-advisor perspective as well as the design-build delivery team. We regularly incorporate sustainable energy-conscious and resilient design features.

Example Project #1: Helicopter Hangar, AASF Lexington, Oklahoma

Project Owner: Oklahoma Army National Guard
Point of Contact: Andrew Carlson, AIA, DBIA (405.990.2092)
Profession Services Completed: 2019-Design, 2021-Construction

Serving as Owner-Advisor, Benham had lead roles for project manager, architect, interiors, mechanical, electrical, structural, civil, communications/IT, security landscape, and cost estimating. Partner Jones Design Studio had lead role as DBIA Facilitator and Sustainable Design integrator. Partner Zodiac had a lead role for commissioning.

Benham prepared a Design-Build RFP necessary for a new fully functional and operational Army National Guard Storage Hangar. The Project scope consists of:

- 43,342 SF Aircraft Storage Hangar
- 2,098 SF Aviation Ground Support Facility
- 2,521 SY Airfield Paving (IAW UFC 3-260-01)

The Storage Hangar provides the best possible accommodations to store Army aircraft, including four Boeing CH-47 Chinook helicopters and one Sikorsky UH-60 Black Hawk helicopter. This facility was designed and constructed taking into account the new facility requirements and the proposed site limitations and constraints to provide the best possible environment to support our National Guard Soldiers and the best possible operational, and cost-effective facility with state-of-the-art building systems and controls. This was achieved through innovation in the categories of security, durability, ease of maintenance, and flexibility.

Functional areas within the Storage Hangar included Unit space allowances for aircraft storage hangar bays, an equipment storage room, a single unisex toilet, area for mechanical, electrical, fire protection, and communication equipment. Site design included site preparation, information systems, detached facilities sign/static display, berms, landscaping, curbing, ramps and sidewalks. The Storage Hangar was designed and constructed to serve as a place to house aircraft during natural disasters and shelter from normal weather conditions.

This project complied with UFC 1-200-02 and sustainable design to achieve LEED Silver. The project sustainability requirements, including energy savings features must be considered to satisfy Guiding Principles of Sustainability and UFC 1-200-02, High Performance and Sustainable Building Requirements. Designer of Record (DOR) shall perform Life Cycle Cost Analysis (LCCA) to select and define the most life-cycle cost effective HVAC systems for the project.

Project Stats
Status: Constructed
Size: 45,440 SF
Fee: $619K
Final Design Estimate: $10.2M
Awarded Bid Amount: $10.2M
Variance: 0
Contract #: OMD #0259005335

Specialized Experience
✓ DBIA Best Practices for DB Procurement
✓ Experience with performing work for public/government entities
✓ Programming/Design Charrette
✓ DB RFP Preparation
✓ Preparation of Design Criteria Documents
✓ Facilitate Pre-Proposal Conference
✓ Evaluation/Technical Review of Proposals
✓ Constructability Review and Cost Validation
✓ Expertise demonstrating a broad base of knowledge integrating DBIA Best Practices
✓ Experience using project and construction management tools
✓ Construction phase services

Past Performance (PPQ)	
✓ Quality:	Exceptional
✓ Schedule:	Exceptional
✓ Cost Control:	Exceptional
✓ Management:	Exceptional

The RFP for this hangar facility required compliance with UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, UFC 1-200-02, High Performance and Sustainable Building Requirements, and Guiding Principles, UFC 3-260-01 Airfield and Heliport Planning and Design, UFC 4-010-06 Cybersecurity of Facility-Related Control Systems, NFPA 101 Life Safety Code.

The RFP documents included requirements for the Design-Builder to review the project for compliance with FAA Part 77 - Obstruction Standards and prepare all FAA permits including FAA 7460. Airfield paving complied with UFC 3-260-01 Airfield and Heliport Planning and Design. Benham provided bid assistance, submittal reviews, change requests, RFI response, and periodic site visits by discipline leads to observe construction.

Performance / Customer Satisfaction: The project received on overall PPQ rating of EXCEPTIONAL, with EXCEPTIONAL ratings in the areas Quality, Schedule, Cost and Management. *"Benham served as the Government AEI on this Design-Build Contract, they prepared the RFQ/RFP, administered both the acquisition and the SIOH (CA Services) for the Government during Construction. This Government MILCON project was delivered on time and on budget with no additional change orders that modified scope."*– PPQ Rating Official

Example Project #2: Oklahoma National Guard Museum, Oklahoma City, Oklahoma

Project Owner: Oklahoma Army National Guard
Point of Contact: Andrew Carlson, AIA, DBIA (405.990.2092)
Profession Services Completed: 2023-Design, 2026(Est)-Construction

Serving as Owner-Advisor, Benham had lead roles for project manager, architect, interiors, mechanical, electrical, structural, civil, communications/IT, security landscape, and cost estimating. Partner Jones Design Studio had lead role as DBIA Facilitator and Sustainable Design integrator. Partner Zodiac had a lead role for commissioning.

Benham prepared a Design-Build RFP necessary for a new fully functional and operational Army National Guard Museum. The Project scope consists of:

- 36,968 SF Museum

The Museum provides facilities to accommodate museum visitors, museum staff, and showcase the story of the Oklahoma Guard from the territorial days to the present, in addition to curating and preserving important artifact collections to preserve the Oklahoma National Guard history. Several alternatives for the facility location/siting were evaluated under Type A design services, and the design team worked closely with all stakeholders to capture the needs and expectations with the new museum facility.

The new Oklahoma National Guard Museum is a functionally and aesthetically pleasing facility, one that engages the senses and maximizes artifact value in the manner in which artifacts are displayed. The building design positively engages and enhances the experience for all the different user groups, including, but not limited to, museum visitors, children, museum administrative staff, researchers, military families, and the local community.

This project complied with UFC 1-200-02 and sustainable design to achieve a minimum of WELL Building Institute Silver and LEED Silver or Three Green Globes. The project sustainability requirements, including energy savings features must be considered to satisfy Guiding Principles of Sustainability and UFC 1-200-02, High Performance and Sustainable Building Requirements. Designer of Record (DOR) shall perform Life Cycle Cost Analysis (LCCA) to select and define the most life-cycle cost effective HVAC systems for the project.

The RFP for this facility required compliance with UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, UFC 1-200-02, High Performance and Sustainable Building Requirements, and Guiding Principles, and NFPA 101 Life Safety Code.

Project Stats
Status: DB RFP Complete, Contract Awarded
Size: 36,968 SF
Fee: $1.3M
Final Design Estimate: $36.9M
Initial Awarded Bid Amount: $36.9M
Variance: 0
Contract #: OMD #1059002281

Specialized Experience
✓ DBIA Best Practices for DB Procurement
✓ Experience with performing work for public/government entities
✓ Programming/Design Charrette
✓ DB RFP Preparation
✓ Preparation of Design Criteria Documents
✓ Facilitate Pre-Proposal Conference
✓ Evaluation/Technical Review of Proposals
✓ Constructability Review and Cost Validation
✓ Expertise demonstrating a broad base of knowledge integrating DBIA Best Practices
✓ Experience using project and construction management tools
✓ Construction phase services

Past Performance (PPQ)	
✓ Quality:	Exceptional
✓ Schedule:	Exceptional
✓ Cost Control:	Exceptional
✓ Management:	Exceptional

Benham will provide submittal reviews, change requests, RFI response, and periodic site visits by discipline leads during construction.

Example Project #3: Joint Operations Center, Chandler, Oklahoma

Project Owner: Oklahoma Army National Guard
Point of Contact: Andrew Carlson, AIA, DBIA (405.990.2092)
Profession Services Completed: 2023-Design / 2026(Est)-Construction

Serving as Owner-Advisor, Benham had lead roles for project manager, architect, interiors, mechanical, electrical, structural, civil, communications/IT, security landscape, and cost estimating. Partner Jones Design Studio had lead role as DBIA Facilitator and Sustainable Design integrator. Partner Zodiac had a lead role for commissioning.

Benham prepared a Design-Build RFP necessary for a new fully functional and operational Army National Guard Joint Operations Center. The Project scope consists of a 9,132 SF Joint Operations Center.

The Joint Operations Center creates the best possible accommodations to provide a new facility to support emergency operations of the Oklahoma National Guard and its

Project Stats
Status: DB RFP Complete, Contract Pending
Size: 9,132 SF
Fee: $320K
Final Design Estimate: $6.8M
Initial Awarded Bid Amount: $6.8M
Variance: 0

partners. The facility was designed to facilitate direct communication and decision making of senior leadership during times of domestic emergencies and threats.

The areas within the Joint Operations Center created a front and back of house spaces separate by control points. The front of house area included spaces for day-to-day operations of full-time employee offices, breakroom, and restrooms as well as a staging area for larger gathering during drill weekend or emergency events. The back of house area included spaces for the JOC Floor, executive offices, executive conference room, and a designated SIPR suite. Additional spaces for mechanical, electrical, telecommunication, restrooms, and showers are also located in the back of house area. Site design included site preparation, information systems, detached facilities sign/static display, landscaping, communication tower, curbing, ramps, sidewalks and optional helipad. Additional master planning effort provided for the site as there are plans to build a FMF and AFRC adjacent to the Joint Operations Center in the future.

This project complied with UFC 1-200-02 and sustainable design to achieve a minimum of LEED Silver or Three Green Globes. The project sustainability requirements, including energy savings features must be considered to satisfy Guiding Principles of Sustainability and UFC 1-200-02, High Performance and Sustainable Building Requirements. Designer of Record (DOR) shall perform Life Cycle Cost Analysis (LCCA) to select and define the most life-cycle cost effective HVAC systems for the project.

Contract #: OMD #0259007583	
Specialized Experience	
✓ DBIA Best Practices for DB Procurement	
✓ Experience with performing work for public/government entities	
✓ Programming/Design Charrette	
✓ DB RFP Preparation	
✓ Preparation of Design Criteria Documents	
✓ Facilitate Pre-Proposal Conference	
✓ Evaluation/Technical Review of Proposals	
✓ Constructability Review and Cost Validation	
✓ Expertise demonstrating a broad base of knowledge integrating DBIA Best Practices	
✓ Experience using project and construction management tools	
✓ Construction phase services	
Past Performance (PPQ)	
✓ Quality:	Exceptional
✓ Schedule:	Exceptional
✓ Cost Control:	Exceptional
✓ Management:	Exceptional

The RFP for this facility required compliance with UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, UFC 1-200-02, High Performance and Sustainable Building Requirements, and Guiding Principles, and NFPA 101 Life Safety Code.

Benham will provide submittal reviews, change requests, RFI response, and periodic site visits by discipline leads during construction.

Example Project #4: Wellness Center, Oklahoma City, Oklahoma

Project Owner: Oklahoma Army National Guard
Point of Contact: Andrew Carlson, AIA, DBIA (405.990.2092)
Profession Services Completed: 2023-Design / 2025(Est)-Construction

Serving as Owner-Advisor, Benham had lead roles for project manager, architect, interiors, mechanical, electrical, structural, civil, communications/IT, security landscape, and cost estimating. Partner Jones Design Studio had lead role as DBIA Facilitator and Sustainable Design integrator. Partner Zodiac had a lead role for commissioning.

Benham prepared a Design-Build RFP necessary for a new fully functional and operational Army National Guard Wellness Center. The Project scope consists of a 38,379 SF Wellness Center.

The Wellness Center creates the best possible accommodations to provide a holistic health approach for the troops, designed to focus on helping the troops with their mental, physical, and spiritual health in a single location.

The mental health areas within the Wellness Center included space allowances for one-on-one counseling in behavioral health, family programs, and sexual assault response. The physical health areas included space allowances for fitness, workout training, one-on-one meeting/counseling, therapy, saunas, and associated locker/restrooms. The spiritual health areas included space allowances for spiritual consultation with a chaplain and an exterior meditation garden. Typical storage, restrooms, and areas for mechanical, electrical, fire protection, and communication equipment were located within the facility as required. Site design included site preparation, information systems, detached facilities sign/static display, landscaping, curbing, ramps and sidewalks.

Project Stats
Status: DB RFP Complete, Contract Awarded
Size: 38,379 SF
Fee: $658K
Final Design Estimate: $24.4M
Initial Awarded Bid Amount: $24.4
Variance: 0
Contract #: OMD #0259007584
Specialized Experience
✓ DBIA Best Practices for DB Procurement
✓ Experience with performing work for public/government entities
✓ Programming/Design Charrette
✓ DB RFP Preparation
✓ Preparation of Design Criteria Documents
✓ Facilitate Pre-Proposal Conference
✓ Evaluation/Technical Review of Proposals
✓ Constructability Review and Cost Validation

This project complied with UFC 1-200-02 and sustainable design to achieve a minimum of WELL Building Institute Silver and LEED Silver or Three Green Globes. The project sustainability requirements, including

energy savings features must be considered to satisfy Guiding Principles of Sustainability and UFC 1-200-02, High Performance and Sustainable Building Requirements. Designer of Record (DOR) shall perform Life Cycle Cost Analysis (LCCA) to select and define the most life-cycle cost effective HVAC systems for the project.

The RFP for this facility required compliance with UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, UFC 1-200-02, High Performance and Sustainable Building Requirements, and Guiding Principles, and NFPA 101 Life Safety Code.

Benham will provide submittal reviews, change requests, RFI response, and periodic site visits by discipline leads during construction.

Specialized Experience (Cont.)
✓ Expertise demonstrating a broad base of knowledge integrating DBIA Best Practices
✓ Experience using project and construction management tools
✓ Construction phase services

Past Performance (PPQ)	
✓ Quality:	Exceptional
✓ Schedule:	Exceptional
✓ Cost Control:	Exceptional
✓ Management:	Exceptional

Example Project #5: AASF Storage Hangar, Tulsa, Oklahoma

Project Owner: Oklahoma Army National Guard
Point of Contact: Andrew Carlson, AIA, DBIA (405.990.2092)
Profession Services Completed: 2023-Design / 2026(Est)-Construction

Serving as Owner-Advisor, Benham had lead roles for project manager, architect, interiors, mechanical, electrical, structural, civil, communications/IT, security landscape, and cost estimating. Partner Jones Design Studio had lead role as DBIA Facilitator and Sustainable Design integrator. Partner Zodiac had a lead role for commissioning.

Benham prepared a Design-Build RFP necessary for a new fully functional and operational Army National Guard Storage Hangar. The Project scope consists of:

- 44,475 SF Aircraft Storage Hangar
- 3,201 SF Aviation Ground Support Facility
- 3,431 SY Airfield Paving (IAW UFC 3-260-01)

The Storage Hangar provides the best possible accommodations to store seven Army rotary aircraft, to include the Sikorsky UH-60M Black Hawk helicopter and Airbus Helicopters UH-72 Lakota. This facility was designed taking into account the new facility requirements and the proposed site limitations and constraints to provide the best possible environment to support our National Guard Soldiers and the best possible operational, and cost-effective facility with state-of-the-art building systems and controls. This was achieved through innovation in the categories of security, durability, ease of maintenance, and flexibility.

Functional areas within the Storage Hangar included Unit space allowances for aircraft storage hangar bays, an equipment storage room, a single unisex toilet, area for mechanical, electrical, fire protection, and communication equipment. Site design included site preparation, information systems, detached facilities sign/static display, berms, landscaping, curbing, ramps and sidewalks. The Storage Hangar was designed and constructed to serve as a place to house aircraft during natural disasters and shelter from normal weather conditions.

Project Stats
Status: DB RFP 90% Complete
Size: 47,676 SF
Fee: $648K
Final Design Estimate: $18.5M
Initial Awarded Bid Amount: TBD
Variance: N/A
Contract #: OMD # 0259007604

Specialized Experience
✓ DBIA Best Practices for DB Procurement
✓ Experience with performing work for public/government entities
✓ Programming/Design Charrette
✓ DB RFP Preparation
✓ Preparation of Design Criteria Documents
✓ Facilitate Pre-Proposal Conference
✓ Evaluation/Technical Review of Proposals
✓ Constructability Review and Cost Validation
✓ Expertise demonstrating a broad base of knowledge integrating DBIA Best Practices
✓ Experience using project and construction management tools
✓ Construction phase services

This project complied with UFC 1-200-02 and sustainable design to achieve LEED Silver. The project sustainability requirements, including energy savings features must be considered to satisfy Guiding Principles of Sustainability and UFC 1-200-02, High Performance and Sustainable Building Requirements. Designer of Record (DOR) shall perform Life Cycle Cost Analysis (LCCA) to select and define the most life-cycle cost effective HVAC systems for the project.

The RFP for this hangar facility required compliance with UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, UFC 1-200-02, High Performance and Sustainable Building Requirements, and Guiding Principles, UFC 3-260-01 Airfield and Heliport Planning and Design, UFC 4-010-06 Cybersecurity of Facility-Related Control Systems, NFPA 101 Life Safety Code.

The RFP documents included requirements for the Design-Builder to review the project for compliance with FAA Part 77 - Obstruction Standards and prepare all FAA permits including FAA 7460. Airfield paving complied with UFC 3-260-01 Airfield and Heliport Planning and Design.

Benham will provide bid assistance, submittal reviews, change requests, RFI responses, and periodic site visits by discipline leads.

Example Project #6: Thunderbird Challenge Program Support, Pryor, Oklahoma

Project Owner: Oklahoma Army National Guard
Point of Contact: Andrew Carlson, AIA, DBIA (405.990.2092)
Profession Services Completed: 2024-Design / 2026(Est)-Construction

Serving as Owner-Advisor, Benham had lead roles for project manager, architect, interiors, mechanical, electrical, structural, civil, communications/IT, security landscape, and cost estimating. Partner Jones Design Studio has lead role as DBIA Facilitator and Sustainable Design integrator. Partner Zodiac has a lead role for commissioning.

Project Stats
Status: DB RFP 50% Complete
Size: 16,375 SF
Fee: $476K
Final Design Estimate: $13M
Initial Awarded Bid Amount: TBD
Variance: N/A
Contract #: OMD #0259007579
Specialized Experience
✓ DBIA Best Practices for DB Procurement
✓ Experience with performing work for public/government entities
✓ Programming/Design Charrette
✓ DB RFP Preparation
✓ Preparation of Design Criteria Documents
✓ Facilitate Pre-Proposal Conference
✓ Evaluation/Technical Review of Proposals
✓ Constructability Review and Cost Validation
✓ Expertise demonstrating a broad base of knowledge integrating DBIA Best Practices
✓ Experience using project and construction management tools
✓ Construction phase services

Benham is preparing a Design-Build RFP necessary for a new fully functional and operational Army National Guard dining facility and barracks to serve the Thunderbird Challenge Program (TCP) at the Thunderbird Youth Academy. The TCP is a residential military academy for males and females age 16-18. The program is one of the original National Guard Youth Challenge Programs, and is the only military academy of its kind in the state serving at-risk youth. Providing a leadership-based highly disciplined educational program, it is designed to help today's students prepare for being leaders tomorrow. The Project scope consists of:

- 10,375 SF Dining/Multipurpose Facility (200 occupants)
- 6,000 SF Barracks (50 occupants)
- Canopy/Shelter for Outdoor Gathering

This project is being programmed and designed to provide multipurpose space, dining facility, and barracks to house TPC program participants on campus. This facility creates the best possible accommodations to provide support for this program for the Oklahoma National Guard and its partners. The project is being designed to facilitate leadership development and interaction among program participants while providing appropriate housing accommodations for the TCP participants while at the academy.

The areas within the facility provide for sleeping, kitchen, dining, multipurpose/interaction study and recreational areas within a single facility. Additional spaces for mechanical, electrical, telecommunication, laundry, restrooms, and showers are also located throughout the facility. Site design includes site preparation, information systems, signage, landscaping, curbing, ramps, sidewalks and outdoor gathering space.

This project complied with UFC 1-200-02 and sustainable design to achieve a minimum of LEED Silver or Three Green Globes. The project sustainability requirements, including energy savings features must be considered to satisfy Guiding Principles of Sustainability and UFC 1-200-02, High Performance and Sustainable Building Requirements. Designer of Record (DOR) shall perform Life Cycle Cost Analysis (LCCA) to select and define the most life-cycle cost effective HVAC systems for the project.

The RFP for this facility required compliance with UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, UFC 1-200-02, High Performance and Sustainable Building Requirements, and Guiding Principles, and NFPA 101 Life Safety Code.

Benham will provide submittal reviews, change requests, RFI response, and periodic site visits by discipline leads during construction.

e. **Team Experience with Public Agency/Government Clients** – In addition to Benham Design, LLC having served as Owner Advisor for the Oklahoma Military Department, Benham traces its roots to service with the federal government to the 1930s, when the Tulsa District U.S. Corps of Engineers was created in Oklahoma. Benham was one of the first engineering companies to partner with the Tulsa District, and have been working with city, state and federal clients for well over 100 years. In addition to the Oklahoma Military Department, Benham has worked with numerous National Guard customers across the nation, several USACE districts, Naval Facilities, U.S. Air Force, FAA, DHS/ICE, GSA, and FBI to name a few. We hold on-call contracts with the State of Oklahoma and the Cities of both Oklahoma City and Tulsa.

f. **Proposed Team as the 'best fit' for the Project** – The team selected is intentional with respect to demonstrated experience implementing DBIA Best Practices for best value design-build procurement, as well as experience with performing relevant Scope of Work for public agency and government clients, including familiarity with applicable federal, state, and local regulations relevant to design-build project delivery. With the current workload being executed, we have two teams available and experienced. Our 'best fit' is to assign our

key team (identified below) for project delivery having worked closely together on several relevant projects, with a second team available to provide independent technical review in a quality control role.

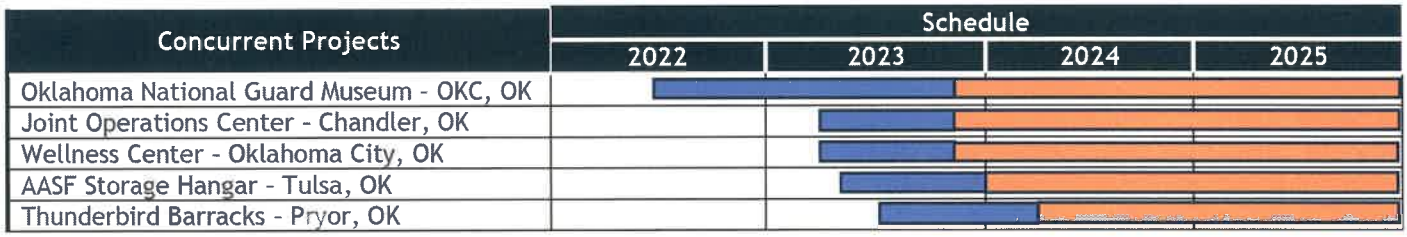
KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS								
NAMES OF KEY PERSONNEL	Firm	ROLE IN THIS CONTRACT	EXAMPLE PROJECTS					
			❶	❷	❸	❹	❺	❻
Dylan Motley, PE, DBIA	Benham Design	Project Manager	Q	Q	X	X	Q	X
Aaron Fox, AIA, DBIA	Benham Design	Quality Control Manager	Q	X	Q	Q	X	Q
Alan Wilson, AIA, LEED AP	Benham Design	Chief Architect/Designer	X	X	X	X	X	X
Chris Bunal, AIA, DBIA	Benham Design	Architect		X	X	X	X	X
Dayne Weierbach, PE, DBIA	Benham Design	Civil Engineer		X	X	X	X	X
Jared Wilson, PE, LEED GA	Benham Design	Mechanical Engineer	X	X	Q	Q	X	X
Alan Gregg, PE, RCDD, LEED GA	Benham Design	Electrical Engineer, Telecommunications Designer		Q	X	X	Q	X
David Swyden, PE	Benham Design	Structural Engineer	X	Q	X	X	Q	X
Kevin Clay, PE, SFPE	Benham Design	Fire Protection Engineer	Q	X	X	Q	X	X
Kelley Hayes, NCIDQ, LEEP AP, WELL AP	Benham Design	Interior Designer	X	X	X	X	X	X
Charles Gamble, AIA, CCP	Benham Design	Cost Estimator	X	X	X	X	X	X
Molly Jones, AIA, DBIA, LEED AP, GGP	Jones Design Studio	DBIA Facilitator, Sustainable Design Manager	X	X	X	X	X	X
Baskar Subbarao, PE, CCA, LEED AP	Zodiac, Inc	Commissioning Authority	X	X	X	X	X	X

EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT	NO.	TITLE OF EXAMPLE PROJECT
❶	HELICOPTER HANGAR, AASF Lexington, OK	❹	WELLNESS CENTER, Oklahoma City, OK
❷	OKLAHOMA NATIONA GUARD MUSEUM, Oklahoma City, OK	❺	AASF STORAGE HANGAR, Tulsa, OK
❸	JOINT OPERATIONS CENTER, Chandler, OK	❻	THUNDERBIRD BARRACKS, Pryor, OK

X - Project Lead Role / Q - Quality Control Role

g. **Anticipated Staffing Capacity and Workload** – Our team members were chosen for their upcoming availability and ability to serve WVDEP's project(s) as other projects are moving into the construction phase, requiring less effort on a daily basis.



Blue = design / Orange = construction

h. **Key Team Member Resumes** – Please refer to the following credentials and resume data for each of our key team members.

Dylan Motley, PE, DBIA | ***Project Manager*** | 16 years of experience | Professional Structural Engineer: OK #PE 24932, CA #C80878 | MS/Civil Engineering; BS/Architectural Engineering | Design-Build Institute of America; Oklahoma Structural Engineers Association

EXPERIENCE

1. **Joint Operations Center,** Chandler, OK **(Example Project #3)** / Client: Oklahoma Military Department – Served as the Project Manager for a new Joint Operations Center for the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 9,132 SF, $6.8M
2. **Wellness Center,** Oklahoma City, OK **(Example Project #4)** / Client: Oklahoma Military Department – Served as the Project Manager for a new Wellness Center for the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 38,379 SF, $24.4M

3. **Thunderbird Barracks,** Pryor, OK **(Example Project #6)** / Client: Oklahoma Military Department – Serving as the Project Manager for new dining/barracks in support of the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. (DB RFP development in progress) 16,375 SF, $13M
4. **Small Arms Range & CATM Training/Maintenance Facility,** Hulman ANGB, IN / Client: USACE-Louisville District (for ANG) – Served as the Project Manager to develop a Design-Build RFP for a new Combat Arms Training and Maintenance Facility to provide classroom training space, administrative space, and arm cleaning/inspection with up to 14 individual indoor firing lanes. Base bid was for 10 individual firing lanes with an option for the larger, 14 lane facility. Scope of work includes construction phase support services. 12,300 SF, $9.4M
5. **Small Arms Range Facility,** Rickenbacker ANGB, OH / Client: USACE – Louisville District (for ANG) – Served as the Project Manager to develop a Design-Build RFP for a new 10 lanes Modular Containerized Small Arms Training Set and Combat Arms Training and Maintenance Facility, providing classroom training space, administrative space, and arms cleaning/inspection areas. Scope of work includes construction phase support services. 9,350 SF, $7M

Aaron Fox, AIA, DBIA | *Quality Control Manager* | 16 years of experience | Professional Architect: OK #a6426 | BS/Architecture | Design-Build Institute of America; National Council of Architectural Registration Boards, University of Oklahoma Architectural Advisory Board

EXPERIENCE

1. **AASF Helicopter Hangar,** Lexington, OK **(Example Project #1)** / Client: Oklahoma Military Department – Served as the Quality Control Manager for a new Helicopter Hangar for the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 45,440 SF, $10.2M
2. **Oklahoma National Guard Museum,** Oklahoma City, OK **(Example Project #2)** / Client: Oklahoma Military Department – Served as the Project Manager for a new Museum facility for the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 36,968 SF, $36.9M
3. **Joint Operations Center,** Chandler, OK **(Example Project #3)** / Client: Oklahoma Military Department – Served as the Quality Control Manager for a new Joint Operations Center for the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 9,132 SF, $6.8M
4. **Wellness Center,** Oklahoma City, OK **(Example Project #4)** / Client: Oklahoma Military Department – Served as the Quality Control Manager for a new Wellness Center for the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 38,379 SF, $24.4M
5. **Thunderbird Barracks,** Pryor, OK **(Example Project #6)** / Client: Oklahoma Military Department – Serving as the Quality Control Manager for new dining/barracks in support of the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. (DB RFP development in progress) 16,375 SF, $13M

Alan Wilson, AIA, LEED AP | *Chief Architect/Designer* | 35 years of experience | Professional Architect: OK #a5765, plus 22 additional states | MS/Architecture | National Council of Architectural Registration Boards, LEED Accredited Professional

EXPERIENCE

1. **AASF Helicopter Hangar,** Lexington, OK **(Example Project #1)** / Client: Oklahoma Military Department – Served as the lead designer for a new Helicopter Hangar for the Oklahoma Air National Guard, leading the programming development and design charrette. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 45,440 SF, $10.2M
2. **Oklahoma National Guard Museum,** Oklahoma City, OK **(Example Project #2)** / Client: Oklahoma Military Department – Served as the lead designer for a new Museum facility for the Oklahoma Air National Guard, leading the programming development and design charrette. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 36,968 SF, $36.9M
3. **Joint Operations Center,** Chandler, OK **(Example Project #3)** / Client: Oklahoma Military Department – Served as the lead designer for a new Joint Operations Center for the Oklahoma Air National Guard, leading the programming development and design charrette. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 9,132 SF, $6.8M

4. **Wellness Center,** Oklahoma City, OK **(Example Project #4)** / Client: Oklahoma Military Department – Served as the lead designer for a new Wellness Center for the Oklahoma Air National Guard, leading the programming development and design charrette. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 38,379 SF, $24.4M
5. **AASF Storage Hangar,** Tulsa OK **(Example Project #5)** / Client: Oklahoma Military Department – Served as the lead designer for a new Helicopter Hangar for the Oklahoma Air National Guard, leading the programming development and design charrette. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 47,676 SF, $18.5M
6. **Thunderbird Barracks,** Pryor, OK **(Example Project #6)** / Client: Oklahoma Military Department – Serving as the lead designer for new dining/barracks in support of the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. (DB RFP development in progress) 16,375 SF, $13M

Chris Bunal, AIA, DBIA, LEED GA | *Architect* | 15 years of experience | Professional Architect: OK #a7296, plus additional states | MS/Architecture | Design-Build Institute of America, National Council of Architectural Registration Boards, LEED Green Associate

EXPERIENCE

1. **Oklahoma National Guard Museum,** Oklahoma City, OK **(Example Project #2)** / Client: Oklahoma Military Department – Served as the lead architect for a new Museum facility for the Oklahoma Air National Guard, responsible for the DB RFP documentation and construction phase services. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 36,968 SF, $36.9M
2. **Joint Operations Center,** Chandler, OK **(Example Project #3)** / Client: Oklahoma Military Department – Served as the lead architect for a new Joint Operations Center for the Oklahoma Air National Guard, responsible for the DB RFP documentation and construction phase services. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 9,132 SF, $6.8M
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4. **AASF Storage Hangar,** Tulsa OK **(Example Project #5)** / Client: Oklahoma Military Department – Served as the lead architect for a new Helicopter Hangar for the Oklahoma Air National Guard, responsible for the DB RFP documentation and construction phase services. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 47,676 SF, $18.5M
5. **Thunderbird Barracks,** Pryor, OK **(Example Project #6)** / Client: Oklahoma Military Department – Serving as the lead architect for new dining/barracks in support of the Oklahoma Army National Guard, responsible for the DB RFP documentation and construction phase services. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. (DB RFP development in progress) 16,375 SF, $13M

Dayne Weierbach, PE, DBIA | *Civil Engineer* | 35 years of experience | Professional Engineer: OK #20930, plus 8 additional states | BS/Civil Engineering | Design-Build Institute of America

EXPERIENCE

1. **Oklahoma National Guard Museum,** Oklahoma City, OK **(Example Project #2)** / Client: Oklahoma Military Department – Served as the lead site design/civil engineer for a new Museum facility for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 36,968 SF, $36.9M
2. **Joint Operations Center,** Chandler, OK **(Example Project #3)** / Client: Oklahoma Military Department – Served as the lead site design/civil engineer for a new Joint Operations Center for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 9,132 SF, $6.8M.

3. **Wellness Center,** Oklahoma City, OK **(Example Project #4)** / Client: Oklahoma Military Department – Served as the lead site design/civil engineer for a new Wellness Center for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 38,379 SF, $24.4M
4. **AASF Storage Hangar,** Tulsa OK **(Example Project #5)** / Client: Oklahoma Military Department – Served as the lead site design/civil engineer for a new Helicopter Hangar for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 47,676 SF, $18.5M
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Jared Wilson, PE, LEED GA | *Mechanical Engineer* | 10 years of experience | Professional Engineer: OK #30092, plus additional states | MS/Mechanical Engineering | Design-Build Institute of America (in progress); LEED Green Associate; Member ASHRAE, Member ASPE

EXPERIENCE

1. **AASF Helicopter Hangar,** Lexington, OK **(Example Project #1)** / Client: Oklahoma Military Department – Served as the lead mechanical engineer, LCCA and energy modeling specialist for a new Helicopter Hangar for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 45,440 SF, $12.2M
2. **Oklahoma National Guard Museum,** Oklahoma City, OK **(Example Project #2)** / Client: Oklahoma Military Department – Served as the lead mechanical engineer, LCCA and energy modeling specialist for a new Museum facility for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 36,968 SF, $36.9M
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4. **Thunderbird Barracks,** Pryor, OK **(Example Project #6)** / Client: Oklahoma Military Department – Serving as the lead mechanical engineer, LCCA and energy modeling specialist for new dining/barracks in support of the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. (DB RFP development in progress) 16,375 SF, $13M
5. **Joint Operations Center,** Chandler, OK **(Example Project #3)** and **Wellness Center,** Oklahoma City, OK **(Example Project #4)** / Client: Oklahoma Military Department – Provided mechanical engineering quality control design reviews for both of these projects. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria.

Alan Gregg, PE, LEED GA | *Electrical Engineer, Registered Communication Designer* | 10 years of experience | Professional Engineer: GA #PE045320, plus additional states | Registered Communications Designer (RCDD) #363872 | BS/Electrical Engineering | Design-Build Institute of America (in progress); Institute of Electrical and Electronics Engineers (IEEE); Industry Applications Society (IAS)

EXPERIENCE

1. **Joint Operations Center,** Chandler, OK **(Example Project #3)** / Client: Oklahoma Military Department – Served as the lead electrical engineer and telecommunications designer for a new Joint Operations Center for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 9,132 SF, $6.8M.
2. **Wellness Center,** Oklahoma City, OK **(Example Project #4)** / Client: Oklahoma Military Department – Served as the lead electrical engineer and telecommunications designer for a new Wellness Center for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 38,379 SF, $24.4M
3. **Thunderbird Barracks,** Pryor, OK **(Example Project #6)** / Client: Oklahoma Military Department – Serving as the lead electrical engineer and telecommunications designer for new dining/barracks in support of the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal

(RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. (DB RFP development in progress) 16,375 SF, $13M

4. **Oklahoma National Guard Museum,** Oklahoma City, OK **(Example Project #2)** and **AASF Storage Hangar,** Tulsa OK **(Example Project #5)** / Client: Oklahoma Military Department – Provided electrical engineering and telecommunications quality control reviews for these projects. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria.

David Swyden, PE | *Structural Engineer* | 16 years of experience | Professional Engineer: OK #25815, CA #83631, plus additional states | MS/Civil Engineering | Oklahoma Structural Engineers Association (OSEA); Adjunct Professor, Oklahoma City Community College/Engineering Mechanics; Design-Build Institute of America (in progress)

EXPERIENCE

1. **AASF Helicopter Hangar,** Lexington, OK **(Example Project #1)** / Client: Oklahoma Military Department – Served as the lead structural engineer for a new Helicopter Hangar for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 45,440 SF, $12.2M
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3. **Wellness Center,** Oklahoma City, OK **(Example Project #4)** / Client: Oklahoma Military Department – Served as the lead structural engineer for a new Wellness Center for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 38,379 SF, $24.4M
4. **Oklahoma National Guard Museum,** Oklahoma City, OK **(Example Project #2)** and **AASF Storage Hangar,** Tulsa OK **(Example Project #5)** / Client: Oklahoma Military Department – Provided structural engineering oversight for quality control for each of these projects. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria.
5. **Thunderbird Barracks,** Pryor, OK **(Example Project #6)** / Client: Oklahoma Military Department – Serving as the lead structural engineer for new dining/barracks in support of the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. (DB RFP development in progress) 16,375 SF, $13M

Kevin Clay, PE, SFPE | *Fire Protection Engineer* | 28 years of experience | Registered Fire Protection Engineer: OK #30823, CA #2224, plus additional states | MBA/Business Administration; BS/Fire Protection and Safety Engineering | Member, Society of Fire Protection Engineers; Design-Build Institute of America (in progress)

EXPERIENCE

1. **Oklahoma National Guard Museum,** Oklahoma City, OK **(Example Project #2)** / Client: Oklahoma Military Department – Served as the lead fire protection engineer for a new Museum facility for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 36,968 SF, $36.9M
2. **Joint Operations Center,** Chandler, OK **(Example Project #3)** / Client: Oklahoma Military Department – Served as the lead fire protection engineer for a new Joint Operations Center for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 9,132 SF, $6.8M
3. **AASF Storage Hangar,** Tulsa OK **(Example Project #5)** / Client: Oklahoma Military Department – Served as the lead fire protection engineer for a new Helicopter Hangar for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 47,676 SF, $18.5M
4. **Thunderbird Barracks,** Pryor, OK **(Example Project #6)** / Client: Oklahoma Military Department – Serving as the lead fire protection engineer for new dining/barracks in support of the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. (DB RFP development in progress) 16,375 SF, $13M

5. **AASF Helicopter Hangar,** Lexington, OK **(Example Project #1)** and **Wellness Center,** Oklahoma City, OK **(Example Project #4)** / Client: Oklahoma Military Department – Provided quality control design reviews of the fire protection and life safety design elements for these projects. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria.

Kelley Hayes, NCIDQ, LEED AP, WELL AP | *Senior Interior Designer* | 18 years of experience | Registered Interior Designer: OK #026038 | BA/Interior Design | International Interior Design Association (IIDA); National Council for Interior Design Qualification; LEED Accredited Professional; WELL Accredited Professional

EXPERIENCE

1. **AASF Helicopter Hangar,** Lexington, OK **(Example Project #1)** / Client: Oklahoma Military Department – Served as the lead interior designer for a new Helicopter Hangar for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 45,440 SF, $12.2M
2. **Oklahoma National Guard Museum,** Oklahoma City, OK **(Example Project #2)** / Client: Oklahoma Military Department – Served as the lead interior designer for a new Museum facility for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 36,968 SF, $36.9M
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5. **AASF Storage Hangar,** Tulsa OK **(Example Project #5)** / Client: Oklahoma Military Department – Served as the lead interior designer for a new Helicopter Hangar for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 47,676 SF, $18.5M
6. **Thunderbird Barracks,** Pryor, OK **(Example Project #6)** / Client: Oklahoma Military Department – Serving as the lead interior designer for new dining/barracks in support of the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. (DB RFP development in progress) 16,375 SF, $13M

Charles Gamble, AIA, CCP | *Senior Cost Estimator* | 45 years of experience | Registered Architect: OK #1417 | BA/Architecture | AACE Certified Cost Professional since 2001 (#1892); President-Oklahoma Chapter of the American Association of Cost Engineers International (AACEI); Society of American Military Engineers

EXPERIENCE

1. **AASF Helicopter Hangar,** Lexington, OK **(Example Project #1)** / Client: Oklahoma Military Department – Served as the lead cost estimator for a new Helicopter Hangar for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 45,440 SF, $12.2M
2. **Oklahoma National Guard Museum,** Oklahoma City, OK **(Example Project #2)** / Client: Oklahoma Military Department – Served as the lead cost estimator for a new Museum facility for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 36,968 SF, $36.9M
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process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 38,379 SF, $24.4M

5. **AASF Storage Hangar,** Tulsa OK **(Example Project #5)** / Client: Oklahoma Military Department – Served as the lead cost estimator for a new Helicopter Hangar for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 47,676 SF, $18.5M
6. **Thunderbird Barracks,** Pryor, OK **(Example Project #6)** / Client: Oklahoma Military Department – Serving as the lead cost estimator for new dining/barracks in support of the Oklahoma Army National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. (DB RFP development in progress) 16,375 SF, $13M

Experience, qualifications, and technical competence of the Subconsultants

Benham has assembled a team of in-house and local specialty sub consultants to fulfill the requirements of this complex project. Our consultants include the following firms.

JONES DESIGN STUDIO | ***DBIA Facilitator / Sustainable Design Consultation*** | Experienced architecture firm with 40+ similar (DBIA) projects in the past 10 years | Knowledge of DBIA 'Design-Build Done Right™ Best Practices': Nationally recognized, acknowledged as a subject matter expert as a DBIA owner-advisor, experience includes implementing DBIA 'Best Practices' for multiple contracts with government entities in this role. Jones Design Studio has helped owners through acquisition, design implementation, and construction. | 20+ year working relationship with Benham.

Molly Jones, AIA, DBIA, LEED AP, GGP | ***DBIA Facilitator, Sustainable Design Manager*** | 28 years of experience | Professional Architect: OK #a4079; Registered Interior Designer: OK #5675 | BS/Architecture | Design-Build Institute of America; LEED Accredited Professional; Green Globes Professional; Guiding Principles Compliance Professional; DBIA National Owner-Advisor Committee Chair

EXPERIENCE

1. **AASF Helicopter Hangar,** Lexington, OK **(Example Project #1)** / Client: Oklahoma Military Department – Served as DBIA Facilitator and led the sustainable design effort for a new Helicopter Hangar for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 45,440 SF, $12.2M
2. **Oklahoma National Guard Museum,** Oklahoma City, OK **(Example Project #2)** / Client: Oklahoma Military Department – Served as DBIA Facilitator and led the sustainable design effort for a new Museum facility for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 36,968 SF, $36.9M
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ZODIAC | ***Commissioning*** | Experienced commissioning firm certified as a Disadvantaged Business Enterprise (DBE) firm with the City of St. Louis | 12 similar commissioning projects in the past 10 years | Knowledge of DBIA 'Best Practices' and commissioning of systems through multiple projects with government entities in this role | 20+ year working relationship with Benham.

Baskar Subbarao, PE, CCA, LEED AP | *Commissioning Authority* | 33 years of experience | Professional Engineer: MO | MBA/Business Administration; MS/Mechanical Engineering | Certified Commissioning Authority, CMVP; LEED Accredited Professional

EXPERIENCE

1. **AASF Helicopter Hangar,** Lexington, OK **(Example Project #1)** / Client: Oklahoma Military Department – Provided enhanced commissioning services for a new Helicopter Hangar for mechanical, Domestic Hot Water, Lighting and MEP systems. Project received LEED NC V4 Silver rating. 45,440 SF, $12.2M
2. **Oklahoma National Guard Museum,** Oklahoma City, **OK (Example Project #2)** / Client: Oklahoma Military Department – Provided enhanced commissioning services for a new Museum facility for the Oklahoma Air National Guard. Project scope was to develop and prepare both a Request for Qualifications (RFQ) and a Design-Build Request for Proposal (RFP) ready for solicitation as a two-step acquisition process. Project programming and development was included to define the project scope, validate the cost estimate, and prepare the RFP utilizing performance-based criteria. 36,968 SF, $36.9M
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5. WORK PLAN / Team's Approach

Benham provides the WVDEP a team with senior design and construction support professionals who are experienced with implementing the DBIA Design-Build Done Right Best Practices, specializing in best value design-build procurement, with first-hand knowledge of the complex design and coordination requirements of this program. We offer team members who will maintain continuity across the program, and throughout the duration of both the design and construction phases of each project. Our approach incorporates our understanding of program and project scope, the implementation of robust project-tested templates, and integrates our well-developed quality control process every step of the way.

Included below is Benham's proposed RFQ/RFP and Post Award work plan which will be tailored to meet the specific needs of the WVDEP. Benham's work plan will generally include, but is not limited to, the following:

A. **Program Development and Management.** In this phase, the Owner Advisor shall support WVDEP in the development of the program, including the following as needed:

1. Support the WVDEP in the development of the Design-Build Program Plan
2. Develop the Program Schedule
3. Perform a program-level risk assessment
4. Develop the Program Budget and Acquisition Budget for each project
5. Respond to input the WVDEP on the Program Plan, Budget, and Schedule

6. Support WVDEP in coordination of the program with stakeholders

7. Provide periodic reports on program status

The Owner Advisor services under the Program Development and Management will commence upon the execution of the program Agreement.

B. Project Initiation Phase. In this phase, the Owner Advisor shall perform the following tasks for each project in the program:

1. Consult with the WVDEP to identify and clarify any specific requirements for the development of the RFQ/RPF.

2. Identify, consult with, and analyze requirements of governmental (federal, state and local) authorities having jurisdiction.

3. Consult with the WVDEP on the training needs for use in development of the training schedule.

4. Prepare a Project Implementation Report which will, as appropriate, contain:

a.) A project description summary;

b.) The WVDEP objectives for the project;

c.) Findings of the project risk assessment;

d.) Recommendations and schedule for design-build training as may be required;

e.) Recommendations of design-build solicitation procedures;

f.) Recommendations for the composition of a Selection Panel;

g.) Outline of a Request for Design-Build Qualifications (RFQ);

h.) Outline of a Request for Design-Build Proposals (RFP);

i.) Design-build competition schedule; and

j.) Design-Build Best Practices checklist, among other pertinent items.

The Owner Advisor services under the Project Initiation Phase will commence upon the execution of a project Agreement and will be considered complete on the date the Project Implementation Report is satisfactorily delivered to the WVDEP.

C. RFQ and RFP Development Phase. In this phase, the Owner Advisor shall perform the following tasks for each project in the program:

1. Prepare, subject to the WVDEP's approval, the following RFQ Documents:

a.) Announcement and/or Advertisement of Intent to Request Design-Build Qualifications;

b.) Request for Design-Build Qualifications (RFQ) document with the following components;
   i. Project information and description
   ii. RFQ Milestone Schedule
   iii. Description of Procurement Process
   iv. Minimum Proposer Qualifications
   v. Statement of Qualifications Requirements
   vi. Relevant Experience Requirements
   vii. Evaluation criteria

c.) Distribute to Announcement mailing list;

d.) Information and selection criteria to assist Selection Panel in the short- listing process;

e.) Any Addenda required to the RFQ;

2. Prepare, subject to the WVDEP's approval, the following RFP Documents organized by CSI Uniformat:

a.) Instructions to proposer's, including proposal evaluation and selection criteria;

b.) Include in the RFP the following State-Prepared documents:
   i. Proposal Form;
   ii. Agreement Form;
   iii. Bond Forms;
   iv. General and Special Conditions of the Design-Build Contract; among others

c.) Program of Facility Requirements;

d.) Schematic(spatial) Relationship Diagram;

e.) Space Standards and Environmental Requirements;

f.) Performance Specifications;

g.) Materials to assist Selection Panel in proposal selection; and

h.) Addenda to the RFP.

i.) The RFP document shall incorporate, as appropriate, the following:

   ii. Validated programming and cost information.
   iii. Specific user requirements from the personnel who will occupy this facility.
   iv. Design Guides, as applicable.
   v. Design-Build Done Right Best Practices as publishes by the Design Build Institute of America.
   vi. Bridging documents will not be used so there will not be a preliminary design requirement.
   vii. The RFP shall require the contracted Design-Builder to provide pre-commissioning, commissioning, and Closeout Submittal requirements.
   viii. Results of preliminary site investigations performed to collect data including research of existing information.
   ix. Essential and mandatory technical criteria to accomplish the Design-Build process.
   x. Performance specifications for project requirements and design criteria, covering the following as required.
      a.) Foundation and structural system
      b.) HVAC System
      c.) Plumbing System
      d.) Fire Protections System
      e.) Lighting and power system
      f.) Communication information system
      g.) Life Safety requirements
      h.) Typical Finishes and materials
      i.) Other Specific Requirements
      j.) Architectural Requirements
      k.) Civil Requirements
      l.) Communications to include voice and data (Exterior and Interior Plant).
      m.) Interior Designer and Furniture Consultant requirements
   xi. Provide a summary of environmental issues identifying required waivers and permits.
   xii. Unique design features or considerations required for the project that may significantly influence the cost or construction schedule. Possible examples are Anti-Terrorism/Force Protection (AT/FP) and sustainable design requirements.
   xiii. Provide an energy analysis identifying the energy targets for the project as applicable, including the version of ASHRAE Standard 90.1 applicable to the project, the energy use intensity, and the target for on-site renewable energy contribution.
   xiv. Provide a sustainability analysis identifying all applicable sustainability requirements.
   xv. Accomplish Design-Build (D-B) contracting strategy including milestones and assumptions.

Based on the information provided by the WVDEP and contained in the RFP Document, submit an opinion of probable design-build cost and any adjustments to the Project Budget cost breakdown, and make adjustments to the RFP Document that may be required to maintain the total Project Budget.

D. Design-Builder Qualification Phase. In this phase, the Owner Advisor shall perform the following tasks for each project in the program:

1. Upon direction from the WVDEP and completion of the RFQ document, the Owner Advisor shall perform the following:

   a.) Prepare for publication, the Request for Design-Build Qualifications Advertisement;

   b.) Distribute the RFQ to all requesting Design-Builder firms and to WVDEP's project staff and maintain list of RFQ holders. Additionally, distribute to other Industry entities, such as AIA, AGC, etc.

   c.) Conduct pre-submittal meeting(s) for interested parties, if required;

   d.) Respond to questions from interested parties and, after review and approval by WVDEP, publish answers in addenda to RFQ; and

   e.) Report progress to WVDEP as necessary.

2. Upon receipt of prequalification statements:

   a.) Summarize the information contained in the qualification statements and distribute to the Selection Panel and the WVDEP;

   b.) Assist Selection Panel in evaluation of qualifications;

   c.) Assist Selection Panel in presenting recommendations to WVDEP;

   d.) Notify all respondents of the WVDEP's actions on the Selection Panel's recommendations for short listing.

   The Owner Advisor's services under the Design-Builder Qualification Phase will be considered complete on the Date the WVDEP acts on the Selection Panel's recommendations for short listing.

E. Final Proposal Phase. In this phase, the Owner Advisor shall perform the following tasks for each project in the program:

1. After acceptance by the WVDEP of the RFP Documents and upon authorization by the WVDEP to proceed:

   a.) Distribute RFP Document and attachments to the short-listed Design-Build firms, project staff, and Selection Panelists;

   b.) Conduct and record proprietary one-on-one meeting(s) for each short-listed Design-Build Firm;

   c.) Respond to questions from short-listed Design-Build Firms and, after review and approval by WVDEP, publish answers in addenda to RFP;

   d.) Assist the WVDEP to receive proposals, determine and certify if they meet the deadline and the minimal submittal requirements.

2. After receipt by the WVDEP of the design-build requirements, and upon authorization by the WVDEP to proceed:

   a.) Distribute copies of the proposals to the Selection Panel and the WVDEP;

   b.) Examine, evaluate, and rate each proposal for compliance with the minimum performance requirements of the RFP;

   c.) Assist the Selection Panel in evaluation of the design-build proposals based on the selection criteria published and in selection of a winning proposal for recommendation to WVDEP;

d.) Note the Selection Panel deliberations and record their votes for inclusion in a written Final report of the Selection Panel;

e.) Assist the Selection Panel in presenting the Panel's recommendation to the WVDEP;

f.) Assist the WVDEP to take appropriate action on the recommendation;

g.) Assist the WVDEP and the Design-Builder to complete and execute the design-build contract, including the clarification and documentation of appropriate sections of the Design-Builder's proposal, if necessary.

Appendices, Technical Studies, and drawings: The Owner Advisor shall provide the following studies and drawings for the RFQ/ RFP on each project.

- List of Drawings: Site Plan showing boundaries, elevations, soil boring locations, soil boring logs from boundary survey, topographic survey, and geotechnical study.
- Utility Connections and Existing Mains
- Environmental Coordination & Documentation (Category X).
- Exterior Signage/Interior Signage (If required)
- Acceptable Plants List
- Room Criteria Sheets and Space Tabulation
- Spatial Relationship Diagram
- Energy Analysis
- Sustainability Analysis

The Title I, Type "A" Pre-design Services (RFQ/RFP and Proposal Phase) will be considered complete upon the execution of the design-build contract by the parties, or by the cessation of negotiations by the parties.

The Owner Advisor will provide coordination and reviews to evaluate the Design-Build Team's compliance with the Request for Proposal (RFP). The following services shall be provided by the Owner Advisor and shall be included as part of the Owner Advisor proposal.

F. **Design Substantiation.** In this phase, the Owner Advisor shall:

1. Review the design schedule.

2. Attend all Design Charrettes, Partnering, Progress, and Review Meetings.

3. Review design submittal packages for compliance with the RFP, the Design-Builder's Proposal, and the Design-Builder's betterments and deviations list.

4. Prepare a Monthly Status Report on the Design-Build Team's progress, submittal status including Design-Build Team, Owner Advisor, and WVDEP review and approval status, and other current issues.

5. Verify that the Design-Build Team has responded to all comments and that all comments have been incorporated into the design as stated, unless a waiver has been approved by the WVDEP.

6. Provide cost estimating support to review and evaluate trend-log reports and progressive construction cost estimates furnished by the Design-Build Team.

7. Maintain a list of all items required for Substantiation approval.

G. **Construction Observations.** In this phase the Owner Advisor shall provide Professional Staff to observe construction and perform quality assurance services. The Owner Advisor will evaluate the Design-Build Team's compliance with the Design-Build Contract and approved Design Documents. Quality assurance (QA) shall be provided through observation, reviews, and testing of a portion of the Design-Build Team's Contractor Quality Control (CQC) Program implementation. All observations shall result in written documentation to be provided to the WVDEP, within 48 hours.

1. **On-Site Evaluations.** The Owner Advisor shall report observations to document the general construction methods implemented by the Design-Build Team and make specific note of any observed deviations from the approved contract documents. The Owner Advisor may make recommendations on improvements to processes but **shall not direct the work** of the Design-Build Team Contractor. The Owner Advisor shall report to the WVDEP immediately any

deficiencies that were observed that require action on the part of the WVDEP . The Owner Advisor shall evaluate the materials incorporated into the finished construction for compliance with the contract documents. The Owner Advisor shall review and observe job-site safety, and when necessary, make recommendations for improvement to the overall safety program being implemented. Where the contract documents are not specific with respect to construction requirements, the Owner Advisor shall review and evaluate the construction and installation for compliance, at a minimum, to applicable building codes. Any deficiencies noted should be included in the observation report and brought to the attention of the State.

2. **Submittal Review.** The Owner Advisor shall also be responsible to review submittals for conformance with the approved contract documents, and any applicable safety codes and / or regulations. The Owner Advisor will receive copies of each submittal either electronically or in hard copy format. The Owner Advisor will annotate each submittal item with the appropriate code and corresponding narrative detailing the deficiencies, if there are any. The Owner Advisor may be required to input this information into an electronic database for the project as directed by the WVDEP. Each submittal shall be reviewed and returned to the WVDEP within 5 working days after initial receipt of the submittal.

3. **Document Control.** The Owner Advisor shall also be responsible to maintain project files in accordance with procedures as directed by the State. Where procedures do not exist, the Owner Advisor shall assist the State with development of standard operating procedures for disposition and storage of all project files to include meeting minutes, memorandums for record, design submittals, requests for information, correspondence, and modifications.

4. **Documentation.** The Owner Advisor shall be required to document all work that is ongoing on the project each day an inspection, observation, QA test or other type of site visit is made, documenting activities in progress by the schedule activity number, inspections witnessed (preparatory, initial, and follow up) and results of the inspections. The Owner Advisor shall also make note of work ongoing by the Design-Build Team and whether or not the activities being worked are those that are indicated to be in progress according to the progress schedule. The Owner Advisor shall have an entry evaluating the Design-Build Team's safety activities for compliance with the approved safety standards or that safety violations were addressed, and the corrective action taken by the Design-Build Team. The Owner Advisor is also required to review the daily CQC Reports submitted by the Design-Build Team prior to finalizing the QA report. Any discrepancies between what the Owner Advisor is reporting and what the Design-Build Team is reporting shall be resolved prior to finalizing the report.

5. **Staffing.** The Owner Advisor shall provide the appropriate professional staff to furnish the services described above. Special attention shall be paid to, but are not limited to:

   a. Site Preparation and Foundations.

   b. Underground Utilities

   c. Structural Steel or building framing.

   d. Wall and Roof assembly.

   e. Interior Utility Infrastructure (HVAC, Plumbing, Electrical and Special Systems).

   f. Finishes.

   g. Pavements.

6. Upon completion of each construction item or phase, including final construction completion, the Owner Advisor shall provide Professional Staff to complete a comprehensive inspection of the facility (Punch-list). The punchlist shall provide location, details and photos (where applicable).

H. Commissioning Support. The Owner Advisor shall:

1. The Owner Advisor shall provide Professional Staff to attend functional testing of critical facility systems when executed by an independent commissioning agent. Critical systems include:

   a.) HVAC Systems.

b.) Plumbing
c.) Electrical (Including generator)
d.) Special systems (Fire Alarm, Fire Protection, Telecommunications, etc.)

2. The Owner Advisor shall provide a report of all observations during Functional Testing, as well as Post Occupancy Testing.

3. Additionally, the Owner Advisor shall provide necessary Professional Staff to witness a Post Occupancy Test and Measurement Verification of modeled sustainability targets on or about the one-year anniversary of Beneficial Occupancy.

I. Construction Management Support. The Owner Advisor shall:

1. The Owner Advisor shall provide Construction Management Support, as directed by the WVDEP , to include,:

a.) Attendance at construction meetings
b.) Design-Build Team's Pay Application review
c.) Monthly Status Reports
d.) Review of Construction Schedule
e.) Documentation overview and control (including all design, as-built record keeping, substantiation reviews, and commissioning)
f.) Support for Final Commissioning and Facility Turnover
g.) Part-Time On-site CM Representatives.

The Owner Advisor shall evaluate the Design-Build Team's design for compliance with programming and cost information for the project, and for reasonable/optimized compliance with the requirements of personnel who will occupy this facility.

J. Deliverables. The Owner Advisor shall provide the following:

1. Daily Inspections – Owner Advisor is required to input the results of all inspections, tests, and onsite observations into the project electronic database each day an inspection, test, and/or onsite observation is made. Documentation shall include but not necessarily be limited to jobsite safety, activities in progress, activities started and / or completed each day, location of work being performed, quality of work performed, adequacy of quality control operations, results of preparatory, initial, and follow up inspections, test results, weather, delays in the progress of the work, disagreements with the quality control reports provided by the Design-Build Team, RFI response recommendations, and submittal review recommendations.

2. Weekly Report – Owner Advisor is required to submit a weekly report to the WVDEP for review and approval. This report shall clearly demonstrate the deliverables provided during the previous week. Deliverables provided shall be consistent with this scope of work.

3. Monthly Summary Report – Owner Advisor shall submit the signed weekly reports with the monthly progress payments.

Deliverable Quality Assurance: The WVDEP will review, for completeness, preliminary or draft documentation that the Owner Advisor submits, and may return it to the Owner Advisor for correction. Absence of any comments by the WVDEP will not relieve the Owner Advisor of the responsibility for complying with the requirements of this work statement. Final approval and acceptance of documentation required herein shall be by the WVDEP on the deliverable in question.

6. ADDENDUM ACKNOWLEDGEMENT

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CRFI DEP24*01

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:
(Check the box next to each addendum received)

[✓] Addendum No. 1	[ ] Addendum No. 6
[ ] Addendum No. 2	[ ] Addendum No. 7
[ ] Addendum No. 3	[ ] Addendum No. 8
[ ] Addendum No. 4	[ ] Addendum No. 9
[ ] Addendum No. 5	[ ] Addendum No. 10

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Benham Design, LLC
Company

Tony Willis
Authorized Signature

November 22, 2023
Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.
Revised 6/8/2012