The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at ***wvOASIS.gov***. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at ***WVPurchasing.gov*** with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

Header 1

List View

General Information | Contact | Default Values | Discount | Document Information | Clarification Request

Procurement Folder: 1337601
Procurement Type: Central Purchase Order
Vendor ID: VS0000044419
Legal Name: Benham Design, LLC
Alias/DBA: Benham Design, LLC
Total Bid: $0.00
Response Date: 01/30/2024
Response Time: 13:16
Responded By User ID: RCBrum
First Name: Ron
Last Name: Brumfield
Email: ron.brumfield@benham.com
Phone: 4052042572

SO Doc Code: CEOI
SO Dept: 0313
SO Doc ID: DEP2400000010
Published Date: 1/12/24
Close Date: 1/30/24
Close Time: 13:30
Status: Closed
Solicitation Description: DLR - Design-Build Owner Advisor Services
Total of Header Attachments: 1
Total of All Attachments: 1

Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Solicitation Response

Proc Folder:	1337601
Solicitation Description:	DLR - Design-Build Owner Advisor Services
Proc Type:	Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2024-01-30 13:30	SR 0313 ESR01302400000003633	1

VENDOR

VS0000044419
Benham Design, LLC

Solicitation Number: CEOI 0313 DEP2400000010

Total Bid: 0 **Response Date:** 2024-01-30 **Response Time:** 13:16:44

Comments:

FOR INFORMATION CONTACT THE BUYER
Joseph E Hager III
(304) 558-2306
joseph.e.hageriii@wv.gov

Vendor
Signature X **FEIN#** **DATE**

All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Owner Advisor Services				0.00

Comm Code	Manufacturer	Specification	Model #
80101600			

Commodity Line Comments: This is a no price proposal.

Extended Description:

Owner Advisor Services

WEST VIRGINIA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
DIVISION OF LAND RESTORATION

OWNER ADVISOR SERVICES FOR

Design-Build Pilot Program for the Rehabilitation of Former Mining Lands

SOLICITATION NO: CEOI 0310 DEP2400000010
JANUARY 30, 2024

BENHAM
a Haskell Company

1. GENERAL INFORMATION

1.1. Provide company profile including principal areas of expertise and experience providing OA services. Include an organizational chart depicting the management of the firm's organization and its relationship to any other business entity. Proposals must include the following information:

Beham is an architecture, engineering, and design-build firm, located in Oklahoma City, that 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. Benham has been serving as Owner-Advisor for multiple clients since 2019. Multiple projects have been developed 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 perspective. We regularly incorporate sustainable, energy-conscious and resilient design features in our projects. Benham's services include the following:

- DBIA Owner Advisor Services
- Environmental Services
- Architecture
- Interior Design
- Project Management
- Structural Engineering
- Electrical Engineering
- Mechanical Engineering
- Civil Engineering
- Fire Protection engineering
- Registered Communications Distribution Designer (RCDD)
- Security Specialists
- Cost estimators
- Construction Managers
- Construction Inspectors
- Risk Management

In 2016 Benham was acquired by **The Haskell Company**. Haskell is a 100% employee owned firm that 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. Haskell has successfully completed over 2,500 design-build and CMAR projects totaling $13 billion.

The work for this project will primarily be executed out of Benham's Oklahoma City office but will have the support of team members in our other Haskell offices, as appropriate. 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.

Haskell's subsidiaries/affiliates

Benham Design, LLC, a Haskell Company
(Architecture, engineering and design-build)
14000 Quail Springs Parkway, Suite 500
Oklahoma City, OK 73134
405.478.5353

Seiberling, a Haskell Company
(Engineering and Technical Consulting)
655 3rd Street, Suite 203
Beloit, WI 53511
608.313-1235

Dysruptek
(R&D for AEC Industry)
111 Riverside Avenue
Jacksonville, FL 32202
(904)791-4500

Cortez Inc., a Haskell Company
(Mechanical and Process Contractors)
West Orange Industrial Park
700 Roper Parkway
Ocoee, FL 34761
407.656.4397

Given our prior experience with 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 West Virginia Department of Environmental Protection's (WVDEP) projects. We have no actual or potential commitment or conflict that will impact our ability to perform the scope of work outlined in the Solicitation.

Benham will be the prime for this Owner Advisory Services contract. Sub consultants assisting in the effort are identified in 3.1.4 below.

1.1.1. Date, state and type of business organization (close, general, or S corporation; LLC or PLLC; sole proprietorship).

Benham Design, LLC is a limited liability company, organized on May 29, 2015 in Delaware. Our registration agent is Cogency Global, Inc., 850 New Burton Road, Suite 201, Dover DE 19904.

1.1.2. Federal and state tax ID numbers:
Federal: 59-2387450
State: Benham does not have a state tax ID – sales tax or use tax ID in West Virginia

1.1.3. Names of Owners, Principals and/or Officers:

Francis Mangin, Charman/President /Director
James L. O'Leary, Exec. VP/Director
Jeffery L. Juris, Exec. VP/Director
Bradford A. Slappey, Exec. VP/Director
Adam B. West, Senior VP
Jeffery W. Miller, VP/Secretary
Thomas J. Corrigan, Jr., VP
Rhonda J. Dudeck, VP
Lane M. Claussen, VP/Assistant Secretary
Terry N. Karras, VP/Director
Doyle W. Magnus, VP
Denise M Ramsey, VP/Director
Tomra J. Russell, VP/Director
Peter H. Skirbst, VP/Director
Tommy S. Willis, VP/Director
W. Alan Wilson, VP/Director
Nancy A. Rhoads, Assistant Secretary

1.1.4. The name, title, email address, mailing address, fax and telephone number of the officer authorized to represent the consultant in any correspondence and negotiations and sign any contract that may result.

Tommy Willis, PMSFPE, DBIA
Director | Oklahoma City A&E
14000 Quail Springs Parkway, Ste 500

Oklahoma City, OK 73134

O: 405.242.6230 | C: 405.664.9052
tommy.willis@benham.com | www.benham.com

1.1.5. The project manager's name, title, email address, mailing address, fax and telephone number.

Dylan Motley, DBIA
dylan.motley@benham.com
14000 Quail Springs Parkway, Ste 500
Oklahoma City, OK 73134
F: 405. 478.0406 | O: 405.607.6963

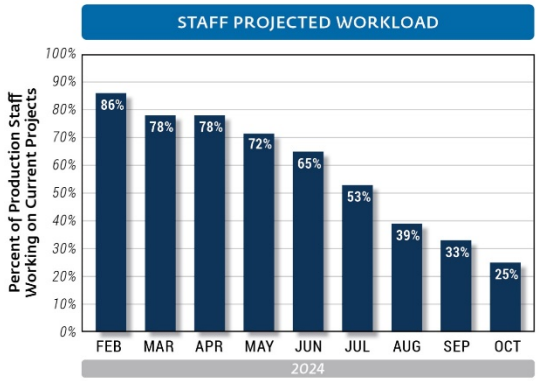
1.1.6. Describe the firm's staffing, workload, and ability to competently and expeditiously, provide OA services for the Agency.

Between the identified personnel in this proposal and our total company resources of over 2,300, we can scale teams up and/or down in direct relation to the size, scope, and location of specific projects. This is accomplished through our proven management approach to on-call contracts. Our organizational structure provides the flexibility and adaptability to "right size" the core team to ensure staffing is leveraged to support project requirements.

Additionally, the variety of project work that our firm is involved in allows us to shift personnel from project to project in response to the acceleration or deceleration requirements of our clients. These features prevent our staff from being overcommitted and ensure qualified resources are available to provide ample surge capacity when and where the State of West Virginia needs them.

Current Workload in Progress:

The Benham team is proud of our past record of performance with clients. We take our project commitments very seriously and adhere to stringent internal requirements to make certain that no project misses a deadline or critical milestone. With over 146+ employees in Oklahoma, we commit that the design and delivery of this project will be our top priority. With our availability and our current workload, we have more than enough capacity to complete this contract.



1.1.7. Describe the firm's contingency plan to respond with appropriate back-up staff in the case of death, disability, illness or separation.

Each year, the firm delivers approximately fifty simultaneously designed and constructed projects across the nation and around the world. We have over 2,300 design and construction professionals located in over twenty offices across the globe. Benham guarantees the availability of adequate personnel, equipment and facilities to ensure prompt and efficient service to the West Virginia Depart of Environmental Protection, for this project. When you select Benham as your integrated service provider, you can count on 100% of our focus and effort on your project at all times during the life of the project.

Benham's integrated design-build approach establishes a single source of responsibility: Benham's Project Manager. The project manager is supported by our in-house team of architects, engineers, subject matter specialists and construction professionals. This design-build team has a wealth of project experience that it will apply to your project. Benham's unique integrated design-build approach will deliver a high-quality result safely, on-time and within budget while meeting all the requirements established for the project.

2. PROJECT UNDERSTANDING & APPROACH

2.1. Understanding of the project and approach to delivering OA services

Benham understands that the West Virginia Department of Environmental Protection ("Agency") intends to initiate a Design-Build pilot program for the rehabilitation of former mining lands ("Project"). The work for this effort will include multiple projects to

restore and reclaim sites in various locations across the state of West Virginia, that have been damaged through mining operations. The Agency seeks to engage an Owner Advisor (OA) to assist in project management, coordination, facilitation, oversight, and monitoring during the design, procurement and construction phases of the projects. The potential duties and objectives are outlined in Section 3, paragraph 2 of the solicitation. Providing assistance to the Agency in delivering these projects will require an OA experienced with implementing the DBIA Design-Build Done Right Best Practices, specializing in best value design-build procurement, and provide first-hand knowledge of the complex design and coordination requirements of the design-build program. Additionally, the OA team will also need to include specialists and professionals who understand AML project design and oversight and have experience with a wide variety of geological subsidence, mine reclamation, and stream restoration type of projects. The Benham team is well equipped to fill this role. Benham has worked with many federal, state and municipal agencies on hundreds of projects all of which required advocating for the client while, at the same time communicating with and coordinating the work of consultants, architects and contractors. Benham has a well-organized process for managing design-build projects. This process includes a structured method for collecting and interpreting essential technical information from all involved parties and compiling the information in a useful format for the client to review and use in making informed decisions.

2.1.1. Describe how you will organize and perform project tasks.

Benham utilizes a well-developed and highly successful work plan that can be tailored to meet the specific needs of the Agency and the specific project. This work plan lays out clearly the organization of the work and the order of execution of the project tasks.

2.1.2. Describe how you will identify critical milestones and ensure progress.

Prior to the commencement of any work, Benham will consult with the Agency and identify critical milestones and include them in a well-organized work plan. The work plan will establish dates associated with the milestones to ensure the timely progress of the work.

2.1.3. Describe how you will address contingencies that may arise during the project.

The Owner Advisor team, at the commencement of the project, will work with the Agency to put together a contingency plan which will address possible contingencies that could arise during the course of the project. The team will document the contingencies and provide potential action plans for remediation for each scenario. Cost and schedule will be monitored, carefully, for any indications of change and the team will be proactive in making remedial adjustments.

All contingencies, of course, cannot be predicted, but the Benham OA team has proven to be flexible and effective in dealing with unforeseen circumstances.

2.1.4. Describe how you will manage the project budget, schedule and scope.

Benham will assist with managing the budget through the utilization of our in-house cost estimating team. The team member assigned to lead the estimating team for the Agency has been estimating project costs for over 40 years. Our estimating team assists in keeping the projects in budget by approaching them with a "value engineering" mindset as the project progresses. They keep the team focused on project requirements and needs and not "nice-to-haves". In-house estimates are updated at key milestones throughout the process and the team will log issues of scope creep, identify the impact and seek proper authority/approval prior to any implementation. The estimating team will react quickly to unforeseen conditions and changes to the mission and make informed recommendations for keeping the project in budget.

2.1.5. Describe how you will ensure quality control.

Benham has a formal, structured quality control process. The process can be tailored to meet the needs of each project but is generally structured around a three-tiered procedure. Work product and documentation prepared and produced by the team is reviewed and signed off on by three different groups:

Tier 1: A peer review of each other's work by team members working on the project

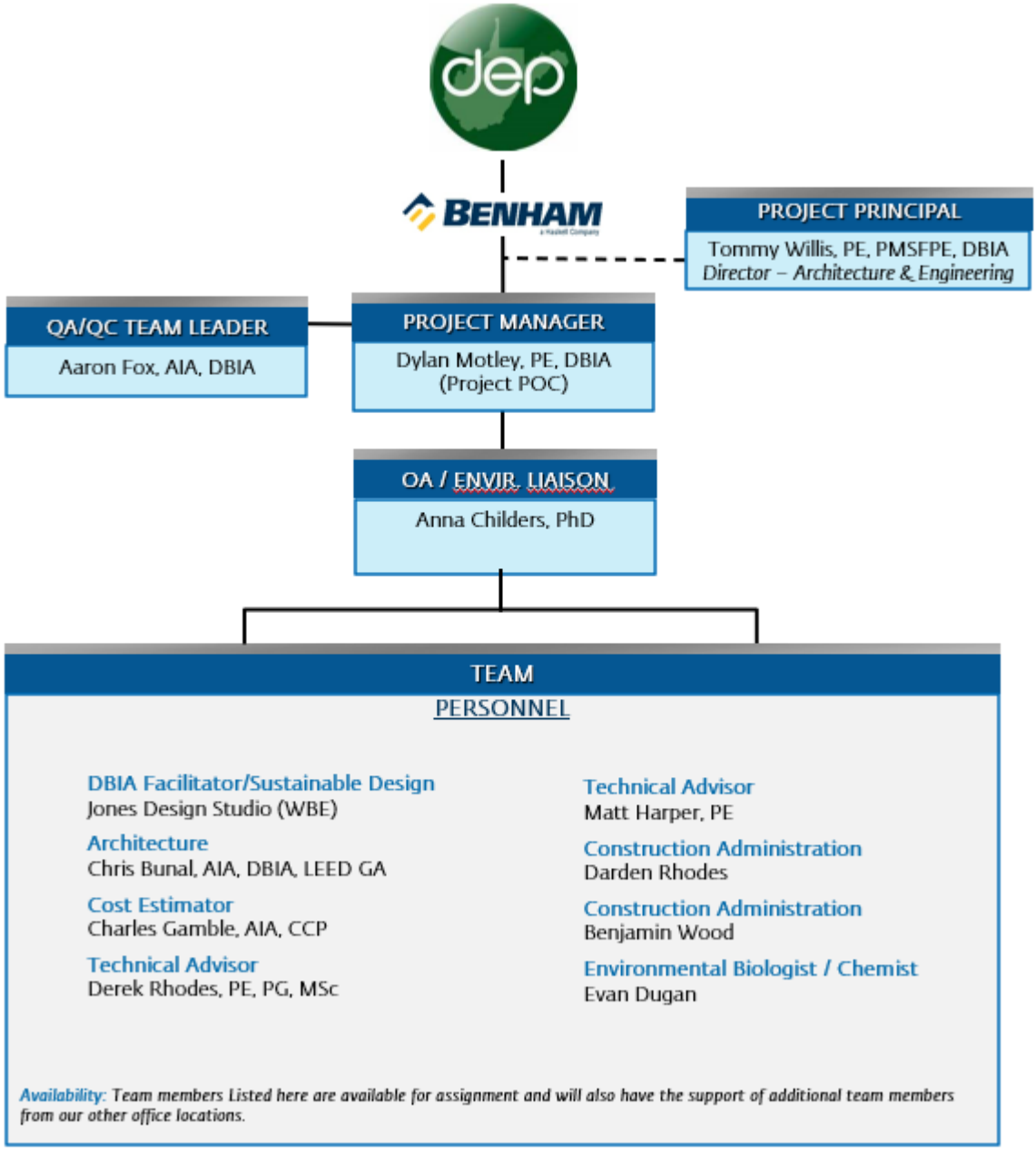
Tier 2: A PM review by senior engineers and expert technical reviewers

Tier 3: A QA/QC independent review by a team that has not been involved in the project

The findings from each of these review steps can, if desired, be documented and certified to the client.

3. Staffing

3.1. This project will be staffed with highly qualified professionals experienced in the processes and procedures of providing owner advisor services for the design-build delivery method and team members who are experienced in the specialized knowledge of the rehabilitation of former mining lands. Our team organization chart, below, is tailored to the needs of this project based on the information provided in your solicitation.



3.1.1. Identify personnel responsible for leading and staffing each phase of the project. Including but not limited to:

3.1.2. Key personnel resumes including name, title, education, experience, references, professional affiliations, certifications, licenses and registrations.

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.

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 | Reference – Andrew Carlson, PM Branch Chief, Oklahoma Military Dept., (405)228-5589

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

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.

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 | Reference – Andrew Carlson, PM Branch Chief, Oklahoma Military Dept., (405)228-5589

EX

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

OA / Environmental Team Liaison – Dr. Anna Childers has over 20 years of water resources and ecological restoration and management. She has led multiple ecosystem restoration projects throughout the country and acted as a lead liaison between project owners, agencies, technical teams, sub-consultants, contractors, and stakeholders. She has led high-visibility projects from multi-agency, multi-municipality, multi-million and multi-owner urban highly eroded prairie river restoration projects that included dish passage design to rehabilitation of unregulated scenic river to support instream flows for fisheries. Her experience as an environmental scientist supported a surface restoration and strategic plan implementation of an abandoned and contaminated mining site. She has led public facilitation meetings, agency coordination, wetlands and floodplains delineation, wetland mitigation designs and banking, environmental permitting strategies and NEPA and environmental due diligence. She is detailed and organized, accustomed in fast-phased and complex natural resources programs with specialized teams, and she is committed to excellence in her leadership and technical work.

Anna Childers, PhD | *SME Ecological Restoration* | 25 years of experience | BS, MS/Geology, PhD/Environmental Science

1. **River Spirit Casino Expansion and Margaritaville Hotel Mitigation Designs, Tulsa, Oklahoma.** / Client: Muskogee (Creek) Nation – In a multi-phased and a large-scale casino expansion and a new hotel design and construction, project along highly erodible banks of Arkansas River on the Nation's tribal trust lands, led the overall implementation of stream impact mitigation designs and permitting. Prepared wetland mitigation strategy, permitting and Section 401 water quality certification, construction cost estimates and coordinated with USACE Tulsa District, EPA Region 6 and Muscogee (Creek) Nation. Led hydrologic modeling and execution conditional FEMA's Letter of Map Revision (CLOMR). Responsible for the final mitigation designs; schedules, budgets, and health and safety plans. Managed multifaceted project teams to implement stream impact and endangered species habitat mitigation designs that included stream restoration, least tern island designs, fish habitat enhancements, protection and supplemental vegetation plantings in riparian areas, installation of instream grade control, and habitat structures and bank stabilization. Prepared best management practices and training tools to aid the Nation to implement future mitigation monitoring to meet the USACE permitting requirements. Responsible for coordination with the key agencies and the Nation, and other key stakeholders. Size: 200,000 square feet. Cost: $365M (fee).

2. **Arkansas River Corridor (ARC) Ecosystem Restoration Program, Tulsa County, Oklahoma.** / Client: Tulsa County, Oklahoma and U.S. Army Corps of Engineers Regional Planning Center (RPEC), Fort Worth, Texas – Part of a multi-year, multi-phased ecosystem restoration program, developed and implemented City of Tulsa Vision Development and Tulsa County's Master Plan to revitalize 42 miles of urbanized and highly eroded riverine corridor to create recreational opportunities, fish passage, wetlands restoration and improve the long-term vitality of riparian corridor following input from citizens workshops. The restoration measures included both structural and non-structural measures to develop a balanced urban riverine environment. Led FEMA floodplain analysis; hazardous site identification; classification and prioritization of highly eroded stream segments for restoration, geotechnical and hydrologic studies, and design documents. The SME liaison between design teams, agencies, and subcontractors. As a PM, responsible for scope identification, schedule management, subcontractor contracting and coordination. "*Anna Childers was an integral part of the Arkansas River Corridor (ARC) Environmental Program…Through her leadership and commitment to Tulsa County's ARC vision, she has sustainably achieved multiple, challenging and sometimes conflicting, objectives under changing conditions.*" — Gaylon Pinc, PE, Owner/Senior Environmental Program Manager, PMg – Program Management Group, LLC. The EA was adopted by USACE into the FS in 2018, and the FS was nominated for the USACE National Planning Achievement Award. Size: 42 miles of riverine corridor. Cost: $2.3M (fee).
3. **Tar Creek Superfund Site, Tri-State Mining District, Oklahoma, Kansas, and Missouri. -**Client: EPA Region 7 – Managed a tribal clean-up of portions of a Tar Creek Superfund site in a tribally-owned lands that included 108,000 tons of contaminated mining water waste, and preservation of historical and natural areas. Managed on-site contractors and facilitated with state and federal agencies and stakeholders and collaborated with the Quapaw Tribe. Managed Beaver Creek cleanup and restoration as well as natural revegetation of the upland sites. Supported the overall management of the remedial action, day-to-day management and communication with project teams, record keeping, health & safety, as well as management of the remedial design, performance, schedule and budget, and QA/QC. The collaborative program led to several other complex collaborative clean-up programs in northeast Oklahoma with the Tribe, federal, local and state partners. Size: 108,000 tons of contaminated soils. Cost: $1.2M (fee).
4. **Oklahoma Comprehensive Water Plan (OCWP) Implementation – Water for 2060 Advisory Council & Instream Flow Workgroup Support, Northeastern OK. (Example Project #x)** / Client: State of Oklahoma, Oklahoma Water Resources Board – Led a team of study partners an instream flow pilot program planning for the State of Oklahoma, including a study design and implementation of upper Illinois River. Close coordination with the multi-disciplined team of subject matter experts to set up transects and data collection for the pilot study using Physical Habitat Simulation model (PHABSIM) to address variations in fisheries habitat availability at different seasonal river flows. Led key agency coordination, management of external and internal technical study teams and subcontractors on field data collection; modeling; report preparation, and stakeholder coordination. Size: 6 river segments. Cost: $300K(fee).
5. **Reconnaissance Study for Iberia, St. Mary, and St. Martin Parishes, Coastal Louisiana. (Example Project #x)** / Client: State of Louisiana and New Orleans District U.S. Army Corps of Engineers (USACE), New Orleans, Louisiana – Led a reconnaissance study for the State of Louisiana to develop a reconnaissance report and conceptual designs to be used for the South Central (Southeast Coast) Reconnaissance Study to provide hurricane protection and coastal restoration to the study area. Responsible for RFI; project management: contracting; budgeting; scheduling; and planning. Size: Thee LA Parishes. Cost: $300K(fee).

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.

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

6. **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

7. **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
8. **Wellness Center,** Oklahoma City, OK **(Example Project #4)** / Client: Oklahoma Military Department – Served as the lead architect for a new Wellness 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. 38,379 SF, $24.4M
9. **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
10. **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

Cost Estimator – Charles 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.

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 | Reference – Andrew Carlson, PM Branch Chief, Oklahoma Military Dept., (405)228-5589

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

3. **Joint Operations Center,** Chandler, OK **(Example Project #3)** / Client: Oklahoma Military Department – Served as the lead cost estimator 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
4. **Wellness Center,** Oklahoma City, OK **(Example Project #4)** / Client: Oklahoma Military Department – Served as the lead cost estimator 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
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

KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

NAMES OF KEY PERSONNEL	Firm	ROLE IN THIS CONTRACT	EXAMPLE PROJECTS					
			❶	❷	❸	❹	❺	❻
Tommy Willis, PE, PMSFPE, DBIA	Benham Design	Project Principal	X	X	X	X	X	X
Dylan Motley, PE, DBIA	Benham DesignTulsa	Project Manager	Q	Q	X	X	Q	X
Aaron Fox, AIA, DBIA	Benham Design	Quality Control Manager	Q	X	Q	Q	X	Q
Chris Bunal, AIA, DBIA	Benham Design	Architect		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

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

3.1.3. Key personnel's office location(s) and the number of other staff in each office

The key personnel selected for this project are located in our Oklahoma City or Tulsa offices. The graphic below indicates the personnel names, office locations and additional staff at each location.

NAMES OF KEY PERSONNEL	OFFICE LOCATION	NUMBER OF OTHER STAFF IN OFFICE
Tommy Willis, PE, PMSFPE, DBIA	Oklahoma City	102
Dylan Motley, PE, DBIA	Oklahoma City	102
Aaron Fox, AIA, DBIA	Oklahoma City	102
Chris Bunal, AIA, DBIA	Oklahoma City	102
Charles Gamble, AIA, CCP	Oklahoma City	102
Anna Childers, PhD	Tulsa	44
Mollly Jones, AIA, DBIA, LEED AP, GGP	Tulsa	2
Derek Rhodes, PE, PG MSc	Shelocta, PA	28
Matthew Harper, PE	Shelocta, PA	28
Darden Rhodes	Barnhart, MO	20
Benjamin Wood	Barnhart, MO	20
Evan Dugan	Clermont, FL	5

3.1.4. Identify any external sub-consultants and describe their roles and responsibilities.

Benham has assembled a team of in-house staff and 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| Reference – Andrew Carlson, PM Branch Chief, Oklahoma Military Dept., (405)228-5589

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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4. **Wellness Center,** Oklahoma City, OK **(Example Project #4)** / Client: Oklahoma Military Department – Served as DBIA Facilitator and led the sustainable design effort 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
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6. **Thunderbird Barracks,** Pryor, OK **(Example Project #6)** / Client: Oklahoma Military Department – Serving as DBIA Facilitator and led the sustainable design effort 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

Northwind Engineering

Northwind Engineering, LLC (Northwind) | A HUBZone-Certified, Indian Small Business Economic Enterprise (ISBEE), Economically Disadvantaged Woman-Owned Small Business (EDWOSB) that has proudly served federal and commercial clients throughout 46 US states and internationally since 2002. Northwind has served the US Environmental Protection Agency (EPA) as prime contractor on multiple contracts and works seamlessly with state environmental protection agencies on several current contracts. Our mine reclamation subsurface remediation experience is longstanding and diverse, including investigation and plugging of subsidences within karst topography. Our seasoned engineers and geologists feature hands-on site experience in application of highly relevant technologies and procedures.

Technical Advisor - Mr. Rhodes has spent his career providing Client Representation, Design and Build on environmental mine reclamation, investigation, Remediation, civil ground modification projects throughout the US and overseas. Being well versed in initial investigation to final closure, Mr. Rhodes has served as Program Manager, Project Manager and Lead Design Engineer on many key environmental, mine restoration and civil projects.

Derek Rhodes, PE, PG, MSc | *Geological Engineer* | 30 years of experience | Professional Engineer: WV # 025279, plus 25 additional states, Professional Geologist Pennsylvania, Missouri, Louisiana, Licensed Contractor, Florida and South Carolina| MS/Geological Engineering | Owner's Representative, Design, Design-Build and Bid Build Experience. MSHA 40, OSHA 40, OSHA 30, USACE CQM and various other certifications | Reference - Rebecca Lee-Duffell, PMP, USACE, (904)232-2585

1. **Tower Chemical Superfund Site,** Clermont, FL / Client: USACE Savanah District, for EPA Region 4, Managed by USACE Jacksonville District – Northwind was awarded the prime remediation contract for this program and

Mr. Rhodes served as the Project (Professional) Engineer for the remediation of the project site for pesticides and herbicides. The selected remedial alternative according to the ROD is Deep Soil Mixing. Project scope includes site investigation, system approach design, and project planning documents. In addition to planning, Mr. Rhodes was responsible for developing the scope of work for subcontractors, community meetings and direct meetings with the stakeholders. The project scope is soil stabilization of contaminated soils to depths of 70 feet using deep soil mixing. Mr. Rhodes developed an NPDES permit for treated water discharge to approved stream, installation of monitoring wells, water and soil sampling and proving remediation has been achieved. Project programming and development was included to define the project scope, cost estimate, $15.2M

2. **Monkey Hollow Mine Restoration, Wayne National Forest, Nelsonville, OH (Example Project #5)** / Client: US Forest Service, Wayne National Forest, – Mr. Rhodes served as Project Engineer for the coal mine restoration project. The scope of work included closing open portals and subsidence features, acid mine drainage and creating frog ponds to enhance local fauna severely damaged by draining from the old underground mine works. Project included concrete and steel portal doors, grouting and backfill of portals and subsidence features through the old mine area. Mr. Rhodes developed the remediation methos, process design, construction estimate and project schedule. Mr. Rhodes was the onsite engineer and quality control to ensure completion in accordance with the design. Program estimate, $750k.
3. **Glengarry Underground Mine CERCLA Restoration, New World Mining District, Gallatin National Forest, Cooke City, MT (Example Project #7)** / Client: US Forest Service, Gallatin National Forest, URS Inc. – Mr. Rhodes served as Construction Manager and Project Engineer for the underground gold mine restoration project located on top of the Beartooth Mountains with potential acid mine draining into Yellowstone. The scope of work included building access roads to the top of the 9,500 ft mountain top, expand gravel quarry, installing BMPs, developing draining channels, removal of waste material and placing in a lined disposal cell. Finally opening the old underground mine access portal, entire the mine and grout portals, shafts and leaks close to reduce the acid mine drainage. Finally, close the access, Portal. Mr. Rhodes developed the remediation methos, process design, construction estimate and project schedule. Mr. Rhodes was the onsite engineer and quality control to ensure completion in accordance with the design. Program estimate, $6,5M.
4. **Horse Creek Underground Mine Restoration, Phase I and Phase III, Horse Creek, WY (Example Project #8)** / Client: State of Wyoming Department of Environmental Quality – Abandoned Mine Land Program. – Mr. Rhodes served as Construction Manager and Contractor Project Engineer for the underground mine restoration project located on top of the Beartooth Mountains with potential acid mine draining into Yellowstone. The scope of work included building access roads to the top of the 9,500 ft mountain top, expand gravel quarry, installing BMPs, developing draining channels, removal of waste material and placing in a lined disposal cell. Finally opening the old underground mine access portal, entire the mine and grout portals, shafts and leaks close to reduce the acid mine drainage. Finally, close the access Portal. Mr. Rhodes developed the remediation methos, process design, construction estimate and project schedule. Mr. Rhodes was the onsite engineer and quality control to ensure completion in accordance with the design. Program estimate, $6.5M.
5. **Tererro Silver Mine Remediation and Closure, Tererro, NM (Example Project #10)** / Client: Phelps Dodge. – Mr. Rhodes served as Construction Manager and Contractor Project Engineer for the. Tererro Underground Silver Mine Closure Project. The project was a former silver mine with shafts exceeding 1,000 feet deep. Project consisted of establishing BMPs, restoring the wetlands and beaver dams, regarding the site and installing a GCL liner and topsoil over the entire site. Finally, installing a floating concrete cover over the access shafts. Mr. Rhodes developed the remediation methods; construction estimate and project schedule. Mr. Rhodes was the onsite construction engineer and quality control to ensure completion in accordance with the design. Program estimate, $6.5M.
6. **Phase I and Phase II Investigation, Huntington, WV (Example Project #16)** / Client: Pennzoil Oil Company. – Mr. Rhodes was the on-site Project Engineer for these site investigations for an aboveground storage tank terminal. The project consisted of sampling both soil and groundwater for the project site to determine the concentrations of hydrocarbons in the subsurface. Developed reports for submission to WV DEP UST program for compliance. Mr. Rhodes was the onsite Engineer for the project. Project estimate, $70K.

Technical Advisor – Matt Harper, PE has over 20 years of engineer design and construction experience as the Designer of Record, Construction Project Manager and Owners Representative on projects of relevant size, scope, and complexity focusing on project design and oversight including a wide variety of geological subsidence and stream restoration type of

projects. He has the qualifications and experience to lead the production of design documents, and Contractor RFPs. His areas of expertise include site investigations, project design development, team coordination, project review and quality control, and specification and report writing. He has executed numerous stream restorations and environmental remediation projects throughout the country and overseas including direct experience in the State of West Virgina where he is a licensed engineer.

Mathew Harper, PE | *Civil Engineering Technology* | 16 years of experience | Professional Engineer: WV #020160, plus 10 additional states Professional| Certified Professional in Sediment and Erosion Control (CPESC) with a Surveyor-In-Training designation (ST-000930), NHI Introduction to Safety Inspection of In-Service Bridge Training and certifications, member of the American Society of Civil Engineers and the Society of American Military Engineers. Reference – Rasmus Engell, VP of Operations, HKN Energy Company, Rasmus.Engell@HKNEnergy.com

1. **Water System Improvements, State Correctional Institute,** Luzerne County, PA **(Example Project #1)** / Client: PA Department of Corrections, Department of General Services – As Senior Engineer, Mr. Harper played a pivotal role in spearheading the design, permitting, and construction engineering support for the water system improvements project. This encompassed the replacement of 15,000 linear feet of 4-inch through 8-inch waterlines, along with the evaluation and replacement of water storage tanks and water treatment plants. The project involved intricate tasks such as buried pipe and interior pipe replacement, necessitating the development of essential mechanical and plumbing drawings. Mr. Harper's expertise was instrumental in navigating the complexities of this comprehensive water system enhancement initiative. Cost estimate, $4M.

2. **Piffer Dam Breach, Polk Center, Venango County, PA /** Client: Department of General Services – Project Manager, Mr. Harper assumed responsibility for overseeing both the design and construction phases of a two-phase project. Phase 1 involved orchestrating the breach of the Piffer Dam, while Phase 2 centered on the design and construction of a fire protection pond to be installed in the former Piffer Dam location. His role encompassed the coordination of design drawings, securing permits, and providing construction engineering support throughout both phases of the project. Under Mr. Harper's guidance, the project progressed seamlessly, addressing the complexities of the dam breach and subsequent infrastructure enhancement with efficiency and expertise. Cost estimate, $1M.

3. **Water Distribution System Improvement, Sharpsville, PA** / Client: Sharpsville Borough, – Mr. Harper as Project Manager was responsible for the design, permitting, and construction administration of the waterline replacement project including 40,000 linear feet of 4-inch through the 12-inch water line.

4. **Design/Build Repair/Replace Elevators Bldg. 311, Mechanicsburg, PA** / Client: Department of Navy– Mr. Harper as an Engineer/Designer worked on finalizing the design drawings, specifications, and Basis of Design Projects including the new construction for the Elevator at the existing Government Office Building. The elevator is to full military and regulatory code. Includes a new hoist way, mechanical room, and elevator systems. Program estimate, $1.3M.

5. **New Deep Well Source & Treatment, State Correctional Institute 311, PA** / Client: Department of General Services – Mr. Harper was the Senior Engineer responsible for the design of the well development project.

6. **Village of Soldier Water and Wastewater System, Jefferson County, PA** / Mr. Harper was responsible for preparing the Individual NPDES permit, Joint Permit, and Erosion and Sediment Control plan.

Construction Administration – Darden Rhodes with a degree in agriculture, has over 20 years of investigation, environmental remediation, construction site management and owner's representation on projects of relevant size, scope, and complexity including experience on AML project investigation and oversight. These projects include a wide variety of geological subsidence, mine reclamation, and stream restoration type of projects on State and Federal Programs. He has the experience to lead site investigations, developing contractor RFPs and provide project oversight. His areas of expertise include site investigations, team coordination, project review and quality control, owner representation, specification writing and contractor oversight. He has executed numerous mine reclamation, stream restoration, and environmental remediation projects throughout the country. He is well versed in AML Mine Reclamation for both soft rock and rock applications.

Darden Rhodes | *Construction Administration* | 20 years of experience | MS/Plant Science | Construction, Bid Build Experience, Specification Writing, Quality Control. OSHA 40, OSHA 30, USACE CQM and various other certifications | Reference – Thomas Fonville, Environmental Program Manager, Westinghouse Electric Co., (706)524-4228

1. **Anodyne Superfund Site, Miami Gardens, FL / Client: USACE Savannah District –** In his role as Contract Manager for the Anodyne Superfund Site's TCE soil and groundwater remediation, Mr. Rhodes oversaw the project for USACE Jacksonville District, executed under a $7.8 million contract. His responsibilities included guiding site investigations, designing the remediation system. cost estimate, $7.8M

2. **Horse Creek Underground Mine Restoration, Horse Creek, WY /** Client: State of Wyoming Department of Environmental Quality – Abandoned Mine Land Program. – In this role as Project Manager, Mr. Rhodes was pivotal in the reconstruction and resurfacing of haul roads, both permanent and temporary. The project scope involved managing the construction of a 200-foot-long mine portal, meticulous monitoring of material quantities and quality for road surfaces, and ensuring environmental compliance. Mr. Rhodes also handled sampling of on-site produced materials from the screening plant, layout planning of the mine portal, concrete testing and placement methods, weather condition monitoring, and materials procurement. Project programming and development was included to define the project scope. Cost estimate $6,5M.

3. **Westinghouse Electric Company, Site Decommissioning, Hematite, MO / Client: Westinghouse Electric Company –** As Project Manager, Mr. Rhodes has been responsible for the excavation and offsite shipping of radiologically contaminated material. His role encompasses managing professional and craft labor, sourcing equipment, and overseeing the excavation, segregation, and packaging of contaminated soil and debris for disposal. He ensured the efficient operation of Northwind's internal fleet for excavation and loading, and manages the invoicing for the project. His leadership extends to supervising site RSO, civil engineering, surveying, quality control, task managers, soil and water sampling, purchasing agents, and construction managers. Project programming and development was included to define the project scope, cost estimate, $4.2M.

4. **Monkey Hollow Mine Restoration, Wayne National Forest, Nelsonville, OH** / Client: US Forest Service, Wayne National Forest, – Mr. Rhodes supervised the mine restoration project, which involved cleaning and revitalizing water contaminated by mining. Project included concrete and steel portal doors, grouting and backfill of portals and subsidence features through the old mine area. His role included overseeing the installation of filtration systems and construction of water management structures, aligning with the client's environmental restoration objectives. Cost estimate, $750k.

5. **Brush Fork Reclamation, Wayne National Forest, New Pittsburgh, OH** / Client: Wayne National Forest – Mr. Rhodes managed a Wayne NF IDIQ task order, overseeing the construction of access roads, channels with rock and impermeable liners, water diversion dikes, and piping for mine subsidence protection. The project also involved vented mine subsidence closure, low water crossing construction, and support for dam construction, ensuring comprehensive management of labor, materials, equipment, and supplies**.** Project programming and development was included to define the project scope, cost estimate. Cost estimate, $293K.

6. **Low Water Crossing Maintenance, Wayne National Forest, Ironton OH** / Client: Wayne National Forest – Mr. Rhodes as project manager led this task order for trail maintenance at low water crossings. The project involved excavating and reconstructing a dozen existing low water crossings with new stone. To prevent sediment movement, coffer dams were constructed, and water was managed around work areas. His responsibilities included directing labor, materials, supplies, equipment, and overseeing the entire process to ensure environmental compliance and effective maintenance. Cost estimate, $188K.

Construction Administration – Benjamin Wood has over 5 years of engineer design and construction experience, as the Construction Project Inspector, Quality Control, safety, and Owners Representative on projects of relevant size, scope, and complexity focusing on project design and oversight including a wide variety of geological and stream restoration type of projects. He has the qualifications and experience to lead site investigation, site inspections and contractor oversight and reporting. His areas of expertise include site investigations, project development, team coordination, project review and

quality control, site inspections, and report writing. He has executed numerous civil construction, investigation, stream restorations and environmental remediation projects throughout the country for various government agencies.

Benjamin Wood | *Construction Administration* | 5+ years of experience | BS/Civil Engineering | OSHA 30, USACE Construction Quality Management for Contractors (CQMC) Certificate, CPR/AED, First Aid, and Bloodborne Pathogens Certification | Reference – Michael Freeman, USACE Inspector, USACE Nashville District, (616)772-3281

1. **Thomson Causeway Recreation Area Hydrants and Waterlines,** Thomson, IL / Client: USACE Rock Island District – Mr. Wood performed the responsibilities of a Field Civil Engineer and additionally provided valuable insight in the planning and preconstruction phases of this project. Mr. Wood was responsible for developing all submittals and overall project responsibilities of the design and Inspection of the construction. He was also directly responsible for all quality control inspections for the duration of the project, which encompassed heavy elements of horizontal directional drilling, demolition, excavation, HDPE pipe fusion, shoring, water quality testing, and soil compaction testing. Mr. Wood was responsible for the submission of planning documents, daily QC reports, conducted quality control reporting documents including initial, preparatory, and final meeting reports as part of the closeout procedure, and other activities related to the government; inspecting site work and materials; and ensuring that work is completed in accordance with design specifications. He ensured that all redlined drawings were kept current and verified the work was proceeding in accordance with the contract documents. His services for this project continued throughout the job's lifespan to the on-site construction and closeout phases. Mr. Wood oversaw and directed craft laborers. Project estimate, $1M.

2. **Sampling and Grounds Maintenance,** Hematite, MO / Client: Westinghouse Electrical Company – This project included the conversion of existing gas pipelines from liquid propane to natural gas for the Air National Guard facility at State College, PA. Mr. Wood served as Field Civil Engineer and verified that all site work was completed in accordance with project specifications and drawings, coordinating with geotechnical professionals to ensure the compliance and successful execution of soil compaction testing required following the installation of the new pipeline. He completed quality control documentation, which included record maintenance and upkeep of all noncompliant items and corrections. Some of Mr. Woods's primary responsibilities were inspecting each work area for possible faults or violations prior to beginning work, monitoring labor activities, such as trenching, excavation, and temporary fencing installation, and coordinating traffic control implementations to the site. Project estimate, $190K.

3. **B310 Renovation and Remodeling**, Horsham, PA / Client: Pennsylvania Air National Guard, Biddle Air Guard Base – Mr. Wood provided aid in the closeout of this $3.4M Federal building renovation project. He reviewed as-built drawings and verified their accuracy to original project plans and drawings provided by the client. He compiled and verified materials submittals and quality control reporting documents including initial, preparatory, and final meeting reports as part of the closeout procedure. Additionally, he worked to ensure all on-site activities were compliant with OSHA, Horsham ANG, and contractual guidelines. He distributed PPE and led safety orientation seminars for onboarding craft employees, generated and submitted safety reports to the base as required and enforced all safety codes of conduct for all individuals on site, to include Northwind, its subcontractors, and Horsham ANG personnel. His role extended to routinely contributing to Northwind's daily safety meetings and assisted in closeout coordination. Project estimate, $3.4M.

4. **Ft. Bragg Concrete Crushing**, Fayetteville, NC / Client: USACE Savanah – Mr. Wood played a vital role in kicking off this ongoing aggregate crushing endeavor as the for the first two years of the project. In his role as a Field Civil Engineer and Safety Manager, Mr. Wood provided equipment training and site-specific training to site personnel, oversaw and directed craft laborers to ensure the concrete was being crushed in adherence with OSHA and base contractual safety guidelines, enforced safety codes of conduct and consistent proper PPE usage, and ensured all personnel operate within the appropriate safety parameters while aggregate crushing activities are being performed. Project estimate, $6.7M.

Environmental Biologst/Chemist – Evan Dugan has approximately 10 years of chemical and biological field and laboratory experience for environmental restoration projects on government programs on state and Federal Level. He has lead site investigations, supported technical designs and construction experience as the Scientist on projects of relevant size, scope, and complexity focusing on environmental project investigation, design, implementation and oversight including a wide variety of geological subsidence, chemical remediation and stream restoration type of projects. He has the qualifications and

experience to lead site investigations, the production of scientific design documents, Contractor RFPs and provide project oversight. His areas of expertise include site investigations, project design development, team coordination, project review and quality control, specification and report writing and contractor oversight. He has executed numerous stream restoration and environmental remediation projects.

Evan Dugan | ***Biologist/Chemist*** | 5+ years of experience | EMBA/Leadership Accelerator Program | BS/Chemistry (Biology track) | Brewing Arts Program Professional Certificate | 40-hour OSHA HAZWOPER Certificate, CQM for Contractors Certificate SCUBA Licensed, CPR Training | Reference – Bradley Tompa, PG, Environmental & HTRW Geosystems Branch, USACE Jacksonville District, (706)524-4228

7. **Tower Chemical Superfund Site,** Claremont, FL **(Example Project #1)** / Client: USACE Savanah District for EPA Region 4, Managed by USACE Jacksonville District – Mr. Duga serves as the Project Chemist for this project. It involves remediating the site of pesticides and herbicides through a remedial alternative solution. Project scope included site investigation, system approach design, project planning documents, and soil stabilization of contaminated soils using Deep Soil Mixing. Mr. Duga's responsibilities include collecting, reviewing, and analyzing analytical data reports and advising about procedures through his scientific expertise. Project estimate, $15.2M.

8. **Anodyne Superfund Site**, Miami Gardens, FL **(Example Project #2)** / Client: USACE Savanah District, for EPA Region 4, Managed by USACE Jacksonville District – Mr. Duga serves as the Project Chemist for the remediation of this project site. The selected remedial alternative according to the ROD is In-Situ Anaerobic Groundwater Remediation. Mr. Duga's responsibilities include formulating site-specific documents, including a Remedial Action Work Plan. He was responsible in leading the efforts of ensuring optimum remedial activities on the job site and designing environmental procedures. Project estimate, $7.8M.

9. **Other role-specific experience**, Orlando, FL / Client: Various Commercial and Governmental Clients – Mr. Duga has served as an analytical chemist in various projects within this role. His expansive experience in low-level organic contaminant analysis using specialized gas chromatography, as well as directing, overseeing, and executing on multiple in-house research avenues, and leading international field deployment projects. Additionally, he was responsible for all laboratory personnel and operations, leadership of all laboratory projects, equipment, and instrumentation, and budget and capital/operational expenditure forecasting.

4. Similar Project Experience & References

4.1. Describe the firm's current and recent experience representing owners on similar projects as an OA. Descriptions must include: Brief descriptions, Owner name, design Consultant, Prime Contractor(s), owner reference including name, title, phone number and email address, name of proposed project team member (from this proposal) who was assigned to the project and their role, size of project and when it was completed. The time durations of similar projects which best characterize experience with schedule and cost control should be for projects completed within the last five (5) years.

Benham Design, LLC has been serving as 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. Information on recent projects, for which we served as Owner Advisor, are shown on the following pages:

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 AEl 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.

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

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

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.

4.2. Describe how successful the firm was in managing the recent similar projects on time and within budget (schedule and cost parameter examples). If there were schedule delays or cost deviations from the original project commencement, explain if these items were the result of Owner directed changes, unforeseen conditions, permit delays, or other factors.

Benham has been very successful in managing projects where we have served as Owner Advisor. We have received Past Performance evaluations from our client on projects #1, #2, #3 and #4, presented above and were given excellent ratings in every category on all four projects. Our organized process for providing OA services to the client, helped to ensure that these projects developed with minimal issues or delays. Project #2, the Oklahoma National Guard Museum, was delayed several months but the delay was due to unforeseen land acquisition complications.

4.3. Describe the roles and responsibilities of the key personnel in your staffing proposal.

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.

OA / Environmental Team Liaison – Dr. Anna Childers has over 20 years of water resources and ecological restoration and management. She has led multiple ecosystem restoration projects throughout the country and acted as a lead liaison between project owners, agencies, technical teams, sub-consultants, contractors, and stakeholders. She has led high-visibility projects from multi-agency, multi-municipality, multi-million and multi-owner urban highly eroded prairie river restoration projects that included dish passage design to rehabilitation of unregulated scenic river to support instream flows for fisheries. Her experience as an environmental scientist supported a surface restoration and strategic plan implementation of an abandoned and contaminated mining site. She has led public facilitation meetings, agency coordination, wetlands and floodplains delineation, wetland mitigation designs and banking, environmental permitting strategies and NEPA and environmental due diligence. She is detailed and organized, accustomed in fast-phased and complex natural resources programs with specialized teams, and she is committed to excellence in her leadership and technical work.

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.

Cost Estimator – Charles Gamble will lead the estimating team in providing estimates and assisting in controlling project costs. He 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.

5. Proximity to the project site

5.1. Provide information regarding key personnel's office and project locations. The firm must demonstrate key personnel's ability to attend meetings and visit the project site as necessary to monitor and oversee the project. Statements must include the following information.

Our key personnel are currently working on projects in various locations nationwide and have been successful in scheduling and attending on-site meetings with minimal complications. Our team will ensure they are available to visit the site when needed. Additionally, our subconsultants, Northwind, have personnel in offices in Pittsburg, PA that will be available for site visits and construction observation.

Benham has also developed use of on-line meeting programs and had great success in conducting meetings remotely. We are prepared to make our team available either on-line or on site the Agency's request.

5.1.1. Key personnel's office location(s) and the number of other staff in each office.
5.1.2. Key personnel's current project location(s).

NAMES OF KEY PERSONNEL	OFFICE LOCATION	NUMBER OF OTHER STAFF IN OFFICE	Current Project Locations
Tommy Willis, PE, PMSFPE, DBIA	Oklahoma City	102	NA
Dylan Motley, PE, DBIA	Oklahoma City	102	OK, CA, KY, IN
Aaron Fox, AIA, DBIA	Oklahoma City	102	TX, KS, FL, OK
Chris Bunal, AIA, DBIA	Oklahoma City	102	OK, NM, CA, FL, MI, OH
Charles Gamble, AIA, CCP	Oklahoma City	102	OK
Anna Childers, PhD	Tulsa	44	OK
Mollly Jones, AIA, DBIA, LEED AP, GGP	Tulsa	2	OK, CA
Derek Rhodes, PE, PG MSc	Shelocta, PA	28	FL, NC, GA, SC, UT, KY
Matthew Harper, PE	Shelocta, PA	28	PA
Darden Rhodes	Barnhart, MO	20	SC, UT
Benjamin Wood	Barnhart, MO	20	KY
Evan Dugan	Clermont, FL	5	FL