Jerome Delvin, *District 1*
Michael Alvarez, *District 2*
Will McKay, *District 3*

Jerrod MacPherson
County Administrator
Matt Rasmussen
Deputy County Administrator

Agenda – Board of County Commissioners

Regular Board of Commissioners Meeting
Tuesday, June 4, 2024 - 9:00 AM
Benton County Courthouse, Prosser WA

Notice: Meeting provided in-person, by live-broadcast and telephonically via WebEx (linked below):
https://www.bentoncountywa.gov/agenda/commissioners

Call to Order

Pledge of Allegiance

Approval of Minutes: May 21, 2024

Review Agenda

Public Comment

To provide public comment, please come forward (if in-person), call 509-460-4941, or raise your hand in WebEx. Once called upon by the Chairman, state your name and address for the record and keep comments to 3 minutes or less.

Consent Agenda

Auditor
- a. Accounts Payable ~ Check Posting List for 05/24/24

Capital Projects
- b. Transfer of Funds, Fund No. 3050, Dept. 000 for Road Fund Services

Commissioners
- c. Appointment of Alexa Sollars to the Benton County Mosquito Control Board
- d. Declaration of Surplus Property

Corrections
- e. Purchase Agreement Amendment w/Bob Barker Company, Inc. for Inmate Supplies

Human Resources
- f. Appointment of Evan Carlisle to the Benton County Civil Service Commission

Human Services
- g. Contract w/WA State Health Care Authority for Drug & Alcohol Prevention; Amending Resolution 2023-587

Parks

h. Appointment of Michael LeCompte to the Benton County Park Board ~ Position 4
i. Appointment of Frank Cooper to the Benton County Park Board ~ Position 7
j. Transfer of Funds, Fund No. 1100, Dept. 000 for Two Rivers Park Boardwalk Project

Prosecuting Attorney

k. Transfer of Funds, Fund No. 0010, Dept. 117 for Temporary Help

Public Works

l. Amendment No. 1 w/State of WA County Road Administration Board for Rural Arterial Program for County Well Road

Purchasing

m. Contract w/Continental Door Company LLC for Maintenance & Repair of Roll Up Doors @ Public Works Shops
n. Amendment #1 to Contract w/Knutzen Consulting Engineering, PLLC for Engineering & Design Services for the Access Road to the Red Mt. Radio Tower Site

Scheduled Business

Benton-Franklin Health District Discussion on Public Health Kiosk ~ Kelly Lewis & Joel Erickson

Auditor's Office Reorganization ~ B Chilton

- Transfer of Funds, Fund No. 0010, Dept. 102 for Position Changes

Work for Other Public Agencies Policy Update in Public Works Department ~ M Mahoney & M Rasmussen

1st Amended Contract w/Bouten Construction for the Columbia Valley Center for Recovery ~ R Blain & M Rasmussen

Grant Application w/Dept. of Commerce for Solar Retrofit for Public Buildings ~ R Blain

Other Business

Executive Session

Review Qualifications of an Applicant for Public Employment ~ R Guerrero

Adjournment

Jerome Delvin, *District 1*
Michael Alvarez, *District 2*
Will McKay, *District 3*

Jerrod MacPherson
County Administrator
Matt Rasmussen
Deputy County Administrator

Minutes – Board of County Commissioners

Regular Board Meeting
Benton County Courthouse, Prosser, WA
Tuesday, May 21, 2024, 9:00 a.m.
Meeting provided in-person, by Video Live-Broadcast and Telephonically via/WebEx

Present: Chairman Jerome Delvin
Commissioner Michael Alvarez
Commissioner Will McKay
County Administrator Jerrod MacPherson
Clerk of the Board Amanda Pearson

Benton County Employees Present During All or a Portion of the Meeting: Information Technologies Manager, Robert Heard; Human Resources Manager, Carlee Nave; Deputy Prosecuting Attorney, Ryan Brown; Treasurer, Ken Spencer; Security Program Coordinator, Steve Caughey; Deputy Prosecuting Attorney, LeeAnn Holt; Planning Manager, Michelle Mercer

Pledge of Allegiance

The Board recited the Pledge of Allegiance.

Approval of Minutes

The Minutes of May 14th, 2024 were approved.

Review Agenda

None.

Public Comment

Ilene Alexander in Prosser spoke about drug and alcohol treatment. She also commented about the effects of Narcan, an increase in crime, as well as staffing concerns related to the Recovery Center.

Tina Gregory in Kennewick spoke about out-of-control government and an increase in assessment values. She also commented on chemtrails, open illegal borders and agreed with the previous speaker's statements regarding staffing concerns.

Consent Agenda

MOTION: Commissioner Alvarez moved to approve the consent agenda items "a" through "t". Commissioner McKay seconded and upon vote, the Board approved the following:

DRAFT

Assessor

a. Transfer of Funds, Fund No. 0010, Dept. 101 for Commercial Appraiser

Auditor

b. Payroll ~ Check Posting List for 05/03/24-A
c. Payroll ~ Check Posting List for 05/03/24-B
d. Accounts Payable ~ Check Posting List for 05/09/24
e. Accounts Payable ~ Check Posting List for 05/10/24-A
f. Accounts Payable ~ Check Posting List for 05/10/24-B
g. Transfer of Funds, Fund No. 1110, Dept. 000 for Temporary Help in Elections

Commissioners

h. Transfer of Funds, Fund No. 1600, Dept. 000 for Capital Outlay
i. Amending the Memorandum of Understanding with Benton Franklin Recovery Coalition

Corrections

j. Second Amended Contract with Comprehensive Healthcare for Mental Health Services at the Jail
k. Contract Amendment with WA State Health Care Authority for Opioid Treatment Network at the Jail

Human Services

l. Contract Amendment with WA State Dept. of Commerce, Community Services and Housing Division for Emergency Housing Fund Grant

Juvenile

m. Contract with Kristi Hunziker for Services and Treatment to First-Time Sex Offenders
n. First Amended Contract with Branden Landon for Legal Representation in BECCA Dockets

Planning

o. Short Plat Vacation – SPV 2024-004 Olsen

Public Works

p. Transfer of Funds, Fund No. 1550, Dept. 000 for Ventilation System Upgrade on the Moderate Risk Waste Facility

Purchasing

q. Purchase of Kennels for Pickup Truck Bed from Jackson Creek Manufacturing, Inc. for Canine Control Department
r. Second Contract Amendment to Contract with PPC Solutions, Inc. for Unarmed and Armed Security Guard Services
s. Contract Amendment No. 1 with Apollo Sheet Metal, Inc. for HVAC Services

Sheriff

t. Surplus and Trade-In of 83 Motorola Portable Radios

Other Business

None.

Executive Session - Potential Litigation

The Board went into executive session at 9:11 a.m. for up to 20 minutes with Deputy Prosecuting Attorney, Ryan Brown; Deputy Prosecuting Attorney, LeeAnn Holt and Planning Manager, Michelle Mercer. Also present were Jerrod MacPherson, and Amanda Pearson.

The Board came out at 9:31 a.m. No decisions were made in executive session.

DRAFT

Tort Claim

CC 2024-04B Tony Nelson Mason received on 5/16/2024

Payroll

Check Date: 5/3/2024

Payroll Checks
Total of all funds: $3,119,933.83
Warrant #: 244424-244440
Direct Deposit #: 189134-189791

Payroll Draw Deductions/Transfers
Total of all Funds: $2,750,800.29
EFT #: 908-914
ACH #: 1851-1861

Payroll Deduction Warrants
Total of all Funds: $108,698.81
Warrant #: 256603-256612

Check Date: 5/3/2024

Payroll Checks
Total of all funds: $2,468.11
Warrant #: 244441

Payroll Draw Deductions/Transfers
Total of all Funds: $1,440.15
EFT #: 915
ACH #: 1863-1864

Accounts Payable

Check Date: 5/9/2024

P-Cards #: 1912
Total of all Funds: $378,396.54

Check Date: 5/10/2024

Warrants #: 256705-256834
Total of all funds: $447,394.91

EFT's #: 917
Transfers #: 1862, 1870, 1872-1893, 1899-1903, 1905-1908, 1910-1911, 1913
Total of all Funds: $12,249.09

Check Date: 5/10/2024

DRAFT

Transfers #: 1914
Total of all Funds: $2,000,000.00

Resolutions

2024-0364	Transfer of Funds, Fund No. 0010, Dept. 101 for Commercial Appraiser
2024-0365	Transfer of Funds, Fund No. 1110, Dept. 000 for Temporary Help in Elections
2024-0366	Transfer of Funds, Fund No. 1600, Dept. 000 for Capital Outlay
2024-0367	Amending the Memorandum of Understanding with Benton Franklin Recovery Coalition
2024-0368	Second Amended Contract with Comprehensive Healthcare for Mental Health Services at the Jail
2024-0369	Contract Amendment with WA State Health Care Authority for Opioid Treatment Network at the Jail
2024-0370	Contract Amendment with WA State Dept. of Commerce, Community Services and Housing Division for Emergency Housing Fund Grant
2024-0371	Contract with Kristi Hunziker for Services and Treatment to First-Time Sex Offenders
2024-0372	First Amended Contract with Branden Landon for Legal Representation in BECCA Dockets
2024-0373	Short Plat Vacation – SPV 2024-004 Olsen
2024-0374	Transfer of Funds, Fund No. 1550, Dept. 000 for Ventilation System Upgrade on the Moderate Risk Waste Facility
2024-0375	Purchase of Kennels for Pickup Truck Bed from Jackson Creek Manufacturing, Inc. for Canine Control Department
2024-0376	Second Contract Amendment to Contract with PPC Solutions, Inc. for Unarmed and Armed Security Guard Services
2024-0377	Contract Amendment No. 1 with Apollo Sheet Metal, Inc. for HVAC Services
2024-0378	Surplus and Trade-In of 83 Motorola Portable Radios

There being no further business before the Board, the meeting adjourned at approximately 9:31 a.m.

_____ _____

Clerk of the Board Chairman

DRAFT

We, the undersigned Board of County Commissioners of Benton County, Washington, do hereby certify that the merchandise of services hereinafter specified by Funds on the attached Check Posting List, have been received and are approved for payment.

Accounts Payable

Check Date: 05/24/2024

Warrants # 257027-257336
Total of all Funds: $3,334,035.52

EFT # 918-926
Transfers # 1918, 1922-1925, 1930-1933, 1935, 1937-1938, 1940-1941, 1943, 1945, 1947-1963
Total of all Funds: $129,419.03

Commissioner_____

Commissioner_____

Commissioner_____

Date Signed _____

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257027	05/24/2024	PRTD	106041	2A PATRIOT LLC	05/14/2024		052424	945.87
					CHECK		257027 TOTAL:	945.87
257028	05/24/2024	PRTD	105656	9 N WAVERLY PL LLC	05/08/2024		052424	1,203.50
				9 N WAVERLY PL LLC	05/08/2024		052424	850.00
					CHECK		257028 TOTAL:	2,053.50
257029	05/24/2024	PRTD	100037	A T & T	05/01/2024		052424	8.23
				A T & T	05/13/2024		052424	8.23
					CHECK		257029 TOTAL:	16.46
257030	05/24/2024	PRTD	100019	A-L COMPRESSED GASES	05/01/2024		052424	262.22
				A-L COMPRESSED GASES	05/06/2024		052424	395.31
					CHECK		257030 TOTAL:	657.53
257031	05/24/2024	PRTD	102180	ACORN 03 LLC	05/08/2024		052424	1,300.00
					CHECK		257031 TOTAL:	1,300.00
257032	05/24/2024	PRTD	103773	ACORN 03 LLC	05/08/2024		052424	895.00
					CHECK		257032 TOTAL:	895.00
257033	05/24/2024	PRTD	100066	ADJ INVESTOR GROUP LLC	05/08/2024		052424	929.00
					CHECK		257033 TOTAL:	929.00
257034	05/24/2024	PRTD	100067	ADKINS, GARY	05/08/2024		052424	1,206.00
				ADKINS, GARY	05/08/2024		052424	1,206.00
				ADKINS, GARY	05/08/2024		052424	795.00
				ADKINS, GARY	05/08/2024		052424	995.00
				ADKINS, GARY	05/13/2024		052424	1,095.00

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257034 TOTAL:	5,297.00
257035	05/24/2024	PRTD	100034	AGATE PROPERTIES LLC	05/13/2024		052424	755.00
						CHECK	257035 TOTAL:	755.00
257036	05/24/2024	PRTD	105681	AHMED N PHIPPS	05/06/2024		052424	160.00
				AHMED N PHIPPS	04/25/2024		052424	80.00
						CHECK	257036 TOTAL:	240.00
257037	05/24/2024	PRTD	105681	AHMED N PHIPPS	05/09/2024		052424	80.00
						CHECK	257037 TOTAL:	80.00
257038	05/24/2024	PRTD	105681	AHMED N PHIPPS	05/10/2024		052424	80.00
						CHECK	257038 TOTAL:	80.00
257039	05/24/2024	PRTD	105493	AJJ PROPERTY SOLUTION LLC	05/08/2024		052424	640.00
						CHECK	257039 TOTAL:	640.00
257040	05/24/2024	PRTD	106099	ALAN PING LUN LAI	05/08/2024		052424	250.00
						CHECK	257040 TOTAL:	250.00
257041	05/24/2024	PRTD	100045	AP PSYCHOLOGY SERVICES	04/02/2024		052424	2,200.00
						CHECK	257041 TOTAL:	2,200.00
257042	05/24/2024	PRTD	101320	ALYSON MANOR MOBILE ESTATES	05/08/2024		052424	649.00
						CHECK	257042 TOTAL:	649.00
257043	05/24/2024	PRTD	101346	AMERICANA APTS, INC.	05/08/2024		052424	719.00
				AMERICANA APTS, INC.	05/08/2024		052424	904.00
						CHECK	257043 TOTAL:	1,623.00

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257044	05/24/2024	PRTD	101346	AMERICANA APTS, INC.	05/09/2024		052424	200.00
						CHECK	257044 TOTAL:	200.00
257045	05/24/2024	PRTD	101346	AMERICANA APTS, INC.	05/09/2024		052424	45.00
						CHECK	257045 TOTAL:	45.00
257046	05/24/2024	PRTD	105925	AMY MICHELLE BRITTINGHAM	03/28/2024		052424	211.50
						CHECK	257046 TOTAL:	211.50
257047	05/24/2024	PRTD	101365	APOLLO HEATING & AIR CONDITION	03/21/2024		052424	1,925.79
				APOLLO HEATING & AIR CONDITION	04/02/2024		052424	5,008.71
				APOLLO HEATING & AIR CONDITION	04/30/2024		052424	145.18
				APOLLO HEATING & AIR CONDITION	04/30/2024		052424	1,006.65
				APOLLO HEATING & AIR CONDITION	04/30/2024		052424	850.96
						CHECK	257047 TOTAL:	8,937.29
257048	05/24/2024	PRTD	101364	APOLLO MECHANICAL CONTRACTORS	04/30/2024		052424	980.27
						CHECK	257048 TOTAL:	980.27
257049	05/24/2024	PRTD	101377	ARAMARK CORRECTIONAL SVCS LLC	05/08/2024		052424	24,549.17
				ARAMARK CORRECTIONAL SVCS LLC	05/15/2024		052424	24,153.94
						CHECK	257049 TOTAL:	48,703.11
257050	05/24/2024	PRTD	101108	ARELLANO, CARLOS	05/08/2024		052424	975.00
				ARELLANO, CARLOS	05/08/2024		052424	975.00
				ARELLANO, CARLOS	05/08/2024		052424	975.00
						CHECK	257050 TOTAL:	2,925.00

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257051	05/24/2024	PRTD	101402	ASURIS NORTHWEST HEALTH	05/04/2024		052424	5,280.00
						CHECK	257051 TOTAL:	5,280.00
257052	05/24/2024	PRTD	105837	ATLAS TECHNICAL CONSULTANTS LLC	05/14/2024		052424	1,997.50
				ATLAS TECHNICAL CONSULTANTS LLC	04/11/2024		052424	255.00
				ATLAS TECHNICAL CONSULTANTS LLC	05/14/2024		052424	655.00
						CHECK	257052 TOTAL:	2,907.50
257053	05/24/2024	PRTD	101059	AUTO RESCUE LLC	03/25/2024		052424	339.14
				AUTO RESCUE LLC	05/01/2024		052424	266.32
						CHECK	257053 TOTAL:	605.46
257054	05/24/2024	PRTD	101417	AUTOZONE, INC.	04/22/2024		052424	22.82
				AUTOZONE, INC.	04/22/2024		052424	134.51
				AUTOZONE, INC.	04/22/2024		052424	-134.51
				AUTOZONE, INC.	05/09/2024	24100181	052424	390.02
				AUTOZONE, INC.	05/06/2024		052424	146.73
						CHECK	257054 TOTAL:	559.57
257055	05/24/2024	PRTD	101499	B C AUDITOR-PROSSER	05/02/2024		052424	2,483.33
						CHECK	257055 TOTAL:	2,483.33
257056	05/24/2024	PRTD	101556	B F DOMESTIC VIOLENCE SERVICES	05/15/2024		052424	3,731.69
				B F DOMESTIC VIOLENCE SERVICES	05/15/2024		052424	3,271.70
				B F DOMESTIC VIOLENCE SERVICES	05/15/2024		052424	9,473.56
						CHECK	257056 TOTAL:	16,476.95
257057	05/24/2024	PRTD	101550	B-F HEALTH DISTRICT CENTER	04/25/2024		052424	30,329.67

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257057 TOTAL:	30,329.67
257058	05/24/2024	PRTD	104770	BADGER MOUNTAIN ICG LLC	05/09/2024		052424	931.00
						CHECK	257058 TOTAL:	931.00
257059	05/24/2024	PRTD	101443	BANLIN CONSTRUCTION, LLC	05/01/2024		052424	244,647.97
				BANLIN CONSTRUCTION, LLC	05/01/2024		052424	432,304.56
						CHECK	257059 TOTAL:	676,952.53
257060	05/24/2024	PRTD	101458	BASIN DISPOSAL INC	04/30/2024		052424	203.20
						CHECK	257060 TOTAL:	203.20
257061	05/24/2024	PRTD	101427	BC WATER CO LLC	05/07/2024		052424	178.20
						CHECK	257061 TOTAL:	178.20
257062	05/24/2024	PRTD	101555	BENTON CONSERVATION DISTRICT	05/02/2024		052424	10,216.75
						CHECK	257062 TOTAL:	10,216.75
257063	05/24/2024	PRTD	101535	BENTON PUD	05/08/2024		052424	489.69
						CHECK	257063 TOTAL:	489.69
257064	05/24/2024	PRTD	101583	BETTENDORF'S PRINTING & DESIGN, LLC	04/02/2024		052424	388.82
						CHECK	257064 TOTAL:	388.82
257065	05/24/2024	PRTD	104869	BETTY PACHECO	05/08/2024		052424	1,200.00
						CHECK	257065 TOTAL:	1,200.00
257066	05/24/2024	PRTD	100650	BIG MAPLE PROPERTIES LLC	05/08/2024		052424	1,206.00
						CHECK	257066 TOTAL:	1,206.00

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257067	05/24/2024	PRTD	101615	BOCK CONSULTING	04/14/2024		052424	859.51
					CHECK		257067 TOTAL:	859.51
257068	05/24/2024	PRTD	106029	BOUTEN CONSTRUCTION CO	03/31/2024		052424	125,471.04
					CHECK		257068 TOTAL:	125,471.04
257069	05/24/2024	PRTD	101632	BOYS AND GIRLS CLUB, OF BENTON & FR	03/31/2024		052424	22,681.77
				BOYS AND GIRLS CLUB, OF BENTON & FR	03/31/2024		052424	19,737.38
				BOYS AND GIRLS CLUB, OF BENTON & FR	03/31/2023		052424	6,042.63
				BOYS AND GIRLS CLUB, OF BENTON & FR	03/31/2023		052424	682.29
					CHECK		257069 TOTAL:	49,144.07
257070	05/24/2024	PRTD	100735	BR SP NAVIGATOR LLC	05/16/2024		052424	367.72
				BR SP NAVIGATOR LLC	05/16/2024		052424	3,600.00
				BR SP NAVIGATOR LLC	05/20/2024		052424	109.47
					CHECK		257070 TOTAL:	4,077.19
257071	05/24/2024	PRTD	106108	BRADY LEE STONE	05/14/2024		052424	3,500.00
					CHECK		257071 TOTAL:	3,500.00
257072	05/24/2024	PRTD	100170	BREANNA ROSSMEISL	05/21/2024		052424	10,017.86
					CHECK		257072 TOTAL:	10,017.86
257073	05/24/2024	PRTD	101665	BUCKINGHAM, STEPHEN ALLEN	05/08/2024		052424	1,100.00
				BUCKINGHAM, STEPHEN ALLEN	05/08/2024		052424	725.00
				BUCKINGHAM, STEPHEN ALLEN	05/08/2024		052424	840.00
					CHECK		257073 TOTAL:	2,665.00

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257074	05/24/2024	PRTD	101675	BUILDERS' HARDWARE & SUPPLY CO, INC	05/09/2024		052424	353.17
				BUILDERS' HARDWARE & SUPPLY CO, INC	04/25/2024		052424	1,200.05
					CHECK		257074 TOTAL:	1,553.22
257075	05/24/2024	PRTD	101677	BUNKER, THE	05/07/2024		052424	179.97
				BUNKER, THE	05/07/2024		052424	156.06
				BUNKER, THE	05/20/2024		052424	367.14
				BUNKER, THE	05/20/2024		052424	128.24
				BUNKER, THE	04/19/2024		052424	1,431.58
				BUNKER, THE	04/19/2024		052424	1,431.58
					CHECK		257075 TOTAL:	3,694.57
257076	05/24/2024	PRTD	101895	C I INFORMATION MANAGEMENT	04/30/2024		052424	234.42
				C I INFORMATION MANAGEMENT	04/30/2024		052424	29.74
				C I INFORMATION MANAGEMENT	04/30/2024		052424	118.94
					CHECK		257076 TOTAL:	383.10
257077	05/24/2024	PRTD	101707	CAMPBELL, LLC-LMHC, AMY P	05/05/2024		052424	3,200.00
				CAMPBELL, LLC-LMHC, AMY P	05/06/2024		052424	1,500.00
					CHECK		257077 TOTAL:	4,700.00
257078	05/24/2024	PRTD	101739	CARTRIDGE WORLD	05/10/2024		052424	1,369.54
					CHECK		257078 TOTAL:	1,369.54
257079	05/24/2024	PRTD	105702	CARVER RENTALS LLC	05/08/2024		052424	681.00
					CHECK		257079 TOTAL:	681.00
257080	05/24/2024	PRTD	101750	CASCADE NATURAL GAS CORP	05/08/2024		052424	14.21
				CASCADE NATURAL GAS CORP	05/08/2024		052424	20.95

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				CASCADE NATURAL GAS CORP	05/08/2024		052424	14.21
				CASCADE NATURAL GAS CORP	05/08/2024		052424	201.80
				CASCADE NATURAL GAS CORP	05/08/2024		052424	14.21
				CASCADE NATURAL GAS CORP	05/09/2024		052424	14.21
				CASCADE NATURAL GAS CORP	05/10/2024		052424	134.32
						CHECK	257080 TOTAL:	413.91
257081	05/24/2024	PRTD	101754	CASCADE SIGN & FABRICATION	05/22/2024		052424	1,706.05
						CHECK	257081 TOTAL:	1,706.05
257082	05/24/2024	PRTD	101759	CASTLE BRANCH, INC	05/20/2024		052424	181.50
						CHECK	257082 TOTAL:	181.50
257083	05/24/2024	PRTD	101762	CAUFFMAN, ELIZABETH	05/07/2024		052424	675.00
						CHECK	257083 TOTAL:	675.00
257084	05/24/2024	PRTD	101685	CBVC, INC	05/06/2024		052424	3,747.78
				CBVC, INC	05/14/2024		052424	430.29
						CHECK	257084 TOTAL:	4,178.07
257085	05/24/2024	PRTD	101782	CENTRAL WA ASPHALT, INC	04/08/2024		052424	402,707.77
						CHECK	257085 TOTAL:	402,707.77
257086	05/24/2024	PRTD	100021	CH KENNEWICK LLC	02/28/2024		052424	519.35
				CH KENNEWICK LLC	05/14/2024		052424	1,495.00
				CH KENNEWICK LLC	05/17/2024		052424	2,388.00
				CH KENNEWICK LLC	05/17/2024		052424	182.26
						CHECK	257086 TOTAL:	4,584.61

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257087	05/24/2024	PRTD	100021	CH KENNEWICK LLC	05/14/2024		052424	1,195.00
						CHECK	257087 TOTAL:	1,195.00
257088	05/24/2024	PRTD	103825	CH PASCO, LLC	05/14/2024		052424	2,130.00
				CH PASCO, LLC	05/14/2024		052424	244.32
						CHECK	257088 TOTAL:	2,374.32
257089	05/24/2024	PRTD	101796	CHERVENELL CONSTRUCTION CO INC	04/25/2024		052424	70,255.84
				CHERVENELL CONSTRUCTION CO INC	05/02/2024		052424	14,120.13
						CHECK	257089 TOTAL:	84,375.97
257090	05/24/2024	PRTD	101814	CINTAS CORPORATION	04/30/2024		052424	162.16
				CINTAS CORPORATION	05/07/2024		052424	155.43
				CINTAS CORPORATION	05/14/2024		052424	155.43
						CHECK	257090 TOTAL:	473.02
257091	05/24/2024	PRTD	101818	CITY OF KENNEWICK	05/08/2024		052424	310.30
				CITY OF KENNEWICK	05/13/2024		052424	366.54
				CITY OF KENNEWICK	05/13/2024		052424	96.73
				CITY OF KENNEWICK	05/13/2024		052424	561.33
				CITY OF KENNEWICK	05/13/2024		052424	222.79
				CITY OF KENNEWICK	05/13/2024		052424	362.83
				CITY OF KENNEWICK	05/13/2024		052424	129.06
				CITY OF KENNEWICK	05/13/2024		052424	368.41
				CITY OF KENNEWICK	05/13/2024		052424	362.83
				CITY OF KENNEWICK	05/13/2024		052424	557.40
				CITY OF KENNEWICK	05/10/2024		052424	379.81
				CITY OF KENNEWICK	05/17/2024		052424	375.85

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257091 TOTAL:	4,093.88
257092	05/24/2024	PRTD	101823	CITY OF RICHLAND (Richland)	05/08/2024		052424	157.07
						CHECK	257092 TOTAL:	157.07
257093	05/24/2024	PRTD	101824	CITY OF RICHLAND LANDFILL	04/30/2024		052424	54.25
				CITY OF RICHLAND LANDFILL	05/08/2024		052424	54.25
				CITY OF RICHLAND LANDFILL	05/14/2024		052424	54.25
						CHECK	257093 TOTAL:	162.75
257094	05/24/2024	PRTD	101825	CITY OF RICHLAND, C/O FINANCE DEPT	04/11/2024		052424	44,773.89
						CHECK	257094 TOTAL:	44,773.89
257095	05/24/2024	PRTD	101842	CLEARWATER SQUARE APTS	05/08/2024		052424	895.00
				CLEARWATER SQUARE APTS	05/15/2024		052424	1,800.00
				CLEARWATER SQUARE APTS	05/15/2024		052424	47.25
				CLEARWATER SQUARE APTS	05/07/2024		052424	245.00
				CLEARWATER SQUARE APTS	05/07/2024		052424	406.45
				CLEARWATER SQUARE APTS	05/07/2024		052424	900.00
						CHECK	257095 TOTAL:	4,293.70
257096	05/24/2024	PRTD	101842	CLEARWATER SQUARE APTS	05/07/2024		052424	800.00
						CHECK	257096 TOTAL:	800.00
257097	05/24/2024	PRTD	106057	COAST BIOMEDICAL EQUIPMENT LLC	05/03/2024		052424	21,650.00
						CHECK	257097 TOTAL:	21,650.00
257098	05/24/2024	PRTD	101856	COFFEY REFRIGERATION	05/10/2024		052424	163.98
				COFFEY REFRIGERATION	05/15/2024		052424	983.85

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257098 TOTAL:	1,147.83
257099	05/24/2024	PRTD	101860	COLEMAN OIL COMPANY	04/30/2024		052424	44.11
				COLEMAN OIL COMPANY	04/15/2024		052424	68.52
				COLEMAN OIL COMPANY	04/30/2024		052424	149.28
				COLEMAN OIL COMPANY	04/30/2024		052424	46.25
				COLEMAN OIL COMPANY	04/30/2024		052424	62.82
				COLEMAN OIL COMPANY	05/15/2024		052424	227.11
				COLEMAN OIL COMPANY	05/15/2024		052424	1,124.24
				COLEMAN OIL COMPANY	05/15/2024		052424	82.45
				COLEMAN OIL COMPANY	05/15/2024		052424	614.20
				COLEMAN OIL COMPANY	05/15/2024		052424	54.99
				COLEMAN OIL COMPANY	05/15/2024		052424	82.64
				COLEMAN OIL COMPANY	05/15/2024		052424	181.72
				COLEMAN OIL COMPANY	05/15/2024		052424	13,502.41
				COLEMAN OIL COMPANY	05/15/2024		052424	10.77
						CHECK	257099 TOTAL:	16,251.51
257100	05/24/2024	PRTD	105626	COLUMBIA MOBILE VILLAGE HOLDINGS	05/16/2024		052424	4,574.90
				COLUMBIA MOBILE VILLAGE HOLDINGS	05/16/2024		052424	373.60
				COLUMBIA MOBILE VILLAGE HOLDINGS	05/16/2024		052424	2,577.83
						CHECK	257100 TOTAL:	7,526.33
257101	05/24/2024	PRTD	101911	COMPASS CAREER SOLUTIONS LLC	04/22/2024		052424	8,023.50
						CHECK	257101 TOTAL:	8,023.50
257102	05/24/2024	PRTD	101784	COMPREHENSIVE HEALTHCARE	05/01/2024		052424	38,536.79

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257102 TOTAL:	38,536.79
257103	05/24/2024	PRTD	101913	COMPUNET, INC	04/30/2024		052424	2,437.50
				COMPUNET, INC	04/18/2024		052424	11,083.53
						CHECK	257103 TOTAL:	13,521.03
257104	05/24/2024	PRTD	101917	CONNECTIONS CONSULTING, MA LLC	05/01/2024		052424	6,675.00
						CHECK	257104 TOTAL:	6,675.00
257105	05/24/2024	PRTD	101918	CONNELL OIL INC	04/26/2024	24100162	052424	703.74
				CONNELL OIL INC	04/30/2024		052424	2,711.32
				CONNELL OIL INC	05/06/2024	24100182	052424	2,144.59
				CONNELL OIL INC	05/15/2024		052424	3,206.50
				CONNELL OIL INC	05/15/2024		052424	101.81
				CONNELL OIL INC	05/15/2024		052424	448.58
				CONNELL OIL INC	05/15/2024		052424	28.11
						CHECK	257105 TOTAL:	9,344.65
257106	05/24/2024	PRTD	101939	COPPER MOUNTAIN APARTMENTS LLC	05/08/2024		052424	1,060.00
				COPPER MOUNTAIN APARTMENTS LLC	05/08/2024		052424	1,160.00
				COPPER MOUNTAIN APARTMENTS LLC	05/14/2024		052424	1,206.00
				COPPER MOUNTAIN APARTMENTS LLC	05/15/2024		052424	5,799.00
						CHECK	257106 TOTAL:	9,225.00
257107	05/24/2024	PRTD	101938	COPPER RIDGE APARTMENTS	05/08/2024		052424	971.00
				COPPER RIDGE APARTMENTS	05/08/2024		052424	991.00
						CHECK	257107 TOTAL:	1,962.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257108	05/24/2024	PRTD	101950	CORWIN FORD - TRI-CITIES	04/25/2024	24100157	052424	168.70
				CORWIN FORD - TRI-CITIES	04/19/2024		052424	582.44
				CORWIN FORD - TRI-CITIES	04/22/2024		052424	-86.44
				CORWIN FORD - TRI-CITIES	04/22/2024		052424	76.17
				CORWIN FORD - TRI-CITIES	04/24/2024		052424	173.16
				CORWIN FORD - TRI-CITIES	04/25/2024		052424	142.49
				CORWIN FORD - TRI-CITIES	04/30/2024		052424	369.51
				CORWIN FORD - TRI-CITIES	05/03/2024	24100165	052424	98.33
				CORWIN FORD - TRI-CITIES	05/07/2024	24100173	052424	241.14
				CORWIN FORD - TRI-CITIES	05/06/2024	24100170	052424	20.20
				CORWIN FORD - TRI-CITIES	05/01/2024		052424	47.25
				CORWIN FORD - TRI-CITIES	04/26/2024		052424	46,886.77
				CORWIN FORD - TRI-CITIES	05/08/2024		052424	96.83
				CORWIN FORD - TRI-CITIES	05/10/2024		052424	-84.20
				CORWIN FORD - TRI-CITIES	05/10/2024		052424	23.47
				CORWIN FORD - TRI-CITIES	05/13/2024		052424	72.76
				CORWIN FORD - TRI-CITIES	05/10/2024		052424	531.22
				CORWIN FORD - TRI-CITIES	05/13/2024		052424	2,218.75
				CORWIN FORD - TRI-CITIES	05/14/2024		052424	-58.70
				CORWIN FORD - TRI-CITIES	05/14/2024		052424	7.25
						CHECK	257108 TOTAL:	51,527.10
257109	05/24/2024	PRTD	101966	COURTSTAR LLC	05/09/2024		052424	1,505.45
				COURTSTAR LLC	05/09/2024		052424	67.65
						CHECK	257109 TOTAL:	1,573.10

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257110	05/24/2024	PRTD	100635	CRAWFORD RENTALS LLC	05/14/2024		052424	4,625.00
						CHECK	257110 TOTAL:	4,625.00
257111	05/24/2024	PRTD	101981	CREST COUNSELING SERVICES, PS	05/01/2024		052424	2,500.00
						CHECK	257111 TOTAL:	2,500.00
257112	05/24/2024	PRTD	101997	CROWN PROPERTY MANAGEMENT, LLC	05/08/2024		052424	701.00
						CHECK	257112 TOTAL:	701.00
257113	05/24/2024	PRTD	100175	CROWN VILLAGE KENNEWICK LLC	05/08/2024		052424	640.80
				CROWN VILLAGE KENNEWICK LLC	05/14/2024		052424	1,280.00
				CROWN VILLAGE KENNEWICK LLC	05/14/2024		052424	1,280.00
				CROWN VILLAGE KENNEWICK LLC	05/15/2024		052424	773.00
						CHECK	257113 TOTAL:	3,973.80
257114	05/24/2024	PRTD	105909	CV THE Q LLC	05/20/2024		052424	1,050.00
				CV THE Q LLC	05/20/2024		052424	406.45
						CHECK	257114 TOTAL:	1,456.45
257115	05/24/2024	PRTD	105909	CV THE Q LLC	05/20/2024		052424	500.00
						CHECK	257115 TOTAL:	500.00
257116	05/24/2024	PRTD	102323	CYNTHIA GOLDBERG	05/10/2024		052424	3,700.00
						CHECK	257116 TOTAL:	3,700.00
257117	05/24/2024	PRTD	102323	CYNTHIA GOLDBERG	05/10/2024		052424	1,850.00
						CHECK	257117 TOTAL:	1,850.00
257118	05/24/2024	PRTD	102030	DATAGAIN INC	05/02/2024		052424	4,000.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257118 TOTAL:	4,000.00
257119	05/24/2024	PRTD	105284	DAVID UTTER	05/16/2024		052424	50.00
						CHECK	257119 TOTAL:	50.00
257120	05/24/2024	PRTD	102040	DAY WIRELESS SYSTEMS	03/20/2024		052424	194.38
						CHECK	257120 TOTAL:	194.38
257121	05/24/2024	PRTD	102045	DEATLEY CRUSHING COMPANY	05/08/2024		052424	292,415.17
						CHECK	257121 TOTAL:	292,415.17
257122	05/24/2024	PRTD	106070	DELICATE CHINESE TRANSLATIONS INC	04/21/2024		052424	100.00
				DELICATE CHINESE TRANSLATIONS INC	05/08/2024		052424	200.00
						CHECK	257122 TOTAL:	300.00
257123	05/24/2024	PRTD	100942	DEPARTMENT OF COMMERCE	04/26/2024		052424	198,736.90
						CHECK	257123 TOTAL:	198,736.90
257124	05/24/2024	PRTD	106042	DERWIN A BOGGS	03/18/2024		052424	1,230.25
						CHECK	257124 TOTAL:	1,230.25
257125	05/24/2024	PRTD	105042	DEVERE R CLARNEAU	05/09/2024		052424	185.58
				DEVERE R CLARNEAU	05/09/2024		052424	1,050.00
						CHECK	257125 TOTAL:	1,235.58
257126	05/24/2024	PRTD	100801	DHIJ RENTALS	05/10/2024		052424	200.00
				DHIJ RENTALS	05/10/2024		052424	949.00
						CHECK	257126 TOTAL:	1,149.00
257127	05/24/2024	PRTD	100801	DHIJ RENTALS	05/10/2024		052424	1,336.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257127 TOTAL:	1,336.00
257128	05/24/2024	PRTD	104081	DHIJ RENTALS	05/14/2024		052424	45.00
						CHECK	257128 TOTAL:	45.00
257129	05/24/2024	PRTD	102095	DICKINSON, EVAN ANDREW	05/08/2024		052424	417.00
						CHECK	257129 TOTAL:	417.00
257130	05/24/2024	PRTD	102102	DIRECT AUTOMOTIVE DISTRIBUTING	04/24/2024	24100156	052424	219.44
				DIRECT AUTOMOTIVE DISTRIBUTING	04/29/2024	24100161	052424	202.36
				DIRECT AUTOMOTIVE DISTRIBUTING	04/30/2024		052424	-48.00
				DIRECT AUTOMOTIVE DISTRIBUTING	04/23/2024		052424	347.91
				DIRECT AUTOMOTIVE DISTRIBUTING	04/26/2024		052424	136.04
				DIRECT AUTOMOTIVE DISTRIBUTING	04/30/2024		052424	48.02
				DIRECT AUTOMOTIVE DISTRIBUTING	04/08/2024	24100127	052424	173.25
				DIRECT AUTOMOTIVE DISTRIBUTING	04/12/2024		052424	-16.00
				DIRECT AUTOMOTIVE DISTRIBUTING	04/18/2024	24100146	052424	346.49
				DIRECT AUTOMOTIVE DISTRIBUTING	05/07/2024	24100172	052424	58.49
				DIRECT AUTOMOTIVE DISTRIBUTING	05/07/2024	24100175	052424	198.51
				DIRECT AUTOMOTIVE DISTRIBUTING	05/03/2024	24100176	052424	108.31
				DIRECT AUTOMOTIVE DISTRIBUTING	05/03/2024	24100176	052424	20.00
				DIRECT AUTOMOTIVE DISTRIBUTING	05/08/2024	24100180	052424	15.78
				DIRECT AUTOMOTIVE DISTRIBUTING	05/08/2024	24100178	052424	75.64
				DIRECT AUTOMOTIVE DISTRIBUTING	05/08/2024	24100177	052424	45.52
				DIRECT AUTOMOTIVE DISTRIBUTING	05/10/2024	24100184	052424	341.97
				DIRECT AUTOMOTIVE DISTRIBUTING	05/14/2024	24100188	052424	18.09
				DIRECT AUTOMOTIVE DISTRIBUTING	05/13/2024		052424	21.37
				DIRECT AUTOMOTIVE DISTRIBUTING	05/08/2024	24100179	052424	157.25

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				DIRECT AUTOMOTIVE DISTRIBUTING	05/08/2024		052424	16.00
						CHECK	257130 TOTAL:	2,486.44
257131	05/24/2024	PRTD	102115	DOLVEN, MICHELLE	04/22/2024		052424	1,650.00
						CHECK	257131 TOTAL:	1,650.00
257132	05/24/2024	PRTD	102169	ED'S DISPOSAL, INC	04/30/2024		052424	164.21
						CHECK	257132 TOTAL:	164.21
257133	05/24/2024	PRTD	105775	EDER SAMANIEGO	05/09/2024		052424	1,909.00
						CHECK	257133 TOTAL:	1,909.00
257134	05/24/2024	PRTD	104805	EMBARK SAFETY LLC	05/03/2024		052424	1,119.50
						CHECK	257134 TOTAL:	1,119.50
257135	05/24/2024	PRTD	102201	EMPLOYMENT SEC DEPT, UI TAX ADMINIS	03/31/2024		052424	5,165.20
						CHECK	257135 TOTAL:	5,165.20
257136	05/24/2024	PRTD	105820	EVENTS AT SUNSET	03/31/2024		052424	260.00
				EVENTS AT SUNSET	04/30/2024		052424	695.00
						CHECK	257136 TOTAL:	955.00
257137	05/24/2024	PRTD	105620	EVERHEALTH LLC	05/10/2024		052424	14,242.42
						CHECK	257137 TOTAL:	14,242.42
257138	05/24/2024	PRTD	102248	EVERSTAR REALTY INC	05/08/2024		052424	781.00
				EVERSTAR REALTY INC	05/14/2024		052424	1,100.00
						CHECK	257138 TOTAL:	1,881.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257139	05/24/2024	PRTD	105497	EXHIBIT A INVESTIGATIONS	04/19/2024		052424	4,961.00
				EXHIBIT A INVESTIGATIONS	05/06/2024		052424	5,051.86
							CHECK 257139 TOTAL:	10,012.86
257140	05/24/2024	PRTD	100977	EXPRESS EMPLOYMENT, PROFESSIONALS	04/24/2024		052424	1,873.92
				EXPRESS EMPLOYMENT, PROFESSIONALS	05/01/2024		052424	2,098.50
				EXPRESS EMPLOYMENT, PROFESSIONALS	05/08/2024		052424	1,961.76
							CHECK 257140 TOTAL:	5,934.18
257141	05/24/2024	PRTD	102286	FELLMAN, TYSON	05/14/2024		052424	1,550.00
							CHECK 257141 TOTAL:	1,550.00
257142	05/24/2024	PRTD	100732	FIRST CREEKSIDE LLC	05/08/2024		052424	1,055.00
							CHECK 257142 TOTAL:	1,055.00
257143	05/24/2024	PRTD	103981	FIRST RESPONDER OUTFITTERS INC	04/19/2024		052424	523.96
				FIRST RESPONDER OUTFITTERS INC	05/17/2024		052424	583.74
				FIRST RESPONDER OUTFITTERS INC	05/17/2024		052424	514.69
							CHECK 257143 TOTAL:	1,622.39
257144	05/24/2024	PRTD	102331	FITT 513 LLC	05/08/2024		052424	648.00
				FITT 513 LLC	05/08/2024		052424	925.00
							CHECK 257144 TOTAL:	1,573.00
257145	05/24/2024	PRTD	105974	FORENSIC PATHOLOGY SERVICES LLC	05/02/2024		052424	25,050.00
							CHECK 257145 TOTAL:	25,050.00
257146	05/24/2024	PRTD	102367	FRANKLIN CO P U D	05/08/2024		052424	318.83
				FRANKLIN CO P U D	05/21/2024		052424	315.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
					CHECK		257146 TOTAL:	633.83
257147	05/24/2024	PRTD	102363	FRANKLIN COUNTY GRAPHIC LLC	03/19/2024		052424	160.41
					CHECK		257147 TOTAL:	160.41
257148	05/24/2024	PRTD	102374	FRED MEYER STORES	05/08/2024		052424	196.00
				FRED MEYER STORES	05/08/2024		052424	200.00
				FRED MEYER STORES	05/08/2024		052424	63.44
				FRED MEYER STORES	05/08/2024		052424	70.65
				FRED MEYER STORES	05/08/2024		052424	40.00
				FRED MEYER STORES	05/08/2024		052424	250.00
				FRED MEYER STORES	05/08/2024		052424	250.00
				FRED MEYER STORES	05/14/2024		052424	100.00
				FRED MEYER STORES	05/21/2024		052424	175.00
					CHECK		257148 TOTAL:	1,345.09
257149	05/24/2024	PRTD	102400	GALLS, LLC	04/22/2024		052424	8.80
				GALLS, LLC	04/23/2024		052424	102.71
				GALLS, LLC	04/23/2024		052424	29.57
				GALLS, LLC	04/26/2024		052424	212.72
				GALLS, LLC	05/01/2024		052424	55.87
					CHECK		257149 TOTAL:	409.67
257150	05/24/2024	PRTD	100532	GAMS PARKRIDGE APARTMENTS	05/20/2024		052424	1,194.02
					CHECK		257150 TOTAL:	1,194.02
257151	05/24/2024	PRTD	100532	GAMS PARKRIDGE APARTMENTS	05/20/2024		052424	500.00
					CHECK		257151 TOTAL:	500.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257152	05/24/2024	PRTD	105966	GEORGE L ROMANO	05/13/2024		052424	23.45
					CHECK		257152 TOTAL:	23.45
257153	05/24/2024	PRTD	100741	GLEASON LAW OFFICE LLC	05/31/2024		052424	11,400.00
					CHECK		257153 TOTAL:	11,400.00
257154	05/24/2024	PRTD	105858	GLORIA LUCATERO	05/08/2024		052424	500.00
					CHECK		257154 TOTAL:	500.00
257155	05/24/2024	PRTD	105670	GMCO CORPORATION	04/29/2024		052424	17,515.70
				GMCO CORPORATION	04/30/2024		052424	24,285.92
				GMCO CORPORATION	05/06/2024		052424	12,142.96
					CHECK		257155 TOTAL:	53,944.58
257156	05/24/2024	PRTD	106051	GORDON PRODUCTS INC	04/22/2024		052424	23,857.81
					CHECK		257156 TOTAL:	23,857.81
257157	05/24/2024	PRTD	102485	GREEN DRAGON INVESTMENTS, LLC	05/08/2024		052424	911.00
				GREEN DRAGON INVESTMENTS, LLC	05/08/2024		052424	1,100.00
				GREEN DRAGON INVESTMENTS, LLC	05/08/2024		052424	1,150.00
				GREEN DRAGON INVESTMENTS, LLC	05/08/2024		052424	928.00
				GREEN DRAGON INVESTMENTS, LLC	05/08/2024		052424	1,400.00
				GREEN DRAGON INVESTMENTS, LLC	05/16/2024		052424	1,811.00
					CHECK		257157 TOTAL:	7,300.00
257158	05/24/2024	PRTD	100166	GROW SCALE LLC	05/15/2024		052424	1,918.00
				GROW SCALE LLC	05/17/2024		052424	2,876.00
					CHECK		257158 TOTAL:	4,794.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257159	05/24/2024	PRTD	105599	H&L AUTO GLASS LLC	02/23/2024		052424	1,330.70
				H&L AUTO GLASS LLC	04/23/2024		052424	32.43
					CHECK	257159 TOTAL:		1,363.13
257160	05/24/2024	PRTD	100870	HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	336.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	329.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	700.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	388.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	448.00
				HARRINGTON INVESTIGATIONS PC	04/18/2024		052424	616.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	322.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	452.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	861.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	322.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	413.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	441.00
				HARRINGTON INVESTIGATIONS PC	04/22/2024		052424	812.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	322.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	588.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	532.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	336.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	343.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	749.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	448.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	476.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	385.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
					CHECK		257160 TOTAL:	10,619.00
257161	05/24/2024	PRTD	100870	HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	315.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	238.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	182.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	189.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	283.80
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	236.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	273.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	203.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	315.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	287.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	231.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	252.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	245.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	245.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	308.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	196.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	168.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	301.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	238.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	238.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	168.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	196.00
					CHECK		257161 TOTAL:	5,307.80

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257162	05/24/2024	PRTD	100870	HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	126.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	161.00
				HARRINGTON INVESTIGATIONS PC	04/20/2024		052424	112.00
							CHECK 257162 TOTAL:	399.00
257163	05/24/2024	PRTD	106000	HEATH GARY SCHUBERT	05/08/2024		052424	1,000.00
							CHECK 257163 TOTAL:	1,000.00
257164	05/24/2024	PRTD	100791	HEATHERSTONE PRESERVATION LP	05/08/2024		052424	673.00
				HEATHERSTONE PRESERVATION LP	05/08/2024		052424	797.00
				HEATHERSTONE PRESERVATION LP	05/08/2024		052424	665.00
				HEATHERSTONE PRESERVATION LP	05/20/2024		052424	450.00
				HEATHERSTONE PRESERVATION LP	05/21/2024		052424	198.00
							CHECK 257164 TOTAL:	2,783.00
257165	05/24/2024	PRTD	100791	HEATHERSTONE PRESERVATION LP	05/15/2024		052424	24.00
							CHECK 257165 TOTAL:	24.00
257166	05/24/2024	PRTD	100791	HEATHERSTONE PRESERVATION LP	05/15/2024		052424	150.00
							CHECK 257166 TOTAL:	150.00
257167	05/24/2024	PRTD	100791	HEATHERSTONE PRESERVATION LP	05/20/2024		052424	731.00
							CHECK 257167 TOTAL:	731.00
257168	05/24/2024	PRTD	105248	HILL INTERNATIONAL INC	01/09/2024		052424	-341.85
				HILL INTERNATIONAL INC	05/14/2024		052424	2,315.37
				HILL INTERNATIONAL INC	05/14/2024		052424	5,092.63
				HILL INTERNATIONAL INC	05/15/2024		052424	8,377.27

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257168 TOTAL:	15,443.42
257169	05/24/2024	PRTD	105825	HILLCREST FUNERALS AND CREMATION	05/15/2024		052424	120.00
						CHECK	257169 TOTAL:	120.00
257170	05/24/2024	PRTD	102602	HILLS MOBILE HOME PARK LLC,, THE	05/17/2024		052424	650.00
						CHECK	257170 TOTAL:	650.00
257171	05/24/2024	PRTD	105447	HOGLUND MEDIATION SERVICES	05/10/2024		052424	198.75
						CHECK	257171 TOTAL:	198.75
257172	05/24/2024	PRTD	102646	HOUSING AUTHORITY OF THE CITY	05/16/2024		052424	1,998.00
				HOUSING AUTHORITY OF THE CITY	05/20/2024		052424	547.00
						CHECK	257172 TOTAL:	2,545.00
257173	05/24/2024	PRTD	101092	HR & CB INC	05/08/2024		052424	567.00
				HR & CB INC	05/08/2024		052424	466.00
				HR & CB INC	05/08/2024		052424	567.00
				HR & CB INC	05/08/2024		052424	758.00
						CHECK	257173 TOTAL:	2,358.00
257174	05/24/2024	PRTD	102661	HUNZIKER, KRISTI L	05/08/2024		052424	318.75
				HUNZIKER, KRISTI L	05/08/2024		052424	340.00
						CHECK	257174 TOTAL:	658.75
257175	05/24/2024	PRTD	102679	IDEAL OPTION PLLC	05/02/2024		052424	21,828.00
						CHECK	257175 TOTAL:	21,828.00
257176	05/24/2024	PRTD	102678	IDENTISYS INCORPORATED	04/11/2024		052424	1,807.78
				IDENTISYS INCORPORATED	04/12/2024		052424	308.58

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257176 TOTAL:	2,116.36
257177	05/24/2024	PRTD	102684	IMAGESOFT INC	02/27/2024		052424	5,071.50
						CHECK	257177 TOTAL:	5,071.50
257178	05/24/2024	PRTD	105534	INCYTE DIAGNOSTICS	03/31/2024		052424	499.25
						CHECK	257178 TOTAL:	499.25
257179	05/24/2024	PRTD	102712	INTERMOUNTAIN CLEANING SERVICE, INC	05/15/2024		052424	43,631.60
						CHECK	257179 TOTAL:	43,631.60
257180	05/24/2024	PRTD	102744	IRRIGATION SPECIALISTS, INC	04/23/2024		052424	43.78
						CHECK	257180 TOTAL:	43.78
257181	05/24/2024	PRTD	105461	IRVING PLACE APARTMENTS	05/13/2024		052424	372.16
						CHECK	257181 TOTAL:	372.16
257182	05/24/2024	PRTD	105918	J & S PROPERTY	05/08/2024		052424	600.00
						CHECK	257182 TOTAL:	600.00
257183	05/24/2024	PRTD	102764	JADWIN STEVENS APARTMENTS	05/08/2024		052424	922.00
				JADWIN STEVENS APARTMENTS	05/08/2024		052424	1,157.00
				JADWIN STEVENS APARTMENTS	05/08/2024		052424	911.00
						CHECK	257183 TOTAL:	2,990.00
257184	05/24/2024	PRTD	105449	JANET R CAREY	05/20/2024		052424	1,000.00
						CHECK	257184 TOTAL:	1,000.00
257185	05/24/2024	PRTD	105786	JESSICA HORST	05/08/2024		052424	955.00
						CHECK	257185 TOTAL:	955.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257186	05/24/2024	PRTD	106024	JESSICA TALITHA HAZELTON	04/26/2024		052424	8,000.00
						CHECK	257186 TOTAL:	8,000.00
257187	05/24/2024	PRTD	102778	JIM'S PACIFIC GARAGES, INC	04/29/2024	24100160	052424	153.48
				JIM'S PACIFIC GARAGES, INC	05/02/2024		052424	99.71
				JIM'S PACIFIC GARAGES, INC	05/06/2024		052424	13.61
				JIM'S PACIFIC GARAGES, INC	05/07/2024		052424	19.34
				JIM'S PACIFIC GARAGES, INC	05/07/2024		052424	23.07
				JIM'S PACIFIC GARAGES, INC	05/10/2024	24100185	052424	76.74
				JIM'S PACIFIC GARAGES, INC	05/08/2024		052424	32.32
						CHECK	257187 TOTAL:	418.27
257188	05/24/2024	PRTD	106113	JOE VELIZ JR	05/21/2024		052424	900.00
				JOE VELIZ JR	05/21/2024		052424	900.00
						CHECK	257188 TOTAL:	1,800.00
257189	05/24/2024	PRTD	106113	JOE VELIZ JR	05/21/2024		052424	900.00
						CHECK	257189 TOTAL:	900.00
257190	05/24/2024	PRTD	102793	JOHNSON & ORR PLLC	05/06/2024		052424	15,000.00
				JOHNSON & ORR PLLC	05/06/2024		052424	8,000.00
				JOHNSON & ORR PLLC	05/06/2024		052424	15,000.00
				JOHNSON & ORR PLLC	05/06/2024		052424	8,000.00
				JOHNSON & ORR PLLC	05/06/2024		052424	24,000.00
				JOHNSON & ORR PLLC	05/06/2024		052424	17,000.00
				JOHNSON & ORR PLLC	05/06/2024		052424	8,000.00
				JOHNSON & ORR PLLC	05/06/2024		052424	15,000.00

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257190 TOTAL:	110,000.00
257191	05/24/2024	PRTD	105480	JOYLANCE SFH LLC	05/08/2024		052424	528.00
						CHECK	257191 TOTAL:	528.00
257192	05/24/2024	PRTD	105010	JS BROCK PROPERTIES LLC	05/17/2024		052424	1,225.00
						CHECK	257192 TOTAL:	1,225.00
257193	05/24/2024	PRTD	102803	JUBILEE FOUNDATION	05/08/2024		052424	4,280.00
				JUBILEE FOUNDATION	05/16/2024		052424	3,610.82
				JUBILEE FOUNDATION	05/16/2024		052424	3,165.00
				JUBILEE FOUNDATION	05/14/2024		052424	1,147.00
				JUBILEE FOUNDATION	05/21/2024		052424	4,385.00
				JUBILEE FOUNDATION	05/17/2024		052424	7,000.00
				JUBILEE FOUNDATION	05/17/2024		052424	11,253.00
						CHECK	257193 TOTAL:	34,840.82
257194	05/24/2024	PRTD	102823	KAMIAKIN APTS	05/08/2024		052424	696.00
				KAMIAKIN APTS	05/08/2024		052424	800.00
				KAMIAKIN APTS	05/08/2024		052424	1,089.00
				KAMIAKIN APTS	05/08/2024		052424	1,089.00
				KAMIAKIN APTS	05/08/2024		052424	947.00
				KAMIAKIN APTS	05/08/2024		052424	1,089.00
				KAMIAKIN APTS	05/08/2024		052424	546.00
				KAMIAKIN APTS	05/08/2024		052424	1,089.00
				KAMIAKIN APTS	05/08/2024		052424	1,089.00
				KAMIAKIN APTS	05/08/2024		052424	815.00
				KAMIAKIN APTS	05/08/2024		052424	647.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				KAMIAKIN APTS	05/08/2024		052424	1,024.00
				KAMIAKIN APTS	05/08/2024		052424	695.00
				KAMIAKIN APTS	05/08/2024		052424	680.00
				KAMIAKIN APTS	05/08/2024		052424	770.00
				KAMIAKIN APTS	05/08/2024		052424	1,089.00
				KAMIAKIN APTS	05/08/2024		052424	808.00
				KAMIAKIN APTS	05/13/2024		052424	759.00
				KAMIAKIN APTS	05/13/2024		052424	3,808.40
				KAMIAKIN APTS	05/17/2024		052424	4,464.90
						CHECK	257194 TOTAL:	23,994.30
257195	05/24/2024	PRTD	104935	KBT DISTRIBUTING LLC	05/10/2024		052424	306.39
				KBT DISTRIBUTING LLC	05/10/2024		052424	2,274.87
				KBT DISTRIBUTING LLC	04/24/2024		052424	11,157.40
				KBT DISTRIBUTING LLC	04/25/2024		052424	11,030.04
						CHECK	257195 TOTAL:	24,768.70
257196	05/24/2024	PRTD	102826	KEEFE COMMISSARY NETWORK, LLC	04/29/2024		052424	-40.93
				KEEFE COMMISSARY NETWORK, LLC	05/01/2024		052424	12.31
				KEEFE COMMISSARY NETWORK, LLC	05/01/2024		052424	-190.25
				KEEFE COMMISSARY NETWORK, LLC	05/01/2024		052424	4,976.70
				KEEFE COMMISSARY NETWORK, LLC	05/06/2024		052424	-33.05
				KEEFE COMMISSARY NETWORK, LLC	05/06/2024		052424	-2.14
				KEEFE COMMISSARY NETWORK, LLC	05/08/2024		052424	-192.10
				KEEFE COMMISSARY NETWORK, LLC	05/08/2024		052424	5,446.75
				KEEFE COMMISSARY NETWORK, LLC	05/03/2024		052424	-43.87
				KEEFE COMMISSARY NETWORK, LLC	05/13/2024		052424	-52.39

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				KEEFE COMMISSARY NETWORK, LLC	05/15/2024		052424	-32.79
				KEEFE COMMISSARY NETWORK, LLC	05/15/2024		052424	4,975.13
						CHECK	257196 TOTAL:	14,823.37
257197	05/24/2024	PRTD	102848	KENNETH COLE COUNSELING PS	05/10/2024		052424	700.00
						CHECK	257197 TOTAL:	700.00
257198	05/24/2024	PRTD	102840	KENNEWICK SCHOOL DIST #17	05/06/2024		052424	442.00
						CHECK	257198 TOTAL:	442.00
257199	05/24/2024	PRTD	100603	KIM, YOUNG	05/08/2024		052424	317.00
				KIM, YOUNG	05/08/2024		052424	300.00
						CHECK	257199 TOTAL:	617.00
257200	05/24/2024	PRTD	100738	KNUTZEN ENGINEERING	05/03/2024		052424	890.00
						CHECK	257200 TOTAL:	890.00
257201	05/24/2024	PRTD	101221	KOHLYAN INVESTMENTS LLC	05/16/2024		052424	2,984.00
						CHECK	257201 TOTAL:	2,984.00
257202	05/24/2024	PRTD	102902	L T C POLICY OWNER SERVICES	05/07/2024		052424	6,888.68
				L T C POLICY OWNER SERVICES	05/07/2024		052424	13,503.42
						CHECK	257202 TOTAL:	20,392.10
257203	05/24/2024	PRTD	100447	LAKESIDE KENNEWICK LLC	05/08/2024		052424	1,174.50
						CHECK	257203 TOTAL:	1,174.50
257204	05/24/2024	PRTD	100562	LAKEVIEW LIMITED	05/13/2024		052424	1,905.00
						CHECK	257204 TOTAL:	1,905.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257205	05/24/2024	PRTD	102925	LANGUAGE LINE SERVICES	04/30/2024		052424	3.23
				LANGUAGE LINE SERVICES	04/30/2024		052424	148.87
						CHECK	257205 TOTAL:	152.10
257206	05/24/2024	PRTD	102972	LAVERDE APARTMENTS	05/10/2024		052424	52.44
				LAVERDE APARTMENTS	05/10/2024		052424	2,660.75
						CHECK	257206 TOTAL:	2,713.19
257207	05/24/2024	PRTD	101220	LE, HOA K	05/08/2024		052424	2,227.50
						CHECK	257207 TOTAL:	2,227.50
257208	05/24/2024	PRTD	101220	LE, HOA K	05/08/2024		052424	2,500.00
						CHECK	257208 TOTAL:	2,500.00
257209	05/24/2024	PRTD	102988	LIFEPOINT CORPORATE SERVICES , GEN	05/08/2024		052424	232.00
				LIFEPOINT CORPORATE SERVICES , GEN	05/08/2024		052424	211.50
						CHECK	257209 TOTAL:	443.50
257210	05/24/2024	PRTD	104799	LIH COLUMBIA PARK LP	05/16/2024		052424	1,331.00
						CHECK	257210 TOTAL:	1,331.00
257211	05/24/2024	PRTD	103010	LOCKARD, BEVERLY J	05/08/2024		052424	477.00
						CHECK	257211 TOTAL:	477.00
257212	05/24/2024	PRTD	103021	LOURDES OCCUPATIONAL HEALTH	05/02/2024		052424	150.00
						CHECK	257212 TOTAL:	150.00
257213	05/24/2024	PRTD	106101	MARISELA ROGERS	05/20/2024		052424	5,600.00
						CHECK	257213 TOTAL:	5,600.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257214	05/24/2024	PRTD	106101	MARISELA ROGERS	05/20/2024		052424	700.00
						CHECK	257214 TOTAL:	700.00
257215	05/24/2024	PRTD	103099	MARKANA HOLDINGS, LLC	05/15/2024		052424	45.00
				MARKANA HOLDINGS, LLC	05/15/2024		052424	150.00
						CHECK	257215 TOTAL:	195.00
257216	05/24/2024	PRTD	103099	MARKANA HOLDINGS, LLC	05/15/2024		052424	800.00
						CHECK	257216 TOTAL:	800.00
257217	05/24/2024	PRTD	101774	MARQUINA PROPERTIES, LLC	05/08/2024		052424	500.00
				MARQUINA PROPERTIES, LLC	05/09/2024		052424	859.00
				MARQUINA PROPERTIES, LLC	05/09/2024		052424	870.97
				MARQUINA PROPERTIES, LLC	05/09/2024		052424	4,750.00
				MARQUINA PROPERTIES, LLC	05/09/2024		052424	5,870.00
				MARQUINA PROPERTIES, LLC	05/13/2024		052424	45.00
						CHECK	257217 TOTAL:	12,894.97
257218	05/24/2024	PRTD	101774	MARQUINA PROPERTIES, LLC	05/09/2024		052424	500.00
						CHECK	257218 TOTAL:	500.00
257219	05/24/2024	PRTD	103108	MASON, JOHN	05/08/2024		052424	854.00
				MASON, JOHN	05/08/2024		052424	1,485.00
				MASON, JOHN	05/08/2024		052424	919.00
						CHECK	257219 TOTAL:	3,258.00
257220	05/24/2024	PRTD	103112	MATTHEW BENDER & CO INC., LEXISNEXI	04/11/2024		052424	36.96
						CHECK	257220 TOTAL:	36.96

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257221	05/24/2024	PRTD	104342	MCL PROPERTIES / FRASH, INC.	05/08/2024		052424	788.00
					CHECK		257221 TOTAL:	788.00
257222	05/24/2024	PRTD	103385	MCL PROPERTIES LIMITED PARTNERSHIP	05/08/2024		052424	1,050.00
					CHECK		257222 TOTAL:	1,050.00
257223	05/24/2024	PRTD	103119	MEADOW PARK 155 LLC	05/08/2024		052424	286.00
				MEADOW PARK 155 LLC	05/08/2024		052424	622.00
				MEADOW PARK 155 LLC	05/14/2024		052424	2,375.00
				MEADOW PARK 155 LLC	05/14/2024		052424	1,300.00
					CHECK		257223 TOTAL:	4,583.00
257224	05/24/2024	PRTD	103131	MEIER ARCHITECTURE ENGINEERING	04/17/2024		052424	500.00
					CHECK		257224 TOTAL:	500.00
257225	05/24/2024	PRTD	103134	MEL'S INTERCITY TOWING	05/20/2024		052424	134.79
					CHECK		257225 TOTAL:	134.79
257226	05/24/2024	PRTD	105565	MENKE JACKSON BEYER LLP	04/30/2024		052424	5,857.25
					CHECK		257226 TOTAL:	5,857.25
257227	05/24/2024	PRTD	106104	METROPOLITAN COMPOUNDS, INC	04/25/2024		052424	577.44
					CHECK		257227 TOTAL:	577.44
257228	05/24/2024	PRTD	105148	MICHAEL KOLEBER	05/08/2024		052424	800.00
					CHECK		257228 TOTAL:	800.00
257229	05/24/2024	PRTD	103161	MIGHTY JOHNS PORTABLE TOILET , & S	05/06/2024		052424	70.00
				MIGHTY JOHNS PORTABLE TOILET , & S	05/06/2024		052424	105.00
				MIGHTY JOHNS PORTABLE TOILET , & S	05/06/2024		052424	70.00

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				MIGHTY JOHNS PORTABLE TOILET , & S	05/06/2024		052424	267.00
						CHECK	257229 TOTAL:	512.00
257230	05/24/2024	PRTD	103069	MMEC ARCHITECTURE & INTERIORS , LLC	05/01/2024		052424	3,130.00
						CHECK	257230 TOTAL:	3,130.00
257231	05/24/2024	PRTD	103210	MOTOROLA SOLUTIONS, INC	05/03/2024		052424	130.27
						CHECK	257231 TOTAL:	130.27
257232	05/24/2024	PRTD	103248	NAPA-PROSSER	05/09/2024		052424	38.65
						CHECK	257232 TOTAL:	38.65
257233	05/24/2024	PRTD	103310	NORMENT SECURITY GROUP, INC, DBA AI	05/20/2024		052424	376.91
						CHECK	257233 TOTAL:	376.91
257234	05/24/2024	PRTD	103324	NORTHPOINT ASSOCIATES	05/17/2024		052424	1,275.00
				NORTHPOINT ASSOCIATES	05/17/2024		052424	45.23
				NORTHPOINT ASSOCIATES	05/17/2024		052424	2,300.00
				NORTHPOINT ASSOCIATES	05/17/2024		052424	66.02
						CHECK	257234 TOTAL:	3,686.25
257235	05/24/2024	PRTD	103376	O L LUTHER CO INC	04/24/2024		052424	1,171.26
				O L LUTHER CO INC	04/24/2024		052424	370.14
				O L LUTHER CO INC	04/25/2024		052424	367.72
				O L LUTHER CO INC	05/06/2024		052424	366.51
				O L LUTHER CO INC	03/21/2024		052424	368.93
				O L LUTHER CO INC	03/26/2024		052424	365.30
				O L LUTHER CO INC	04/10/2024		052424	359.25
				O L LUTHER CO INC	04/16/2024		052424	366.51

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				O L LUTHER CO INC	04/16/2024		052424	585.63
				O L LUTHER CO INC	05/08/2024		052424	397.96
				O L LUTHER CO INC	05/09/2024		052424	372.56
				O L LUTHER CO INC	05/13/2024		052424	310.87
				O L LUTHER CO INC	05/14/2024		052424	308.45
				O L LUTHER CO INC	05/15/2024		052424	306.03
						CHECK	257235 TOTAL:	6,017.12
257236	05/24/2024	PRTD	103404	O'REILLY AUTO PARTS	04/16/2024		052424	277.23
				O'REILLY AUTO PARTS	04/16/2024		052424	-19.57
				O'REILLY AUTO PARTS	04/16/2024		052424	75.77
				O'REILLY AUTO PARTS	04/29/2024	24100159	052424	17.25
				O'REILLY AUTO PARTS	04/29/2024	24100158	052424	5.75
				O'REILLY AUTO PARTS	05/03/2024	24100167	052424	54.95
				O'REILLY AUTO PARTS	05/03/2024	24100168	052424	654.43
				O'REILLY AUTO PARTS	05/06/2024	24100169	052424	11.08
				O'REILLY AUTO PARTS	05/07/2024	24100174	052424	20.11
				O'REILLY AUTO PARTS	05/10/2024	24100183	052424	969.09
				O'REILLY AUTO PARTS	05/10/2024	24100186	052424	78.08
				O'REILLY AUTO PARTS	05/14/2024	24100187	052424	40.18
				O'REILLY AUTO PARTS	05/10/2024		052424	34.85
				O'REILLY AUTO PARTS	05/10/2024		052424	37.15
						CHECK	257236 TOTAL:	2,256.35
257237	05/24/2024	PRTD	103427	OXARC INC	04/30/2024		052424	438.87
				OXARC INC	04/30/2024		052424	364.82
				OXARC INC	05/08/2024		052424	180.77

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
					CHECK		257237 TOTAL:	984.46
257238	05/24/2024	PRTD	105717	OXFORD HOUSE VAN GIESEN	05/08/2024		052424	500.00
					CHECK		257238 TOTAL:	500.00
257239	05/24/2024	PRTD	103439	OXFORD HOUSE VOLLAND	05/08/2024		052424	500.00
				OXFORD HOUSE VOLLAND	05/13/2024		052424	50.00
					CHECK		257239 TOTAL:	550.00
257240	05/24/2024	PRTD	105683	PACIFIC NORTHWEST LEGAL SUPPORT	04/29/2024		052424	61.18
				PACIFIC NORTHWEST LEGAL SUPPORT	04/29/2024		052424	61.18
				PACIFIC NORTHWEST LEGAL SUPPORT	04/29/2024		052424	61.18
					CHECK		257240 TOTAL:	183.54
257241	05/24/2024	PRTD	103472	PACWEST MACHINERY LLC	04/26/2024		052424	1,019.76
				PACWEST MACHINERY LLC	05/01/2024		052424	365.83
					CHECK		257241 TOTAL:	1,385.59
257242	05/24/2024	PRTD	105842	PALOUSE HOMES	05/08/2024		052424	806.00
					CHECK		257242 TOTAL:	806.00
257243	05/24/2024	PRTD	103483	PAPE' MACHINERY, INC	04/22/2024		052424	382.54
				PAPE' MACHINERY, INC	05/09/2024		052424	207.87
					CHECK		257243 TOTAL:	590.41
257244	05/24/2024	PRTD	101214	PARAGON EQUITY MANAGEMENT, LLC	05/13/2024		052424	1,128.50
				PARAGON EQUITY MANAGEMENT, LLC	05/13/2024		052424	1,128.50
				PARAGON EQUITY MANAGEMENT, LLC	05/13/2024		052424	1,128.50
				PARAGON EQUITY MANAGEMENT, LLC	05/13/2024		052424	1,128.50

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				PARAGON EQUITY MANAGEMENT, LLC	05/13/2024		052424	1,128.50
				PARAGON EQUITY MANAGEMENT, LLC	05/17/2024		052424	5,213.00
							CHECK 257244 TOTAL:	10,855.50
257245	05/24/2024	PRTD	101770	PARK PELICAN ASSOCIATES LP	05/03/2024		052424	240.00
							CHECK 257245 TOTAL:	240.00
257246	05/24/2024	PRTD	103492	PARTNERS FOR EARLY LEARNING	05/15/2024		052424	16,325.80
							CHECK 257246 TOTAL:	16,325.80
257247	05/24/2024	PRTD	105724	PASCO HAVEN LLC	05/08/2024		052424	704.00
				PASCO HAVEN LLC	05/08/2024		052424	530.00
				PASCO HAVEN LLC	05/08/2024		052424	811.00
				PASCO HAVEN LLC	05/08/2024		052424	811.00
				PASCO HAVEN LLC	05/08/2024		052424	955.00
				PASCO HAVEN LLC	05/08/2024		052424	955.00
				PASCO HAVEN LLC	05/08/2024		052424	811.00
				PASCO HAVEN LLC	05/08/2024		052424	811.00
				PASCO HAVEN LLC	05/08/2024		052424	422.00
				PASCO HAVEN LLC	05/08/2024		052424	811.00
				PASCO HAVEN LLC	05/08/2024		052424	955.00
				PASCO HAVEN LLC	05/08/2024		052424	955.00
				PASCO HAVEN LLC	05/08/2024		052424	955.00
				PASCO HAVEN LLC	05/08/2024		052424	811.00
				PASCO HAVEN LLC	05/13/2024		052424	344.00
							CHECK 257247 TOTAL:	11,641.00

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257248	05/24/2024	PRTD	103500	PASCO TIRE FACTORY, INC	04/30/2024	24100163	052424	11,706.36
				PASCO TIRE FACTORY, INC	04/30/2024		052424	116.73
					CHECK		257248 TOTAL:	11,823.09
257249	05/24/2024	PRTD	100659	PAUL BEDORTH	05/21/2024		052424	1,494.00
					CHECK		257249 TOTAL:	1,494.00
257250	05/24/2024	PRTD	103453	PBS ENGINEERING &, ENVIRONMENTAL	04/24/2024		052424	960.00
				PBS ENGINEERING &, ENVIRONMENTAL	04/25/2024		052424	831.25
					CHECK		257250 TOTAL:	1,791.25
257251	05/24/2024	PRTD	103514	PC MEADOW SPRINGS, LLC	05/08/2024		052424	1,092.00
					CHECK		257251 TOTAL:	1,092.00
257252	05/24/2024	PRTD	101007	PEAK REALESTATE LLC	05/09/2024		052424	600.00
					CHECK		257252 TOTAL:	600.00
257253	05/24/2024	PRTD	101007	PEAK REALESTATE LLC	05/09/2024		052424	1,200.00
					CHECK		257253 TOTAL:	1,200.00
257254	05/24/2024	PRTD	103526	PENSER NORTHAMERICA, INC.	05/17/2024		052424	2,590.00
					CHECK		257254 TOTAL:	2,590.00
257255	05/24/2024	PRTD	106081	PIERRE FORD OF PROSSER	04/23/2024		052424	1,327.16
					CHECK		257255 TOTAL:	1,327.16
257256	05/24/2024	PRTD	103571	PLATT ELECTRIC SUPPLY	05/09/2024		052424	312.01
					CHECK		257256 TOTAL:	312.01

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257257	05/24/2024	PRTD	103572	PLAUCHE & CARR LLP	05/01/2024		052424	8,333.33
						CHECK	257257 TOTAL:	8,333.33
257258	05/24/2024	PRTD	100856	POWELL REAL ESTATE GROUP INC	05/17/2024		052424	9,800.00
						CHECK	257258 TOTAL:	9,800.00
257259	05/24/2024	PRTD	100824	PPC SOLUTIONS INC	12/31/2023		052424	70.68
				PPC SOLUTIONS INC	04/30/2024		052424	300.39
				PPC SOLUTIONS INC	04/30/2024		052424	1,256.54
						CHECK	257259 TOTAL:	1,627.61
257260	05/24/2024	PRTD	105997	PRESZLER & BUNCH PLLC	05/31/2024		052424	8,535.40
						CHECK	257260 TOTAL:	8,535.40
257261	05/24/2024	PRTD	103613	PROCLAIM, INC	04/14/2024		052424	780.00
						CHECK	257261 TOTAL:	780.00
257262	05/24/2024	PRTD	100835	PRONTO PROCESS SERVICE	04/04/2024		052424	30.00
				PRONTO PROCESS SERVICE	04/04/2024		052424	30.00
				PRONTO PROCESS SERVICE	04/09/2024		052424	45.00
				PRONTO PROCESS SERVICE	04/08/2024		052424	30.00
				PRONTO PROCESS SERVICE	04/05/2024		052424	30.00
				PRONTO PROCESS SERVICE	04/25/2024		052424	30.00
				PRONTO PROCESS SERVICE	04/05/2024		052424	45.00
				PRONTO PROCESS SERVICE	04/04/2024		052424	30.00
				PRONTO PROCESS SERVICE	04/05/2024		052424	45.00
				PRONTO PROCESS SERVICE	04/05/2024		052424	45.00
				PRONTO PROCESS SERVICE	04/17/2024		052424	45.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				PRONTO PROCESS SERVICE	04/18/2024		052424	30.00
				PRONTO PROCESS SERVICE	04/10/2024		052424	30.00
				PRONTO PROCESS SERVICE	04/25/2024		052424	45.00
				PRONTO PROCESS SERVICE	04/10/2024		052424	30.00
				PRONTO PROCESS SERVICE	04/17/2024		052424	45.00
				PRONTO PROCESS SERVICE	04/30/2024		052424	30.00
				PRONTO PROCESS SERVICE	04/29/2024		052424	45.00
				PRONTO PROCESS SERVICE	04/26/2024		052424	30.00
				PRONTO PROCESS SERVICE	04/26/2024		052424	45.00
				PRONTO PROCESS SERVICE	04/29/2024		052424	35.00
				PRONTO PROCESS SERVICE	04/29/2024		052424	40.00
						CHECK	257262 TOTAL:	810.00
257263	05/24/2024	PRTD	100835	PRONTO PROCESS SERVICE	04/29/2024		052424	25.00
						CHECK	257263 TOTAL:	25.00
257264	05/24/2024	PRTD	103667	QUANTUM INDUSTRIES LLC	05/08/2024		052424	400.00
						CHECK	257264 TOTAL:	400.00
257265	05/24/2024	PRTD	105271	QUANTUM LEGAL PLLC	05/31/2024		052424	9,500.05
				QUANTUM LEGAL PLLC	05/30/2024		052424	4,166.00
						CHECK	257265 TOTAL:	13,666.05
257266	05/24/2024	PRTD	103682	RAINIER SOUND VIEW LLC	05/20/2024		052424	1,295.00
						CHECK	257266 TOTAL:	1,295.00
257267	05/24/2024	PRTD	103684	RAINWATER, INC	04/08/2024		052424	16.22
				RAINWATER, INC	05/01/2024		052424	15.08

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257267 TOTAL:	31.30
257268	05/24/2024	PRTD	103686	RAMON, BERTHA	05/31/2024		052424	2,000.00
				RAMON, BERTHA	05/03/2024		052424	9,150.00
						CHECK	257268 TOTAL:	11,150.00
257269	05/24/2024	PRTD	105814	RAMONA HARRIET TAYLOR	05/08/2024		052424	900.00
						CHECK	257269 TOTAL:	900.00
257270	05/24/2024	PRTD	102821	RBJK VENTURE, LLC	05/08/2024		052424	955.00
						CHECK	257270 TOTAL:	955.00
257271	05/24/2024	PRTD	103705	REALIFE PHOTOGRAPHY	05/14/2024		052424	407.63
						CHECK	257271 TOTAL:	407.63
257272	05/24/2024	PRTD	105889	RICHARD JAMES VALENTE	05/08/2024		052424	700.00
						CHECK	257272 TOTAL:	700.00
257273	05/24/2024	PRTD	105894	RICHARD KRENZ	05/08/2024		052424	950.00
						CHECK	257273 TOTAL:	950.00
257274	05/24/2024	PRTD	103748	RICHLAND MOBILE HOME PARK	05/08/2024		052424	600.00
						CHECK	257274 TOTAL:	600.00
257275	05/24/2024	PRTD	100338	RICHLAND SKY APARTMENTS LLC	05/08/2024		052424	1,206.00
						CHECK	257275 TOTAL:	1,206.00
257276	05/24/2024	PRTD	103755	RICOH USA, INC	04/19/2024		052424	380.43
				RICOH USA, INC	05/03/2024		052424	1,205.33
				RICOH USA, INC	05/08/2024		052424	430.27
				RICOH USA, INC	03/15/2024		052424	60.54

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				RICOH USA, INC	04/16/2024		052424	60.54
				RICOH USA, INC	05/07/2024		052424	2,026.16
				RICOH USA, INC	05/07/2024		052424	413.92
				RICOH USA, INC	05/07/2024		052424	201.32
				RICOH USA, INC	05/07/2024		052424	335.42
				RICOH USA, INC	05/10/2024		052424	55.53
				RICOH USA, INC	05/09/2024		052424	52.68
				RICOH USA, INC	05/07/2024		052424	124.56
				RICOH USA, INC	05/07/2024		052424	135.66
				RICOH USA, INC	05/07/2024		052424	318.17
				RICOH USA, INC	05/07/2024		052424	964.58
				RICOH USA, INC	05/05/2024		052424	41.48
				RICOH USA, INC	05/05/2024		052424	12.36
				RICOH USA, INC	05/05/2024		052424	37.71
						CHECK	257276 TOTAL:	6,856.66
257277	05/24/2024	PRTD	103765	RIVER PARK APARTMENTS	05/08/2024		052424	691.00
						CHECK	257277 TOTAL:	691.00
257278	05/24/2024	PRTD	105508	RIVERPOINTE ICG LLC	05/09/2024		052424	2,322.92
				RIVERPOINTE ICG LLC	05/15/2024		052424	1,316.00
				RIVERPOINTE ICG LLC	05/15/2024		052424	76.46
						CHECK	257278 TOTAL:	3,715.38
257279	05/24/2024	PRTD	105988	ROB LEE SOLE	04/04/2024		052424	236.80
				ROB LEE SOLE	04/04/2024		052424	300.73

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257279 TOTAL:	537.53
257280	05/24/2024	PRTD	106098	S2 FORENSICS LLC	05/06/2024		052424	2,500.00
						CHECK	257280 TOTAL:	2,500.00
257281	05/24/2024	PRTD	103833	SAFE HARBOR CRISIS NURSERY	05/20/2024		052424	17,916.67
						CHECK	257281 TOTAL:	17,916.67
257282	05/24/2024	PRTD	103842	SAGE CREEK APARTMENTS, LLC	05/08/2024		052424	550.00
						CHECK	257282 TOTAL:	550.00
257283	05/24/2024	PRTD	105737	SEASONS HOUSING	05/10/2024		052424	1,267.00
				SEASONS HOUSING	05/10/2024		052424	1,267.00
				SEASONS HOUSING	05/10/2024		052424	1,267.00
				SEASONS HOUSING	05/10/2024		052424	1,267.00
				SEASONS HOUSING	05/10/2024		052424	1,267.00
				SEASONS HOUSING	05/10/2024		052424	1,267.00
				SEASONS HOUSING	05/10/2024		052424	1,267.00
				SEASONS HOUSING	05/10/2024		052424	1,267.00
				SEASONS HOUSING	05/10/2024		052424	1,267.00
				SEASONS HOUSING	05/10/2024		052424	1,267.00
				SEASONS HOUSING	05/10/2024		052424	1,267.00
				SEASONS HOUSING	05/14/2024		052424	1,267.00
				SEASONS HOUSING	05/14/2024		052424	1,267.00
						CHECK	257283 TOTAL:	17,738.00
257284	05/24/2024	PRTD	102304	SECRETARY OF STATE	05/13/2024		052424	431.28

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257284 TOTAL:	431.28
257285	05/24/2024	PRTD	106008	SHARON LEE RUSSELL	05/08/2024		052424	400.00
						CHECK	257285 TOTAL:	400.00
257286	05/24/2024	PRTD	103912	SHI INTERNATIONAL CORP	05/07/2024		052424	11,639.49
						CHECK	257286 TOTAL:	11,639.49
257287	05/24/2024	PRTD	105616	SHORELINE VILLAGE RICHLAND 216 LLC	05/08/2024		052424	1,966.06
						CHECK	257287 TOTAL:	1,966.06
257288	05/24/2024	PRTD	106116	SIEFKEN FAMILY LLC	05/21/2024		052424	4,200.00
						CHECK	257288 TOTAL:	4,200.00
257289	05/24/2024	PRTD	103926	SILVER CREEK APARTMENTS	05/08/2024		052424	955.00
				SILVER CREEK APARTMENTS	05/09/2024		052424	10,970.23
				SILVER CREEK APARTMENTS	05/09/2024		052424	1,079.94
				SILVER CREEK APARTMENTS	05/09/2024		052424	1,984.37
				SILVER CREEK APARTMENTS	05/13/2024		052424	970.00
						CHECK	257289 TOTAL:	15,959.54
257290	05/24/2024	PRTD	103930	SINCLAIR, IAN	05/31/2024		052424	12,666.67
						CHECK	257290 TOTAL:	12,666.67
257291	05/24/2024	PRTD	103948	SMARSH, INC	04/30/2024		052424	10,008.77
						CHECK	257291 TOTAL:	10,008.77
257292	05/24/2024	PRTD	103954	SMITH, DONALD	05/13/2024		052424	207.70
						CHECK	257292 TOTAL:	207.70

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257293	05/24/2024	PRTD	104029	STAPLES ADVANTAGE	04/30/2024		052424	81.47
				STAPLES ADVANTAGE	04/30/2024		052424	39.36
					CHECK		257293 TOTAL:	120.83
257294	05/24/2024	PRTD	103909	STARLITE MOTEL	05/08/2024		052424	975.00
				STARLITE MOTEL	05/08/2024		052424	950.00
				STARLITE MOTEL	05/21/2024		052424	1,125.00
				STARLITE MOTEL	05/21/2024		052424	1,125.00
				STARLITE MOTEL	05/17/2024		052424	1,125.00
					CHECK		257294 TOTAL:	5,300.00
257295	05/24/2024	PRTD	104038	STATE AUDITOR, LEGISLATIVE BUILDING	05/09/2024		052424	2,462.07
					CHECK		257295 TOTAL:	2,462.07
257296	05/24/2024	PRTD	104053	STERICYCLE, INC.	05/03/2024		052424	79.50
					CHECK		257296 TOTAL:	79.50
257297	05/24/2024	PRTD	104059	STONEGATE APARTMENTS	05/08/2024		052424	776.00
				STONEGATE APARTMENTS	05/16/2024		052424	1,486.00
					CHECK		257297 TOTAL:	2,262.00
257298	05/24/2024	PRTD	101359	SUSAN E ANDERSON, REGISTERED PROFES	04/10/2024		052424	260.00
					CHECK		257298 TOTAL:	260.00
257299	05/24/2024	PRTD	104116	TAHITIAN MOTOR INN	05/10/2024		052424	464.45
				TAHITIAN MOTOR INN	05/10/2024		052424	464.45
				TAHITIAN MOTOR INN	05/10/2024		052424	464.45
				TAHITIAN MOTOR INN	05/10/2024		052424	464.45
				TAHITIAN MOTOR INN	05/13/2024		052424	372.75

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				TAHITIAN MOTOR INN	05/13/2024		052424	372.75
				TAHITIAN MOTOR INN	05/13/2024		052424	372.75
							CHECK 257299 TOTAL:	2,976.05
257300	05/24/2024	PRTD	104116	TAHITIAN MOTOR INN	05/13/2024		052424	70.00
							CHECK 257300 TOTAL:	70.00
257301	05/24/2024	PRTD	104116	TAHITIAN MOTOR INN	05/16/2024		052424	522.75
							CHECK 257301 TOTAL:	522.75
257302	05/24/2024	PRTD	105751	TANGLEWOOD APARTMENTS	05/08/2024		052424	1,300.00
				TANGLEWOOD APARTMENTS	05/16/2024		052424	2,097.79
							CHECK 257302 TOTAL:	3,397.79
257303	05/24/2024	PRTD	105606	THE MANAGEMENT GROUP INC	05/15/2024		052424	1,565.00
				THE MANAGEMENT GROUP INC	05/15/2024		052424	77.50
							CHECK 257303 TOTAL:	1,642.50
257304	05/24/2024	PRTD	105606	WENDOVER APARTMENTS	05/08/2024		052424	990.00
				WENDOVER APARTMENTS	05/14/2024		052424	35.65
				WENDOVER APARTMENTS	05/14/2024		052424	1,099.00
				WENDOVER APARTMENTS	05/14/2024		052424	802.68
							CHECK 257304 TOTAL:	2,927.33
257305	05/24/2024	PRTD	105606	WENDOVER APARTMENTS	05/14/2024		052424	1,099.00
							CHECK 257305 TOTAL:	1,099.00
257306	05/24/2024	PRTD	104158	THOMSON REUTERS	05/01/2024		052424	3,170.92
				THOMSON REUTERS	05/01/2024		052424	882.86

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257306 TOTAL:	4,053.78
257307	05/24/2024	PRTD	104181	TORRES, GABRIELA	05/08/2024		052424	700.00
						CHECK	257307 TOTAL:	700.00
257308	05/24/2024	PRTD	104191	TRAFFIC SAFETY SUPPLY CO INC	04/16/2024		052424	5,407.92
						CHECK	257308 TOTAL:	5,407.92
257309	05/24/2024	PRTD	104208	TRI-CITIES MONITORING, INC	05/03/2024		052424	7,902.73
						CHECK	257309 TOTAL:	7,902.73
257310	05/24/2024	PRTD	100684	TRI-CITIES RV RESORT LLC	05/08/2024		052424	750.00
						CHECK	257310 TOTAL:	750.00
257311	05/24/2024	PRTD	104226	TRI-CITY HERALD	03/31/2024		052424	368.19
				TRI-CITY HERALD	03/31/2024		052424	340.20
				TRI-CITY HERALD	03/31/2024		052424	389.10
				TRI-CITY HERALD	03/31/2024		052424	990.82
				TRI-CITY HERALD	03/31/2024		052424	1,018.76
				TRI-CITY HERALD	04/30/2024		052424	333.20
				TRI-CITY HERALD	04/30/2024		052424	305.26
				TRI-CITY HERALD	04/30/2024		052424	326.22
				TRI-CITY HERALD	04/30/2024		052424	332.52
						CHECK	257311 TOTAL:	4,404.27
257312	05/24/2024	PRTD	104237	TRIDEC	04/30/2024		052424	23,000.00
						CHECK	257312 TOTAL:	23,000.00
257313	05/24/2024	PRTD	104256	TWIN DOLPHIN APTS	05/08/2024		052424	660.00

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
						CHECK	257313 TOTAL:	660.00
257314	05/24/2024	PRTD	104257	TYLER TECHNOLOGIES, INC	04/24/2024		052424	1,480.00
				TYLER TECHNOLOGIES, INC	05/01/2024		052424	10,610.30
				TYLER TECHNOLOGIES, INC	05/01/2024		052424	27,755.29
				TYLER TECHNOLOGIES, INC	04/30/2024		052424	14,505.53
						CHECK	257314 TOTAL:	54,351.12
257315	05/24/2024	PRTD	104278	U S POSTAL SERVICE	05/21/2024		052424	5,000.00
						CHECK	257315 TOTAL:	5,000.00
257316	05/24/2024	PRTD	104317	UTILITIES UNDERGROUND LOC CTR	04/30/2024		052424	227.04
						CHECK	257316 TOTAL:	227.04
257317	05/24/2024	PRTD	105026	UTTER, DAVID	04/15/2024		052424	200.00
				UTTER, DAVID	05/08/2024		052424	62.50
						CHECK	257317 TOTAL:	262.50
257318	05/24/2024	PRTD	103061	VBT MCMURRAY PARK LLC	05/16/2024		052424	518.00
				VBT MCMURRAY PARK LLC	05/14/2024		052424	250.00
						CHECK	257318 TOTAL:	768.00
257319	05/24/2024	PRTD	103061	VBT MCMURRAY PARK LLC	05/16/2024		052424	350.00
						CHECK	257319 TOTAL:	350.00
257320	05/24/2024	PRTD	101271	VICS AUTO AND SUPPLY, NAPA	04/30/2024		052424	9.85
				VICS AUTO AND SUPPLY, NAPA	04/22/2024		052424	17.80
				VICS AUTO AND SUPPLY, NAPA	05/03/2024	24100164	052424	8.12
				VICS AUTO AND SUPPLY, NAPA	05/02/2024		052424	79.11
				VICS AUTO AND SUPPLY, NAPA	05/03/2024		052424	15.23

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				VICS AUTO AND SUPPLY, NAPA	05/10/2024		052424	51.63
						CHECK	257320 TOTAL:	181.74
257321	05/24/2024	PRTD	104984	VITAL RECORDS HOLDINGS LLC	04/30/2024		052424	228.02
				VITAL RECORDS HOLDINGS LLC	04/30/2024		052424	7,740.26
						CHECK	257321 TOTAL:	7,968.28
257322	05/24/2024	PRTD	104474	WA ST SHERIFFS ASSOCIATION	04/15/2024		052424	75.00
						CHECK	257322 TOTAL:	75.00
257323	05/24/2024	PRTD	104417	WASHINGTON COUNTIES RISK POOL	04/30/2024		052424	7,853.25
				WASHINGTON COUNTIES RISK POOL	04/30/2024		052424	3,993.60
				WASHINGTON COUNTIES RISK POOL	04/30/2024		052424	2,578.75
						CHECK	257323 TOTAL:	14,425.60
257324	05/24/2024	PRTD	104484	WASTE MANAGEMENT OF WASHINGTON	05/08/2024		052424	149.44
						CHECK	257324 TOTAL:	149.44
257325	05/24/2024	PRTD	104484	WM CORPORATE SERVICES INC	05/01/2024		052424	588.93
						CHECK	257325 TOTAL:	588.93
257326	05/24/2024	PRTD	104961	WATKINS LEGACY LLC	05/08/2024		052424	1,200.00
						CHECK	257326 TOTAL:	1,200.00
257327	05/24/2024	PRTD	104528	WESTERN EXTERMINATOR COMPANY	05/15/2024		052424	251.64
						CHECK	257327 TOTAL:	251.64
257328	05/24/2024	PRTD	101187	WILDFLOWER KENNEWICK 127, LLC	05/08/2024		052424	1,206.00
						CHECK	257328 TOTAL:	1,206.00

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
257329	05/24/2024	PRTD	104566	WINCO FOODS, LLC	05/09/2024		052424	248.59
				WINCO FOODS, LLC	05/09/2024		052424	144.69
				WINCO FOODS, LLC	05/09/2024		052424	87.92
				WINCO FOODS, LLC	05/09/2024		052424	105.19
				WINCO FOODS, LLC	05/09/2024		052424	105.45
				WINCO FOODS, LLC	05/09/2024		052424	200.00
				WINCO FOODS, LLC	05/09/2024		052424	300.00
				WINCO FOODS, LLC	05/09/2024		052424	198.47
				WINCO FOODS, LLC	05/09/2024		052424	249.09
				WINCO FOODS, LLC	05/09/2024		052424	249.24
				WINCO FOODS, LLC	05/09/2024		052424	200.00
				WINCO FOODS, LLC	05/09/2024		052424	243.18
				WINCO FOODS, LLC	05/09/2024		052424	250.00
				WINCO FOODS, LLC	05/09/2024		052424	250.00
				WINCO FOODS, LLC	05/09/2024		052424	100.00
				WINCO FOODS, LLC	05/09/2024		052424	250.00
				WINCO FOODS, LLC	05/09/2024		052424	199.86
				WINCO FOODS, LLC	05/15/2024		052424	250.00
				WINCO FOODS, LLC	05/15/2024		052424	99.52
						CHECK	257329 TOTAL:	3,731.20
257330	05/24/2024	PRTD	104569	WINCO FOODS, LLC	05/09/2024		052424	200.00
				WINCO FOODS, LLC	05/08/2024		052424	182.18
				WINCO FOODS, LLC	05/08/2024		052424	230.12
				WINCO FOODS, LLC	05/08/2024		052424	193.85
				WINCO FOODS, LLC	05/08/2024		052424	259.30

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				WINCO FOODS, LLC	05/08/2024		052424	400.00
				WINCO FOODS, LLC	05/08/2024		052424	250.00
				WINCO FOODS, LLC	05/08/2024		052424	250.00
				WINCO FOODS, LLC	05/08/2024		052424	199.67
				WINCO FOODS, LLC	05/08/2024		052424	250.00
				WINCO FOODS, LLC	05/08/2024		052424	150.00
				WINCO FOODS, LLC	05/08/2024		052424	241.48
				WINCO FOODS, LLC	05/08/2024		052424	250.00
				WINCO FOODS, LLC	05/08/2024		052424	198.62
				WINCO FOODS, LLC	05/08/2024		052424	157.00
				WINCO FOODS, LLC	05/08/2024		052424	147.35
				WINCO FOODS, LLC	05/08/2024		052424	300.00
				WINCO FOODS, LLC	05/08/2024		052424	188.50
				WINCO FOODS, LLC	05/08/2024		052424	200.00
				WINCO FOODS, LLC	05/08/2024		052424	149.47
				WINCO FOODS, LLC	05/14/2024		052424	213.28
				WINCO FOODS, LLC	05/14/2024		052424	228.00
						CHECK	257330 TOTAL:	4,838.82
257331	05/24/2024	PRTD	104569	WINCO FOODS, LLC	05/09/2024		052424	125.00
				WINCO FOODS, LLC	05/08/2024		052424	60.00
				WINCO FOODS, LLC	05/08/2024		052424	140.28
				WINCO FOODS, LLC	05/08/2024		052424	75.00
				WINCO FOODS, LLC	05/08/2024		052424	99.99
				WINCO FOODS, LLC	05/08/2024		052424	74.34
				WINCO FOODS, LLC	05/08/2024		052424	125.00
				WINCO FOODS, LLC	05/08/2024		052424	135.86

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR NAME	INV DATE	PO	CHECK	NET
			WINCO FOODS, LLC	05/08/2024		052424	100.00
			WINCO FOODS, LLC	05/08/2024		052424	133.72
			WINCO FOODS, LLC	05/08/2024		052424	60.00
			WINCO FOODS, LLC	05/08/2024		052424	60.00
			WINCO FOODS, LLC	05/08/2024		052424	75.00
			WINCO FOODS, LLC	05/08/2024		052424	74.41
			WINCO FOODS, LLC	05/08/2024		052424	98.07
			WINCO FOODS, LLC	05/08/2024		052424	130.00
			WINCO FOODS, LLC	05/14/2024		052424	110.90
			WINCO FOODS, LLC	05/14/2024		052424	60.00
			WINCO FOODS, LLC	05/14/2024		052424	50.00
			WINCO FOODS, LLC	05/21/2024		052424	100.00
			WINCO FOODS, LLC	05/21/2024		052424	128.00
			WINCO FOODS, LLC	05/21/2024		052424	74.40
					CHECK	257331 TOTAL:	2,089.97
257332	05/24/2024	PRTD	104569 WINCO FOODS, LLC	05/08/2024		052424	50.00
			WINCO FOODS, LLC	05/08/2024		052424	19.23
			WINCO FOODS, LLC	05/08/2024		052424	50.00
			WINCO FOODS, LLC	05/08/2024		052424	49.85
			WINCO FOODS, LLC	05/08/2024		052424	26.08
			WINCO FOODS, LLC	05/08/2024		052424	39.67
					CHECK	257332 TOTAL:	234.83
257333	05/24/2024	PRTD	104364 WSACE	05/14/2024		052424	475.00
			WSACE	05/14/2024		052424	475.00
			WSACE	05/14/2024		052424	475.00

CASH ACCOUNT: 99900000 11120 AP Check Claims Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
				WSACE	05/14/2024		052424	475.00
						CHECK	257333 TOTAL:	1,900.00
257334	05/24/2024	PRTD	106107	YOLANDA VILLA	05/13/2024		052424	2,500.00
						CHECK	257334 TOTAL:	2,500.00
257335	05/24/2024	PRTD	104617	ZAG INVESTMENTS LLC	05/13/2024		052424	588.00
						CHECK	257335 TOTAL:	588.00
257336	05/24/2024	PRTD	104628	ZIPLY FIBER	05/01/2024		052424	323.96
						CHECK	257336 TOTAL:	323.96

NUMBER OF CHECKS 310 *** CASH ACCOUNT TOTAL *** 3,334,035.52

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	310	3,334,035.52

*** GRAND TOTAL *** 3,334,035.52

JOURNAL ENTRIES TO BE CREATED
CLERK: MCN

YEAR PER JNL SRC ACCOUNT EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
2024 5 3415									
APP GF005000-21340					Vouchers Payable			328,043.36	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP 99900000-11120					AP Check Claims Clearing				3,334,035.52
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP PS850000-21340					Vouchers Payable			731,382.71	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP HS850000-21340					Vouchers Payable			335,819.56	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP ER850000-21340					Vouchers Payable			61,891.38	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP HH850000-21340					Vouchers Payable			58,101.46	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP JC850000-21340					Vouchers Payable			45,532.04	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP RD850000-21340					Vouchers Payable			607,993.45	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP CP850000-21340					Vouchers Payable			759,021.05	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP VA850000-21340					Vouchers Payable			13,346.41	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP IM850000-21340					Vouchers Payable			26,422.59	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP BHF85000-21340					Vouchers Payable			138,394.12	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP SE850000-21340					Vouchers Payable			1,431.58	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP FS850000-21340					Vouchers Payable			1,500.00	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP IT850000-21340					Vouchers Payable			74,346.82	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP FG850000-21340					Vouchers Payable			8,520.21	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP JD850000-21340					Vouchers Payable			14,120.13	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP SW850000-21340					Vouchers Payable			473.02	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP SD850000-21340					Vouchers Payable			8,355.38	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP BS850000-21340					Vouchers Payable			533.03	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP EL500000-21340					Vouchers Payable			5,388.87	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP BH850000-21340					Vouchers Payable			38,536.79	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP CS850000-21340					Vouchers Payable			6,002.00	
05/24/2024 052424		052424			AP CASH DISBURSEMENTS JOURNAL				
APP BU850000-21340					Vouchers Payable			448.58	

JOURNAL ENTRIES TO BE CREATED

YEAR PER JNL SRC ACCOUNT EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
05/24/2024	052424	052424			AP CASH DISBURSEMENTS JOURNAL				
APP CF500000-21340					Vouchers Payable			1,650.00	
05/24/2024	052424	052424			AP CASH DISBURSEMENTS JOURNAL				
APP TC850000-21340					Vouchers Payable			23,857.81	
05/24/2024	052424	052424			AP CASH DISBURSEMENTS JOURNAL				
APP RE850000-21340					Vouchers Payable			1,973.52	
05/24/2024	052424	052424			AP CASH DISBURSEMENTS JOURNAL				
APP IB850000-21340					Vouchers Payable			14,823.37	
05/24/2024	052424	052424			AP CASH DISBURSEMENTS JOURNAL				
APP PD850000-21340					Vouchers Payable			105.00	
05/24/2024	052424	052424			AP CASH DISBURSEMENTS JOURNAL				
APP WC850000-21340					Vouchers Payable			2,590.00	
05/24/2024	052424	052424			AP CASH DISBURSEMENTS JOURNAL				
APP AO850000-21340					Vouchers Payable			431.28	
05/24/2024	052424	052424			AP CASH DISBURSEMENTS JOURNAL				
APP RC850000-21340					Vouchers Payable			23,000.00	
05/24/2024	052424	052424			AP CASH DISBURSEMENTS JOURNAL				
					GENERAL LEDGER TOTAL			3,334,035.52	3,334,035.52
APP 99900000-80010					Due To General Fund			328,043.36	
05/24/2024	052424	052424			Cash Equity				328,043.36
APP GF001000-11110									
05/24/2024	052424	052424			Due To Public Safety Tax Fund			731,382.71	
APP 99900000-81480									
05/24/2024	052424	052424			Cash Equity				731,382.71
APP PS810000-11110									
05/24/2024	052424	052424			Due To Human Services			335,819.56	
APP 99900000-81080									
05/24/2024	052424	052424			Cash Equity				335,819.56
APP HS810000-11110									
05/24/2024	052424	052424			Due To Equipment Rental & Rev			61,891.38	
APP 99900000-85010									
05/24/2024	052424	052424			Cash Equity				61,891.38
APP ER810000-11110									
05/24/2024	052424	052424			Due To Homeless Hsng & Assistn			58,101.46	
APP 99900000-81540									
05/24/2024	052424	052424			Cash Equity				58,101.46
APP HH810000-11110									
05/24/2024	052424	052424			Due To Juvenile Center			45,532.04	
APP 99900000-81150									
05/24/2024	052424	052424			Cash Equity				45,532.04
APP JC810000-11110									
05/24/2024	052424	052424			Due To County Road			607,993.45	
APP 99900000-81010									
05/24/2024	052424	052424			Cash Equity				607,993.45
APP RD810000-11110									
05/24/2024	052424	052424							

JOURNAL ENTRIES TO BE CREATED

YEAR PER JNL SRC ACCOUNT EFF DATE JNL DESC REF 1 REF 2 REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
APP 99900000-83050	Due To Capital Projects		759,021.05	
05/24/2024 052424 052424				
APP CP810000-11110	Cash Equity			759,021.05
05/24/2024 052424 052424				
APP 99900000-81040	Due To Veterans Assistance Fnd		13,346.41	
05/24/2024 052424 052424				
APP VA810000-11110	Cash Equity			13,346.41
05/24/2024 052424 052424				
APP 99900000-85040	Due To Insurance Management		26,422.59	
05/24/2024 052424 052424				
APP IM810000-11110	Cash Equity			26,422.59
05/24/2024 052424 052424				
APP 99900000-81600	Due To Behavioral Health		138,394.12	
05/24/2024 052424 052424				
APP BHF81000-11110	Cash Equity			138,394.12
05/24/2024 052424 052424				
APP 99900000-81410	Due To Sheriffs Eqp Prch & Rep		1,431.58	
05/24/2024 052424 052424				
APP SE810000-11110	Cash Equity			1,431.58
05/24/2024 052424 052424				
APP 99900000-81380	Due To Family Services		1,500.00	
05/24/2024 052424 052424				
APP FS810000-11110	Cash Equity			1,500.00
05/24/2024 052424 052424				
APP 99900000-85020	Due To Central Services		74,346.82	
05/24/2024 052424 052424				
APP IT810000-11110	Cash Equity			74,346.82
05/24/2024 052424 052424				
APP 99900000-81240	Due To Fairgrounds Oper Budget		8,520.21	
05/24/2024 052424 052424				
APP FG810000-11110	Cash Equity			8,520.21
05/24/2024 052424 052424				
APP 99900000-81420	Due To Jail Depreciation Reser		14,120.13	
05/24/2024 052424 052424				
APP JD810000-11110	Cash Equity			14,120.13
05/24/2024 052424 052424				
APP 99900000-81550	Due To Solid Waste Collection		473.02	
05/24/2024 052424 052424				
APP SW810000-11110	Cash Equity			473.02
05/24/2024 052424 052424				
APP 99900000-81350	Due To Sustainable Development		8,355.38	
05/24/2024 052424 052424				
APP SD810000-11110	Cash Equity			8,355.38
05/24/2024 052424 052424				
APP 99900000-81270	Due To Boating Safety & Patrol		533.03	
05/24/2024 052424 052424				
APP BS810000-11110	Cash Equity			533.03
05/24/2024 052424 052424				
APP 99900000-81110	Due To Election Reserve		5,388.87	

JOURNAL ENTRIES TO BE CREATED

YEAR PER JNL SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC / LINE DESC	T	OB	DEBIT	CREDIT
	05/24/2024	052424	052424							
APP EL100000-11110	05/24/2024	052424	052424			Cash Equity				5,388.87
APP 99900000-81070	05/24/2024	052424	052424			Due To Benton County Human Srv			38,536.79	
APP BH810000-11110	05/24/2024	052424	052424			Cash Equity				38,536.79
APP 99900000-81320	05/24/2024	052424	052424			Due To Central Services Replac			6,002.00	
APP CS810000-11110	05/24/2024	052424	052424			Cash Equity				6,002.00
APP 99900000-81490	05/24/2024	052424	052424			Due To Protective Insp Srvs Fd			448.58	
APP BU810000-11110	05/24/2024	052424	052424			Cash Equity				448.58
APP 99900000-81360	05/24/2024	052424	052424			Due To Courthouse Facilitator			1,650.00	
APP CF100000-11110	05/24/2024	052424	052424			Cash Equity				1,650.00
APP 99900000-81560	05/24/2024	052424	052424			Due To Trial Court Improvement			23,857.81	
APP TC810000-11110	05/24/2024	052424	052424			Cash Equity				23,857.81
APP 99900000-81300	05/24/2024	052424	052424			Due To Real Estate Excise Tax			1,973.52	
APP RE810000-11110	05/24/2024	052424	052424			Cash Equity				1,973.52
APP 99900000-81160	05/24/2024	052424	052424			Due To Inmate Benevolence Fund			14,823.37	
APP IB810000-11110	05/24/2024	052424	052424			Cash Equity				14,823.37
APP 99900000-81100	05/24/2024	052424	052424			Due To Park Development			105.00	
APP PD810000-11110	05/24/2024	052424	052424			Cash Equity				105.00
APP 99900000-85030	05/24/2024	052424	052424			Due To Workmens Compensation			2,590.00	
APP WC810000-11110	05/24/2024	052424	052424			Cash Equity				2,590.00
APP 99900000-81060	05/24/2024	052424	052424			Due To Auditors O&M			431.28	
APP AO810000-11110	05/24/2024	052424	052424			Cash Equity				431.28
APP 99900000-81440	05/24/2024	052424	052424			Due To Rural County Capital Fd			23,000.00	
APP RC810000-11110	05/24/2024	052424	052424			Cash Equity				23,000.00
	05/24/2024	052424	052424							
						SYSTEM GENERATED ENTRIES TOTAL			3,334,035.52	3,334,035.52

JOURNAL ENTRIES TO BE CREATED

YEAR PER JNL SRC ACCOUNT EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
					JOURNAL 2024/05/3415	TOTAL		6,668,071.04	6,668,071.04

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE / ACCOUNT DESCRIPTION		DEBIT	CREDIT
0010 General Fund	2024	5	3415	05/24/2024			
GF001000-11110				Cash Equity			328,043.36
GF005000-21340				Vouchers Payable		328,043.36	
					FUND TOTAL	328,043.36	328,043.36
1010 County Road	2024	5	3415	05/24/2024			
RD810000-11110				Cash Equity			607,993.45
RD850000-21340				Vouchers Payable		607,993.45	
					FUND TOTAL	607,993.45	607,993.45
1040 Veterans Assistance Fund	2024	5	3415	05/24/2024			
VA810000-11110				Cash Equity			13,346.41
VA850000-21340				Vouchers Payable		13,346.41	
					FUND TOTAL	13,346.41	13,346.41
1060 Auditors O&M	2024	5	3415	05/24/2024			
AO810000-11110				Cash Equity			431.28
AO850000-21340				Vouchers Payable		431.28	
					FUND TOTAL	431.28	431.28
1070 Benton County Human Services	2024	5	3415	05/24/2024			
BH810000-11110				Cash Equity			38,536.79
BH850000-21340				Vouchers Payable		38,536.79	
					FUND TOTAL	38,536.79	38,536.79
1080 Human Services	2024	5	3415	05/24/2024			
HS810000-11110				Cash Equity			335,819.56
HS850000-21340				Vouchers Payable		335,819.56	
					FUND TOTAL	335,819.56	335,819.56
1100 Park Development	2024	5	3415	05/24/2024			
PD810000-11110				Cash Equity			105.00
PD850000-21340				Vouchers Payable		105.00	
					FUND TOTAL	105.00	105.00
1110 Election Reserve	2024	5	3415	05/24/2024			
EL100000-11110				Cash Equity			5,388.87
EL500000-21340				Vouchers Payable		5,388.87	
					FUND TOTAL	5,388.87	5,388.87
1150 Juvenile Center	2024	5	3415	05/24/2024			

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE / ACCOUNT DESCRIPTION		DEBIT	CREDIT
JC810000-11110				Cash Equity			45,532.04
JC850000-21340				Vouchers Payable		45,532.04	
					FUND TOTAL	45,532.04	45,532.04
1160 Inmate Benevolence Fund	2024	5	3415	05/24/2024			
IB810000-11110				Cash Equity			14,823.37
IB850000-21340				Vouchers Payable		14,823.37	
					FUND TOTAL	14,823.37	14,823.37
1240 Event Center	2024	5	3415	05/24/2024			
FG810000-11110				Cash Equity			8,520.21
FG850000-21340				Vouchers Payable		8,520.21	
					FUND TOTAL	8,520.21	8,520.21
1270 Boating Safety & Patrol Fund	2024	5	3415	05/24/2024			
BS810000-11110				Cash Equity			533.03
BS850000-21340				Vouchers Payable		533.03	
					FUND TOTAL	533.03	533.03
1300 Real Estate Excise Tax	2024	5	3415	05/24/2024			
RE810000-11110				Cash Equity			1,973.52
RE850000-21340				Vouchers Payable		1,973.52	
					FUND TOTAL	1,973.52	1,973.52
1320 Central Services Replacement	2024	5	3415	05/24/2024			
CS810000-11110				Cash Equity			6,002.00
CS850000-21340				Vouchers Payable		6,002.00	
					FUND TOTAL	6,002.00	6,002.00
1350 Sustainable Development	2024	5	3415	05/24/2024			
SD810000-11110				Cash Equity			8,355.38
SD850000-21340				Vouchers Payable		8,355.38	
					FUND TOTAL	8,355.38	8,355.38
1360 Courthouse Facilitator	2024	5	3415	05/24/2024			
CF100000-11110				Cash Equity			1,650.00
CF500000-21340				Vouchers Payable		1,650.00	
					FUND TOTAL	1,650.00	1,650.00
1380 Family Services	2024	5	3415	05/24/2024			
FS810000-11110				Cash Equity			1,500.00

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION		DEBIT	CREDIT
FS850000-21340					Vouchers Payable		1,500.00	
						FUND TOTAL	1,500.00	1,500.00
1410 Sheriffs Equip Purchase & Rep	2024	5	3415	05/24/2024				
SE810000-11110					Cash Equity			1,431.58
SE850000-21340					Vouchers Payable		1,431.58	
						FUND TOTAL	1,431.58	1,431.58
1420 Jail Depreciation Reserve	2024	5	3415	05/24/2024				
JD810000-11110					Cash Equity			14,120.13
JD850000-21340					Vouchers Payable		14,120.13	
						FUND TOTAL	14,120.13	14,120.13
1440 Rural County Capital Fund	2024	5	3415	05/24/2024				
RC810000-11110					Cash Equity			23,000.00
RC850000-21340					Vouchers Payable		23,000.00	
						FUND TOTAL	23,000.00	23,000.00
1480 Public Safety Tax Fund	2024	5	3415	05/24/2024				
PS810000-11110					Cash Equity			731,382.71
PS850000-21340					Vouchers Payable		731,382.71	
						FUND TOTAL	731,382.71	731,382.71
1490 Protective Inspection Srvs Fnd	2024	5	3415	05/24/2024				
BU810000-11110					Cash Equity			448.58
BU850000-21340					Vouchers Payable		448.58	
						FUND TOTAL	448.58	448.58
1540 Homeless Housing And Assistnce	2024	5	3415	05/24/2024				
HH810000-11110					Cash Equity			58,101.46
HH850000-21340					Vouchers Payable		58,101.46	
						FUND TOTAL	58,101.46	58,101.46
1550 Solid Waste Collection Fund	2024	5	3415	05/24/2024				
SW810000-11110					Cash Equity			473.02
SW850000-21340					Vouchers Payable		473.02	
						FUND TOTAL	473.02	473.02
1560 Trial Court Improvement	2024	5	3415	05/24/2024				
TC810000-11110					Cash Equity			23,857.81
TC850000-21340					Vouchers Payable		23,857.81	

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION		DEBIT	CREDIT
						FUND TOTAL	23,857.81	23,857.81
1600 Behavioral Health	2024	5	3415	05/24/2024				
BHF81000-11110					Cash Equity			138,394.12
BHF85000-21340					Vouchers Payable		138,394.12	
						FUND TOTAL	138,394.12	138,394.12
3050 Capital Projects	2024	5	3415	05/24/2024				
CP810000-11110					Cash Equity			759,021.05
CP850000-21340					Vouchers Payable		759,021.05	
						FUND TOTAL	759,021.05	759,021.05
5010 Equipment Rental & Revolving	2024	5	3415	05/24/2024				
ER810000-11110					Cash Equity			61,891.38
ER850000-21340					Vouchers Payable		61,891.38	
						FUND TOTAL	61,891.38	61,891.38
5020 Central Services	2024	5	3415	05/24/2024				
IT810000-11110					Cash Equity			74,346.82
IT850000-21340					Vouchers Payable		74,346.82	
						FUND TOTAL	74,346.82	74,346.82
5030 Workmens Compensation	2024	5	3415	05/24/2024				
WC810000-11110					Cash Equity			2,590.00
WC850000-21340					Vouchers Payable		2,590.00	
						FUND TOTAL	2,590.00	2,590.00
5040 Insurance Management	2024	5	3415	05/24/2024				
IM810000-11110					Cash Equity			26,422.59
IM850000-21340					Vouchers Payable		26,422.59	
						FUND TOTAL	26,422.59	26,422.59
9999 Treasurers Pooled Cash	2024	5	3415	05/24/2024				
99900000-11120					AP Check Claims Clearing			3,334,035.52
99900000-80010					Due To General Fund		328,043.36	
99900000-81010					Due To County Road		607,993.45	
99900000-81040					Due To Veterans Assistance Fnd		13,346.41	
99900000-81060					Due To Auditors O&M		431.28	
99900000-81070					Due To Benton County Human Srv		38,536.79	
99900000-81080					Due To Human Services		335,819.56	
99900000-81100					Due To Park Development		105.00	
99900000-81110					Due To Election Reserve		5,388.87	

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
99900000-81150				Due To Juvenile Center	45,532.04	
99900000-81160				Due To Inmate Benevolence Fund	14,823.37	
99900000-81240				Due To Fairgrounds Oper Budget	8,520.21	
99900000-81270				Due To Boating Safety & Patrol	533.03	
99900000-81300				Due To Real Estate Excise Tax	1,973.52	
99900000-81320				Due To Central Services Replac	6,002.00	
99900000-81350				Due To Sustainable Development	8,355.38	
99900000-81360				Due To Courthouse Facilitator	1,650.00	
99900000-81380				Due To Family Services	1,500.00	
99900000-81410				Due To Sheriffs Eqp Prch & Rep	1,431.58	
99900000-81420				Due To Jail Depreciation Reser	14,120.13	
99900000-81440				Due To Rural County Capital Fd	23,000.00	
99900000-81480				Due To Public Safety Tax Fund	731,382.71	
99900000-81490				Due To Protective Insp Srvs Fd	448.58	
99900000-81540				Due To Homeless Hsng & Assistn	58,101.46	
99900000-81550				Due To Solid Waste Collection	473.02	
99900000-81560				Due To Trial Court Improvement	23,857.81	
99900000-81600				Due To Behavioral Health	138,394.12	
99900000-83050				Due To Capital Projects	759,021.05	
99900000-85010				Due To Equipment Rental & Rev	61,891.38	
99900000-85020				Due To Central Services	74,346.82	
99900000-85030				Due To Workmens Compensation	2,590.00	
99900000-85040				Due To Insurance Management	26,422.59	
				FUND TOTAL	3,334,035.52	3,334,035.52

JOURNAL ENTRIES TO BE CREATED

FUND		DUE TO	DUE FR
0010	General Fund		328,043.36
1010	County Road		607,993.45
1040	Veterans Assistance Fund		13,346.41
1060	Auditors O&M		431.28
1070	Benton County Human Services		38,536.79
1080	Human Services		335,819.56
1100	Park Development		105.00
1110	Election Reserve		5,388.87
1150	Juvenile Center		45,532.04
1160	Inmate Benevolence Fund		14,823.37
1240	Event Center		8,520.21
1270	Boating Safety & Patrol Fund		533.03
1300	Real Estate Excise Tax		1,973.52
1320	Central Services Replacement		6,002.00
1350	Sustainable Development		8,355.38
1360	Courthouse Facilitator		1,650.00
1380	Family Services		1,500.00
1410	Sheriffs Equip Purchase & Rep		1,431.58
1420	Jail Depreciation Reserve		14,120.13
1440	Rural County Capital Fund		23,000.00
1480	Public Safety Tax Fund		731,382.71
1490	Protective Inspection Srvs Fnd		448.58
1540	Homeless Housing And Assistnce		58,101.46
1550	Solid Waste Collection Fund		473.02
1560	Trial Court Improvement		23,857.81
1600	Behavioral Health		138,394.12
3050	Capital Projects		759,021.05
5010	Equipment Rental & Revolving		61,891.38
5020	Central Services		74,346.82
5030	Workmens Compensation		2,590.00
5040	Insurance Management		26,422.59
9999	Treasurers Pooled Cash	3,334,035.52	
	TOTAL	3,334,035.52	3,334,035.52

** END OF REPORT - Generated by Monika Nakic **

CASH ACCOUNT: 99900000 11121 AP Wire Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
918	05/24/2024	EFT	101360	ANDREWS, JUSTIN	04/26/2024		052424E	6,313.86
				ANDREWS, JUSTIN	05/06/2024		052424E	3,156.93
						CHECK	918 TOTAL:	9,470.79
919	05/24/2024	EFT	101382	ARMIJO, ANA	03/31/2024		052424E	1,050.00
						CHECK	919 TOTAL:	1,050.00
920	05/24/2024	EFT	105868	ELLERD, HULTGRENN, & DAHLHAUSER LLP	05/01/2024		052424E	26,000.00
				ELLERD, HULTGRENN, & DAHLHAUSER LLP	04/30/2024		052424E	1,048.80
						CHECK	920 TOTAL:	27,048.80
921	05/24/2024	EFT	105755	FORTITUDE LAW PLLC	05/01/2024		052424E	300.00
				FORTITUDE LAW PLLC	04/20/2024		052424E	2,821.50
				FORTITUDE LAW PLLC	05/01/2024		052424E	300.00
						CHECK	921 TOTAL:	3,421.50
922	05/24/2024	EFT	102812	K & H INTEGRATED PRINT, SOLUTIONS	05/16/2024		052424E	1,500.00
						CHECK	922 TOTAL:	1,500.00
923	05/24/2024	EFT	102817	KANE LAW PLLC	04/30/2024		052424E	5,882.16
						CHECK	923 TOTAL:	5,882.16
924	05/24/2024	EFT	105456	LANDON LAW PLLC	05/08/2024		052424E	875.00
						CHECK	924 TOTAL:	875.00
925	05/24/2024	EFT	105969	PECHTEL LAW PLLC	03/20/2024		052424E	320.00
				PECHTEL LAW PLLC	04/23/2024		052424E	64.36
				PECHTEL LAW PLLC	04/16/2024		052424E	10.50
				PECHTEL LAW PLLC	03/25/2024		052424E	10.50
				PECHTEL LAW PLLC	02/07/2024		052424E	21.00

CASH ACCOUNT: 99900000 11121 AP Wire Clearing

CHECK NO	CHK DATE	TYPE	VENDOR	NAME		INV DATE	PO	CHECK	NET
							CHECK	925 TOTAL:	426.36
926	05/24/2024	EFT	103600	PREMIER INVESTIGATIONS LLC		04/27/2024		052424E	1,495.26
				PREMIER INVESTIGATIONS LLC		04/19/2024		052424E	480.70
							CHECK	926 TOTAL:	1,975.96
					NUMBER OF CHECKS 9		*** CASH ACCOUNT TOTAL ***		51,650.57

	COUNT	AMOUNT
TOTAL EFT'S	9	51,650.57

*** GRAND TOTAL *** 51,650.57

JOURNAL ENTRIES TO BE CREATED

CLERK: MCN

YEAR PER JNL / SRC ACCOUNT / EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC / LINE DESC	T	OB	DEBIT	CREDIT
2024 5 3417									
APP PS850000-21340					Vouchers Payable			41,952.95	
05/24/2024	052424E	052424			AP CASH DISBURSEMENTS JOURNAL				
APP 99900000-11121					AP Wire Clearing				51,650.57
05/24/2024	052424E	052424			AP CASH DISBURSEMENTS JOURNAL				
APP GF005000-21340					Vouchers Payable			8,197.62	
05/24/2024	052424E	052424			AP CASH DISBURSEMENTS JOURNAL				
APP EL500000-21340					Vouchers Payable			1,500.00	
05/24/2024	052424E	052424			AP CASH DISBURSEMENTS JOURNAL				
					GENERAL LEDGER TOTAL			51,650.57	51,650.57
APP 99900000-81480					Due To Public Safety Tax Fund			41,952.95	
05/24/2024	052424E	052424							
APP PS810000-11110					Cash Equity				41,952.95
05/24/2024	052424E	052424							
APP 99900000-80010					Due To General Fund			8,197.62	
05/24/2024	052424E	052424							
APP GF001000-11110					Cash Equity				8,197.62
05/24/2024	052424E	052424							
APP 99900000-81110					Due To Election Reserve			1,500.00	
05/24/2024	052424E	052424							
APP EL100000-11110					Cash Equity				1,500.00
05/24/2024	052424E	052424							
					SYSTEM GENERATED ENTRIES TOTAL			51,650.57	51,650.57
					JOURNAL 2024/05/3417 TOTAL			103,301.14	103,301.14

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE / ACCOUNT DESCRIPTION		DEBIT	CREDIT
0010 General Fund	2024	5	3417	05/24/2024			
GF001000-11110				Cash Equity			8,197.62
GF005000-21340				Vouchers Payable		8,197.62	
					FUND TOTAL	8,197.62	8,197.62
1110 Election Reserve	2024	5	3417	05/24/2024			
EL100000-11110				Cash Equity			1,500.00
EL500000-21340				Vouchers Payable		1,500.00	
					FUND TOTAL	1,500.00	1,500.00
1480 Public Safety Tax Fund	2024	5	3417	05/24/2024			
PS810000-11110				Cash Equity			41,952.95
PS850000-21340				Vouchers Payable		41,952.95	
					FUND TOTAL	41,952.95	41,952.95
9999 Treasurers Pooled Cash	2024	5	3417	05/24/2024			
99900000-11121				AP Wire Clearing			51,650.57
99900000-80010				Due To General Fund		8,197.62	
99900000-81110				Due To Election Reserve		1,500.00	
99900000-81480				Due To Public Safety Tax Fund		41,952.95	
					FUND TOTAL	51,650.57	51,650.57

JOURNAL ENTRIES TO BE CREATED

FUND	DUE TO	DUE FR
0010 General Fund		8,197.62
1110 Election Reserve		1,500.00
1480 Public Safety Tax Fund		41,952.95
9999 Treasurers Pooled Cash	51,650.57	
TOTAL	51,650.57	51,650.57

** END OF REPORT - Generated by Monika Nakic **

CASH ACCOUNT: 99900000 11100 Main Checking

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
1918	05/24/2024	WIRE	101529	B C WORKMANS COMP	05/13/2024			18,126.02
						CHECK	1918 TOTAL:	18,126.02
1922	05/24/2024	WIRE	101046	B C MEALS	04/17/2024			212.95
						CHECK	1922 TOTAL:	212.95
1923	05/24/2024	WIRE	101046	B C MEALS	04/17/2024			212.95
						CHECK	1923 TOTAL:	212.95
1924	05/24/2024	WIRE	101046	B C MEALS	05/14/2024			116.95
						CHECK	1924 TOTAL:	116.95
1925	05/24/2024	WIRE	101046	B C MEALS	05/14/2024			116.95
						CHECK	1925 TOTAL:	116.95
1930	05/24/2024	WIRE	101046	B C MEALS	04/15/2024			208.95
						CHECK	1930 TOTAL:	208.95
1931	05/24/2024	WIRE	101046	B C MEALS	04/16/2024			108.95
						CHECK	1931 TOTAL:	108.95
1932	05/24/2024	WIRE	101046	B C MEALS	04/30/2024			206.95
						CHECK	1932 TOTAL:	206.95
1933	05/24/2024	WIRE	101046	B C MEALS	04/30/2024			206.95
						CHECK	1933 TOTAL:	206.95
1935	05/24/2024	WIRE	101046	B C MEALS	04/30/2024			208.95
						CHECK	1935 TOTAL:	208.95

CASH ACCOUNT: 99900000 11100 Main Checking

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
1937	05/24/2024	WIRE	101046	B C MEALS	05/08/2024			191.95
					CHECK		1937 TOTAL:	191.95
1938	05/24/2024	WIRE	101046	B C MEALS	05/13/2024			156.95
					CHECK		1938 TOTAL:	156.95
1940	05/24/2024	WIRE	101046	B C MEALS	05/15/2024			210.95
					CHECK		1940 TOTAL:	210.95
1941	05/24/2024	WIRE	101046	B C MEALS	05/15/2024			210.95
					CHECK		1941 TOTAL:	210.95
1943	05/24/2024	WIRE	101529	B C WORKMANS COMP	05/17/2024			50,002.45
					CHECK		1943 TOTAL:	50,002.45
1945	05/24/2024	WIRE	105532	B C JURY PAY	05/15/2024			433.57
					CHECK		1945 TOTAL:	433.57
1947	05/24/2024	WIRE	101046	B C MEALS	05/02/2024			77.95
					CHECK		1947 TOTAL:	77.95
1948	05/24/2024	WIRE	101046	B C MEALS	05/21/2024			152.95
					CHECK		1948 TOTAL:	152.95
1949	05/24/2024	WIRE	101046	B C MEALS	05/21/2024			60.95
					CHECK		1949 TOTAL:	60.95
1950	05/24/2024	WIRE	101046	B C MEALS	05/21/2024			152.95
					CHECK		1950 TOTAL:	152.95

CASH ACCOUNT: 99900000 11100 Main Checking

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
1951	05/24/2024	WIRE	101046	B C MEALS	05/21/2024			152.95
							CHECK 1951 TOTAL:	152.95
1952	05/24/2024	WIRE	101046	B C MEALS	05/21/2024			152.95
							CHECK 1952 TOTAL:	152.95
1953	05/24/2024	WIRE	101046	B C MEALS	05/15/2024			356.95
							CHECK 1953 TOTAL:	356.95
1954	05/24/2024	WIRE	101046	B C MEALS	05/15/2024			356.95
							CHECK 1954 TOTAL:	356.95
1955	05/24/2024	WIRE	101046	B C MEALS	05/15/2024			356.95
							CHECK 1955 TOTAL:	356.95
1956	05/24/2024	WIRE	101046	B C MEALS	05/20/2024			284.95
							CHECK 1956 TOTAL:	284.95
1957	05/24/2024	WIRE	101046	B C MEALS	05/20/2024			198.95
							CHECK 1957 TOTAL:	198.95
1958	05/24/2024	WIRE	101046	B C MEALS	05/22/2024			78.95
							CHECK 1958 TOTAL:	78.95
1959	05/24/2024	WIRE	101046	B C MEALS	05/22/2024			78.95
							CHECK 1959 TOTAL:	78.95
1960	05/24/2024	WIRE	101046	B C MEALS	05/15/2024			320.95
							CHECK 1960 TOTAL:	320.95

CASH ACCOUNT: 99900000 11100 Main Checking

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INV DATE	PO	CHECK	NET
1961	05/24/2024	WIRE	101046	B C MEALS	05/15/2024			264.95
							CHECK 1961 TOTAL:	264.95
1962	05/24/2024	WIRE	101046	B C MEALS	05/15/2024			264.95
							CHECK 1962 TOTAL:	264.95
1963	05/24/2024	WIRE	105532	B C JURY PAY	05/20/2024			3,520.87
							CHECK 1963 TOTAL:	3,520.87
				NUMBER OF CHECKS 33			*** CASH ACCOUNT TOTAL ***	77,768.46

	COUNT	AMOUNT
TOTAL WIRE TRANSFERS	33	77,768.46

*** GRAND TOTAL *** 77,768.46

JOURNAL ENTRIES TO BE CREATED

CLERK: MCN

YEAR PER JNL / SRC ACCOUNT / EFF DATE JNL DESC REF 1 REF 2 REF 3	ACCOUNT DESC / LINE DESC	T	OB	DEBIT	CREDIT
2024 5 3416					
APP WC850000-21340	Vouchers Payable			68,128.47	
05/24/2024 CASH DISB 052424	AP CASH DISBURSEMENTS JOURNAL				
APP 99900000-11100	Main Checking				77,768.46
05/24/2024 CASH DISB 052424	AP CASH DISBURSEMENTS JOURNAL				
APP GF005000-21340	Vouchers Payable			6,748.43	
05/24/2024 CASH DISB 052424	AP CASH DISBURSEMENTS JOURNAL				
APP EL500000-21340	Vouchers Payable			50.36	
05/24/2024 CASH DISB 052424	AP CASH DISBURSEMENTS JOURNAL				
APP HS850000-21340	Vouchers Payable			233.90	
05/24/2024 CASH DISB 052424	AP CASH DISBURSEMENTS JOURNAL				
APP IT850000-21340	Vouchers Payable			191.95	
05/24/2024 CASH DISB 052424	AP CASH DISBURSEMENTS JOURNAL				
APP JC850000-21340	Vouchers Payable			156.95	
05/24/2024 CASH DISB 052424	AP CASH DISBURSEMENTS JOURNAL				
APP RD850000-21340	Vouchers Payable			421.90	
05/24/2024 CASH DISB 052424	AP CASH DISBURSEMENTS JOURNAL				
APP BHF85000-21340	Vouchers Payable			1,070.85	
05/24/2024 CASH DISB 052424	AP CASH DISBURSEMENTS JOURNAL				
APP PS850000-21340	Vouchers Payable			765.65	
05/24/2024 CASH DISB 052424	AP CASH DISBURSEMENTS JOURNAL				
	GENERAL LEDGER TOTAL			77,768.46	77,768.46
APP 99900000-85030	Due To Workmens Compensation			68,128.47	
05/24/2024 CASH DISB 052424					
APP WC810000-11110	Cash Equity				68,128.47
05/24/2024 CASH DISB 052424					
APP 99900000-80010	Due To General Fund			6,748.43	
05/24/2024 CASH DISB 052424					
APP GF001000-11110	Cash Equity				6,748.43
05/24/2024 CASH DISB 052424					
APP 99900000-81110	Due To Election Reserve			50.36	
05/24/2024 CASH DISB 052424					
APP EL100000-11110	Cash Equity				50.36
05/24/2024 CASH DISB 052424					
APP 99900000-81080	Due To Human Services			233.90	
05/24/2024 CASH DISB 052424					
APP HS810000-11110	Cash Equity				233.90
05/24/2024 CASH DISB 052424					
APP 99900000-85020	Due To Central Services			191.95	
05/24/2024 CASH DISB 052424					
APP IT810000-11110	Cash Equity				191.95
05/24/2024 CASH DISB 052424					
APP 99900000-81150	Due To Juvenile Center			156.95	
05/24/2024 CASH DISB 052424					
APP JC810000-11110	Cash Equity				156.95

JOURNAL ENTRIES TO BE CREATED

YEAR PER JNL SRC ACCOUNT EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
05/24/2024	CASH DISB	052424							
APP 99900000-81010					Due To County Road			421.90	
05/24/2024	CASH DISB	052424							
APP RD810000-11110					Cash Equity				421.90
05/24/2024	CASH DISB	052424							
APP 99900000-81600					Due To Behavioral Health			1,070.85	
05/24/2024	CASH DISB	052424							
APP BHF81000-11110					Cash Equity				1,070.85
05/24/2024	CASH DISB	052424							
APP 99900000-81480					Due To Public Safety Tax Fund			765.65	
05/24/2024	CASH DISB	052424							
APP PS810000-11110					Cash Equity				765.65
05/24/2024	CASH DISB	052424							
					SYSTEM GENERATED ENTRIES TOTAL			77,768.46	77,768.46
					JOURNAL 2024/05/3416 TOTAL			155,536.92	155,536.92

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE / ACCOUNT DESCRIPTION		DEBIT	CREDIT
0010 General Fund	2024	5	3416	05/24/2024			
GF001000-11110				Cash Equity			6,748.43
GF005000-21340				Vouchers Payable		6,748.43	
					FUND TOTAL	6,748.43	6,748.43
1010 County Road	2024	5	3416	05/24/2024			
RD810000-11110				Cash Equity			421.90
RD850000-21340				Vouchers Payable		421.90	
					FUND TOTAL	421.90	421.90
1080 Human Services	2024	5	3416	05/24/2024			
HS810000-11110				Cash Equity			233.90
HS850000-21340				Vouchers Payable		233.90	
					FUND TOTAL	233.90	233.90
1110 Election Reserve	2024	5	3416	05/24/2024			
EL100000-11110				Cash Equity			50.36
EL500000-21340				Vouchers Payable		50.36	
					FUND TOTAL	50.36	50.36
1150 Juvenile Center	2024	5	3416	05/24/2024			
JC810000-11110				Cash Equity			156.95
JC850000-21340				Vouchers Payable		156.95	
					FUND TOTAL	156.95	156.95
1480 Public Safety Tax Fund	2024	5	3416	05/24/2024			
PS810000-11110				Cash Equity			765.65
PS850000-21340				Vouchers Payable		765.65	
					FUND TOTAL	765.65	765.65
1600 Behavioral Health	2024	5	3416	05/24/2024			
BHF81000-11110				Cash Equity			1,070.85
BHF85000-21340				Vouchers Payable		1,070.85	
					FUND TOTAL	1,070.85	1,070.85
5020 Central Services	2024	5	3416	05/24/2024			
IT810000-11110				Cash Equity			191.95
IT850000-21340				Vouchers Payable		191.95	
					FUND TOTAL	191.95	191.95
5030 Workmens Compensation	2024	5	3416	05/24/2024			

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE / ACCOUNT DESCRIPTION	DEBIT	CREDIT
WC810000-11110				Cash Equity		68,128.47
WC850000-21340				Vouchers Payable	68,128.47	
				FUND TOTAL	68,128.47	68,128.47
9999 Treasurers Pooled Cash	2024	5	3416	05/24/2024		
99900000-11100				Main Checking		77,768.46
99900000-80010				Due To General Fund	6,748.43	
99900000-81010				Due To County Road	421.90	
99900000-81080				Due To Human Services	233.90	
99900000-81110				Due To Election Reserve	50.36	
99900000-81150				Due To Juvenile Center	156.95	
99900000-81480				Due To Public Safety Tax Fund	765.65	
99900000-81600				Due To Behavioral Health	1,070.85	
99900000-85020				Due To Central Services	191.95	
99900000-85030				Due To Workmens Compensation	68,128.47	
				FUND TOTAL	77,768.46	77,768.46

JOURNAL ENTRIES TO BE CREATED

FUND	DUE TO	DUE FR
0010 General Fund		6,748.43
1010 County Road		421.90
1080 Human Services		233.90
1110 Election Reserve		50.36
1150 Juvenile Center		156.95
1480 Public Safety Tax Fund		765.65
1600 Behavioral Health		1,070.85
5020 Central Services		191.95
5030 Workmens Compensation		68,128.47
9999 Treasurers Pooled Cash	77,768.46	
TOTAL	77,768.46	77,768.46

** END OF REPORT - Generated by Monika Nakic **

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY FUNDS RE: TRANSFER OF FUNDS WITHIN CAPITAL PROJECTS, FUND NUMBER 3050, DEPARTMENT NUMBER 000.

BE IT RESOLVED, by the Board of Benton County Commissioners, that funds shall be transferred as outlined in Exhibit "A", attached hereto.

Dated this _____ day of _____, _____

_____
Chairman

_____
Chairman Pro Tem

_____
Commissioner

Constituting the Board of County Commissioners
of Benton County, Washington.

Attest: _____
Clerk of the Board

cc: Dept., Auditor

A Oropeza

EXHIBIT "A"

BENTON COUNTY BUDGET ADJUSTMENT/LINE ITEM TRANSFER

Dept Name: | Dept Nbr: 000

Fund Name: Capital Projects | Fund Nbr: 3050

TRANSFER FROM:

BASE SUB (7 digit)	LINE ITEM (5 digit)	LINE ITEM NAME	AMOUNT
5942000	54103	Professional Services	$700
TOTAL			$700

TRANSFER TO:

BASE SUB (7 digit)	LINE ITEM (5 digit)	LINE ITEM NAME	AMOUNT
5183010	94198	Road Fund Services	$700
TOTAL			$700

Explanation:

Transfering budget for services provided by the Road department.

Prepared by: Aimee Oropeza | Date: 23-May-2024

Approved ❑ | Denied ❑ | Date: _____

_____
Chairman

_____
Commissioner

_____
Commissioner

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	June 4th, 2024
Subject:	Appointment of Alexa Sollars to the Benton County Mosquito Control Board
Presenter:	N/A
Prepared By:	Amanda Pearson
Reviewed By:	Marilu Flores

PA Review, Approval to Form: ☐ Yes ☐ No ☒ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:** *(Multiple boxes can be checked, if necessary)*	
☒ Consent Agenda	☐ Discussion Only	☐ Pass Motion
☐ Public Hearing	☐ Decision / Direction	☒ Pass Resolution
☐ Scheduled Business	☐ Sign Letter / Document	☐ Pass Ordinance
		☐ Execute Contract

Summary / Background Information

The Commissioners' Office was notified that Benton County resident, Alexa Sollars, expressed interest in serving as a volunteer board member for the Benton County Mosquito Control Board, representing District 1. The Mosquito District is recommending Ms. Sollars be appointed to the position.

Fiscal Impact

N/A

Recommendation

Approve as part of the consent agenda.

Suggested Motion

Move to appoint Ms. Alexa Sollars for a two-year term to the Benton County Mosquito Control Board, representing District 1; said term expiring June 24, 2026.

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF APPOINTMENT TO THE BENTON COUNTY MOSQUITO CONTROL BOARD

WHEREAS, there is currently a vacancy on the Benton County Mosquito Control Board representing Benton County Commissioner District No. 1; and

WHEREAS, Alexa Sollars, a resident of Benton City has expressed an interest in filling the vacant seat; and

WHEREAS, the Board of Benton County Commissioners has received a letter of support to appoint Ms. Sollars for a two-year term to the Benton County Mosquito Control Board; **NOW, THEREFORE,**

BE IT RESOLVED that Alexa Sollars is hereby appointed to the Benton County Mosquito Control Board, said term starting on June 24, 2024 and ending on June 24, 2026.

Dated this 4th day of June 2024

Chairman of the Board

Chairman Pro Tem

Commissioner

Constituting the Board of County Commissioners of Benton County, Washington

Attest: . . . . . .
Clerk of the Board

cc: Mosquito Control Board; Alexa Sollars; Appointment List A. Pearson

Benton County Mosquito Control District

May 14th, 2024

Commissioner Jerome Delvin
Benton County Commissioner District #1
P.O. Box 190
620 Market Street
Prosser, WA 99350

SUBJECT: Mosquito Control Board Position

Dear Commissioner Delvin,

I am writing to inform you that Alexa Sollars has applied to serve as a Trustee on the Benton County Mosquito Control Board. Mrs. Sollars resides within the Benton County Commissioner District #1 boundaries, qualifying her for the vacant position that expires at the end of 2024. Thereafter, positions can be renewed every two years.

If you wish to appoint Ms. Sollars to the Benton County Mosquito Control Board, we would appreciate written notification as soon as possible.

Please feel free to contact my office by phone at (509) 967-2414 or by email Angela@MosquitoControl.org if you have any questions.

Thank you for your attention to this matter.

Sincerely,

Angela Beehler
District Manager

Angela Beehler; District Manager
4951 W. Van Giesen Street
West Richland, WA 99353

Phone: (509) 967-2414
Fax: (509) 967-2490
www.MosquitoControl.org

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	June 4, 2024
Subject:	Declaration of Surplus Property
Presenter:	N/A
Prepared By:	Nicole Perrault, Administrative Assistant
Reviewed By:	

PA Review, Approval to Form: ☐ Yes ☐ No ☒ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:** *(Multiple boxes can be checked, if necessary)*	
☒ Consent Agenda	☐ Discussion Only	☐ Pass Motion
☐ Public Hearing	☐ Decision / Direction	☒ Pass Resolution
☐ Scheduled Business	☐ Sign Letter / Document	☐ Pass Ordinance
		☐ Execute Contract

Summary / Background Information

As outlined in Resolution 07-752, County departments may request personal property items be declared surplus and accordingly disposed of. A list of items for the current surplus is provided as an attachment.

Fiscal Impact

None.

Recommendation

The Personal Property Manager has determined that the personal property on the attached exhibit(s) can be declared surplus and disposed of as submitted.

Suggested Motion

Approve as part of the Consent Agenda.

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON

IN THE MATTER OF SURPLUS AND DISPOSITION OF PERSONAL PROPERTY, IN ACCORDANCE WITH RESOLUTION 07-752

WHEREAS, the County's Personal Property Management Policy, Resolution No. 07-752, sets forth the policies and procedures for surplus and disposition of personal property; and

WHEREAS, various departments have identified items of personal property for which they are no longer in need; and

WHEREAS, the Personal Property Manager has determined that no other department desires such property and, therefore, recommends the listed property be declared surplus; and

WHEREAS, the Board finds it to be in the best interest of the citizens of Benton County to surplus the property and the Personal Property Manager may dispose of such in accordance with the Personal Property Management Policy; **NOW, THEREFORE**

BE IT RESOLVED, that based on the recommendation of the Personal Property Manager and as supported by the various departments, the listed property in Attachment A is hereby determined to be surplus and will be disposed of in one of the following manners, as may be determined by the Personal Property Manager depending on final condition assessment: public online auction, sealed bid, private negotiation with another governmental agency, surplus sale, waste disposal, donation to the poor and infirm, or recycled.

Dated this 4th day of June, 2024.

_____
Chair of the Board

_____
Chair Pro Tem

_____
Commissioner

Attest: …….
Clerk of the Board

Constituting the Board of County Commissioners of Benton County, Washington

cc: **Original** – BOCC File
Copy – Commissioners, N. Perrault

N. Perrault

Attachment A: Surplus

Elections - Public Surplus Online Auction

- Face Masks (1 case)
- Face Shields (1 case)
- Hand Sanitizer - Gallon Containers (18)
- Clear Acrylic Locking Boxes (4)
- Hand Sanitizer Dispensers (7)
- Sanitizing Wipe Holders (2)

Equipment Rental & Revolving Fund (ER&R) - Public Surplus Online Auction

- 2009, Jet Rodder 747-FR2000
  Vehicle# 536
  VIN# 1S9KU21229C381748
- 2014, Chevy Impala
  Vehicle# 14-01
  VIN# 1S9KU21229C381748

Treasurer - Public Surplus Online Auction

- Two-drawer File Cabinets (1)
  Tag: 07453, (2 - no tag)
- Four-drawer File Cabinets (1)
  Tag: 01782

cc: **Original** – BOCC File
Copy – Commissioners, N. Perrault

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	June 4, 2024
Subject:	Purchase Agreement Amendment with Bob Barker Company, Inc. for Inmate Supplies
Presenter:	
Prepared By:	Lisa Small
Reviewed By:	Jeff Aultman; Purchasing Department

PA Review, Approval to Form: ☒ Yes ☐ No ☐ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:** *(Multiple boxes can be checked, if necessary)*	
☒ Consent Agenda	☐ Discussion Only	☐ Pass Motion
☐ Public Hearing	☐ Decision / Direction	☒ Pass Resolution
☐ Scheduled Business	☐ Sign Letter / Document	☐ Pass Ordinance
		☒ Execute Contract

Summary / Background Information

Per Resolution 2023-555 the Board of Benton County Commissioners awarded a Purchase Agreement to Bob Barker Company, Inc. for the purchase of Inmate Supplies for the Benton County Corrections Department for a contract amount not to exceed $90,000 excluding WSST, with a term expiring July 31, 2024.

The attached First Amendment to said Purchase Agreement is necessary as both parties wish to amend Sections 3 and 4 to increase the overall contract amount an additional $60,000 and extend the current agreement an additional twelve (12) month period expiring July 31, 2025, while maintaining the rest of the Agreement in full force and effect.

Fiscal Impact

Cost: Amount not to exceed $150,000, excluding WSST.

Fund: Expenditures shall be paid from the approved budget of the General Fund, Dept 120.

Recommendation

Approve the attached Resolution and Purchase Agreement Amendment between Benton County and Bob Barker Company, Inc. and authorize the Chairman or Chairman Pro-Tem of the Board to sign said Amendment.

Suggested Motion

Approve as part of the Consent Agenda.

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON

IN THE MATTER OF A PURCHASE AGREEMENT AMENDMENT BETWEEN BENTON COUNTY AND BOB BARKER COMPANY, INC. FOR THE PURCHASE OF INMATE SUPPLIES FOR THE BENTON COUNTY CORRECTIONS DEPARTMENT

WHEREAS, per Resolution 2023-555 the Board of Benton County Commissioners awarded a Purchase Agreement to Bob Barker Company, Inc. for the purchase of Inmate Supplies for the Benton County Corrections Department for a contract amount not to exceed $90,000 excluding WSST, and a term expiring July 31, 2024; and

WHEREAS, the attached First Amendment to said Purchase Agreement is necessary as both parties wish to amend Sections 3 and 4 to increase the overall contract amount and to extend the current agreement for an additional twelve (12) month period; **NOW, THEREFORE,**

BE IT RESOLVED, the Board of Benton County Commissioners, Benton County, Washington hereby concurs with the attached First Amendment to the Purchase Agreement between Benton County and Bob Barker Company, Inc. for the purchase of Inmate Supplies for the Benton County Corrections Department by increasing the overall contract amount from $90,000 to an amount not to exceed $150,000, excluding WSST; and

BE IT FURTHER RESOLVED, said agreement shall commence August 1, 2023 and shall continue until July 31, 2025; and

BE IT FURTHER RESOLVED, the Board hereby authorizes the Chairman or Chairman Pro-Tem to sign the attached Purchase Agreement Amendment between Benton County and Bob Barker Company, Inc.

Dated this 4th day of June, 2024.

_____
Chairman of the Board

_____
Chairman Pro-Tem

_____
Commissioner

Constituting the Board of Commissioners
of Benton County, Washington

Attest.....
Clerk of the Board

Org: BCCD
Cc: Auditor; PA; Purchasing; Bob Barker Lisa Small

First Amendment to
Purchasing Agreement
between
Benton County and Bob Barker Company, Inc.

This Purchasing Agreement Amendment made and entered into this _____ day of _____, 2024, by and between **BENTON COUNTY**, a political subdivision of the state of Washington, with its principal offices at 620 Market Street, Prosser, WA 99350 (hereinafter "COUNTY"), and **BOB BARKER COMPANY, INC.**, a North Carolina Corporation, with its principal offices 7925 Purfoy Rd., Fuquay-Varina, NC 27526 ("CONTRACTOR").

WITNESSETH:

Whereas, COUNTY and CONTRACTOR entered into Vendor Purchasing Agreement (the "Agreement") effective August 1, 2023 for the procurement of Inmate Supplies CB 23-12 for the Benton County Corrections Department.

Whereas, this First Purchase Agreement Amendment is necessary as both parties wish to amend Sections 3 and 4 to increase the overall agreement amount and to extend the term of the agreement through July 31, 2025, while maintaining the rest of the Agreement in full force and effect.

Now, Therefore, in consideration of the provisions and agreements set forth herein, the parties agree that all provisions of their original Purchase Agreement shall remain in effect except the below sections, which are amended as follows:

a) Section 3. – Invoicing and Compensation - is hereby deleted and replaced in its entirety with the following:

3. Invoicing and Compensation. County will compensate Vendor for the purchase of goods at the price set forth in Exhibit A with an overall Agreement amount not to exceed one hundred fifty thousand dollars ($150,000) excluding WSST. A purchase order is required for each order. The Vendor will supply the quantities of product requested by the County during the term of this Agreement. The Vendor may submit invoices to the County not more than once per month during the course of this Agreement. Invoices shall cover the products supplied to the County during the billing period. The County shall pay the Vendor for products provided in the month following the actual delivery of products and will remit payment within thirty (30) days from the date of receipt.

b) Section 4 - is hereby deleted and replaced in its entirety with the following:

4. Term. This Agreement shall commence August 1, 2023 and shall continue until July 31, 2025.

~ This section was intentionally left blank ~

IN WITNESS WHEREOF, the parties have caused this First Purchasing Agreement Amendment to be signed by their duly constituted legal representatives and is effective upon signature of both parties.

Dated:_____

BENTON COUNTY, WASHINGTON

_____
Jerome Delvin, Chairman
Benton County Commissioner

Approved as to form:
Jeff Aultman
_____
Jeff Aultman, Civil DPA

Dated: 5/21/2024

BOB BARKER COMPANY, INC.

Kat Smith 5/21/2024
Name/Title Date
KAT SMITH - CONTRACT SPECIALIST

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	6/4/24
Subject:	Appointment of Evan Carlisle to the Benton County Civil Service Commission.
Presenter:	
Prepared By:	D. Henry
Reviewed By:	C. Nave; E. Wyant

PA Review, Approval to Form: ☐ Yes ☐ No ☒ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:** *(Multiple boxes can be checked, if necessary)*	
☒ Consent Agenda	☐ Discussion Only	☐ Pass Motion
☐ Public Hearing	☐ Decision / Direction	☒ Pass Resolution
☐ Scheduled Business	☐ Sign Letter / Document	☐ Pass Ordinance
		☐ Execute Contract

Summary / Background Information

Paul Hart is resigning as Civil Service Commissioner effective June 1, 2024. The vacancy was previously posted on the County website and Evan Carlisle applied to be a part of the Civil Service Commission. Evan completed the interview process, along with other applicants on October 23, 2023 with the interview committee, consisting of Commissioner Michael Alvarez, County Administrator Jerrod MacPherson, and Deputy County Administrator Matt Rasmussen. Following the interviews, Evan wasn't selected due to needing to comply with the political affiliation requirement in RCW 41.14.030. Now with there being another vacancy within the Commission, the interview committee recommends Evan Carlisle to complete the rest of Paul's two-year term beginning on June 4th, 2024 and expiring on December 31, 2025.

Fiscal Impact

No supplement required

Recommendation

Recommend the Board of Benton County Commissioners approve the resolution appointing Evan Carlisle to the Civil Service Commission for a term expiring December 31, 2025.

Suggested Motion

Approve on consent agenda.

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON

IN THE MATTER OF APPOINTING EVAN CARLISLE TO THE BENTON COUNTY CIVIL SERVICE COMMISSION

WHEREAS, in accordance with RCW 41.14.030 Civil Service Commission members shall be appointed by the Board of County Commissioners; and

WHEREAS, resolution 2023-246 reappointed Paul Hart to the Benton County Civil Service Commission to a partial term ending on December 31, 2025; and

WHEREAS, Paul Hart has resigned from the Civil Service Commission effective June 1, 2024; and

WHEREAS, Evan Carlisle has expressed interest in serving the remainder of the term; and

WHEREAS, the Benton County Board of County Commissioners deems this to be in the best interest of the County; **NOW THEREFORE**,

BE IT RESOLVED, the Benton County Board of County Commissioners appoints Evan Carlisle to the Civil Service Commission to serve the remainder of the vacant term beginning on June 4, 2024 and expiring December 31, 2025.

Dated this_____ day of _____, 2024.

_____

Chair of the Board

_____

Chair Pro Tem

_____

Commissioner

Attest.....

Clerk of the Board

Constituting the Board of Commissioners

of Benton County, Washington

cc: HR

Prepared by: D. Henry

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	June 4, 2024
Subject:	Amending Resolution 2023-587 for contract #K6937 for drug and alcohol prevention services between the Washington State Health Care Authority and the Benton County Department of Human Services
Presenter:	Kyle Sullivan
Prepared By:	Kyle Sullivan
Reviewed By:	Kyle Sullivan

PA Review, Approval to Form: ☐ Yes ☐ No ☒ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:** *(Multiple boxes can be checked, if necessary)*	
☒ Consent Agenda	☐ Discussion Only	☐ Pass Motion
☐ Public Hearing	☐ Decision / Direction	☒ Pass Resolution
☐ Scheduled Business	☐ Sign Letter / Document	☐ Pass Ordinance
		☐ Execute Contract

Summary / Background Information

On August 15, 2023, the Board of Benton County Commissioners signed Resolution 2023-587 and contract #K6937 with the Washington State health Care Authority for drug and alcohol abuse prevention services. Resolution 2023-587 stated the expiration date of the contract was June 30, 2024, which does not match the expiration date stated in the contract of June 30, 2025. This resolution is to correct the expiration date, so the resolution and contract reflect the accurate date of June 30, 2025.

Fiscal Impact

There is no impact on the current expense budget. All revenues and expenditures are from the Fund 1080, Human Services Budget.

Recommendation

Approve as a part of the Consent Agenda

Suggested Motion

Move to amend Resolution 2023-587 for contract #K6937 for drug and alcohol prevention services between the Washington State health Care Authority and the Benton County Department of Human Services.

RESOLUTION

Benton County Resolution No. _____

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON;

IN THE MATTER OF AMENDING RESOLUTION 2023-587 FOR CONTRACT #K6937 FOR DRUG AND ALCOHOL PREVENTION SERVICES BETWEEN THE WASHINGTON STATE HEALTH CARE AUTHORITY AND THE BENTON COUNTY DEPARTMENT OF HUMAN SERVICES

WHEREAS, on August 15, 2023, the Board of Benton County Commissioners signed Resolution 2023-587 and contract #K6937 with the Washington State health Care Authority for drug and alcohol abuse prevention services; and

WHEREAS, the Resolution stated the expiration date of the contract was June 30, 2024 which does not match the expiration date stated in the contract; and

WHEREAS, the expiration date on the contract is June 30, 3025; **NOW, THEREFORE**

BE IT RESOLVED, the Board of Benton County Commissioners hereby amends resolution 2023-587 to correct the expiration date of the contract from June 30, 2024, to June 30, 2025.

Dated this _____ day of _____, 2024

_____
Chairman of the Board

_____
Chairman Pro Tem

_____
Commissioner
Constituting the Board of County Commissioners
of Benton County, Washington

Attest: _____
Clerk of the Board

cc: Human Services; Benton County Commissioners

K. Sullivan

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	4 June 2024
Subject:	Appointment of Michael LeCompte to the Benton County Park Board
Presenter:	Adam J. Fyall
Prepared By:	Fyall
Reviewed By:	Fyall

PA Review, Approval to Form: ☐ Yes ☐ No ☒ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:

- ☒ Consent Agenda
- ☐ Public Hearing
- ☐ Scheduled Business

Type of Action Needed: *(Multiple boxes can be checked, if necessary)*

- ☐ Discussion Only
- ☒ Decision / Direction
- ☒ Sign Letter / Document
- ☐ Pass Motion
- ☒ Pass Resolution
- ☐ Pass Ordinance
- ☐ Execute Contracts

Summary & Background

Michael LeCompte of Kennewick joined the Park Board in 2023, filling the remainder of a vacated term. That term officially ends June 30, 2024. Mr. LeCompte has been a great addition and asset to the Board, and would like to remain on the Board. Today's action would appoint Michael LeCompte to Position 4's full six-year term of service, beginning July 30, 2024 and ending June 30, 2030.

Fiscal Impact

None.

Recommendation

Staff recommends the reappointment.

# # #

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON

IN THE MATTER OF APPOINTMENT OF A MICHAEL LECOMPTE TO THE BENTON COUNTY PARK BOARD

WHEREAS, the Benton County Park Board advises the Board of County Commissioners and the Parks Department on matters of projects, programs, and policies as they apply to the County's park system; and,

WHEREAS, there are seven Park Board members whose service is voluntary and without compensation, and who serve staggered six-year terms; and,

WHEREAS, Position 4 on the Park Board was vacated in September 2022 prior to its expiration date of June 30, 2024, and was then filled for the remainder of that term by Michael LeCompte of Kennewick; and,

WHEREAS, Michael LeCompte has expressed his interest and desire to continue to serve on the Park Board; **NOW THEREFORE,**

BE IT RESOLVED, that the Board of County Commissioners hereby appoints Michael LeCompte of Kennewick to Position 4 on the Benton County Park Board, the six-year term for that position beginning July 1, 2024 and ending June 30, 2030, after which time Mr. LeCompte will be eligible to re-apply for a new full six-year term of service.

Dated this 4th day of June , 2024.

_____
Chairman of the Board

_____
Chairman Pro-Tem

_____
Commissioner

Constituting the Board of County Commissioners of Benton County Washington.

Attest.....
Clerk of the Board

cc: Parks, file

Prepared by: A.J. Fyall

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	4 June 2024
Subject:	Appointment of Frank Cooper to the Benton County Park Board
Presenter:	Adam J. Fyall
Prepared By:	Fyall
Reviewed By:	Fyall

PA Review, Approval to Form: ☐ Yes ☐ No ☒ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:

- ☒ Consent Agenda
- ☐ Public Hearing
- ☐ Scheduled Business

Type of Action Needed: *(Multiple boxes can be checked, if necessary)*

- ☐ Discussion Only
- ☒ Decision / Direction
- ☒ Sign Letter / Document
- ☐ Pass Motion
- ☒ Pass Resolution
- ☐ Pass Ordinance
- ☐ Execute Contracts

Summary & Background

Frank Cooper of Benton City joined the Park Board in 2023, filling the remainder of a vacated term. That term officially ends June 30, 2024. Mr. Cooper has been a great addition and asset to the Board, and would like to remain on the Board. Today's action would appoint Frank Cooper to Position 7's full six-year term of service, beginning July 30, 2024 and ending June 30, 2030.

Fiscal Impact

None.

Recommendation

Staff recommends the reappointment.

# # #

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON

IN THE MATTER OF APPOINTMENT OF FRANK COOPER TO THE BENTON COUNTY PARK BOARD – POSITION 7

WHEREAS, the Benton County Park Board advises the Board of County Commissioners and the Parks Department on matters of projects, programs, and policies as they apply to the County's park system; and,

WHEREAS, there are seven Park Board members whose service is voluntary and without compensation, and who serve staggered six-year terms; and,

WHEREAS, Position 7 on the Park Board was vacated in July 2023 prior to its expiration date of June 30, 2024, and was then filled for the remainder of that term by Frank Cooper of Benton City, and,

WHEREAS, Frank Cooper has expressed his interest and desire to continue to serve on the Park Board; **NOW THEREFORE**,

BE IT RESOLVED, that the Board of County Commissioners hereby reappoints Frank Cooper of Benton City to Position 7 on the Benton County Park Board, the six-year term for that position beginning July 1, 2024 and ending June 30, 2030, after which time Mr. Cooper will be eligible to re-apply for a new full six-year term of service.

Dated this 4th day of June, 2024.

_____
Chairman of the Board

_____
Chairman Pro-Tem

_____
Commissioner

Constituting the Board of County Commissioners of Benton County Washington.

Attest.....
Clerk of the Board

cc: Parks, file
Benton County Park Board

Prepared by: A.J. Fyall

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY FUNDS RE: TRANSFER OF FUNDS WITHIN PARK DEVELOPMENT, FUND NUMBER 1100, DEPARTMENT NUMBER 000.

BE IT RESOLVED, by the Board of Benton County Commissioners, that funds shall be transferred as outlined in Exhibit "A", attached hereto.

Transferring budget for the Two Rivers Park Boardwalk project.

Dated this _____ day of _____, _____

_____
Chairman

_____
Chairman Pro Tem

_____
Commissioner

Constituting the Board of County Commissioners
of Benton County, Washington.

Attest: _____
Clerk of the Board

cc: Dept., Auditor

A Oropeza

EXHIBIT "A"

BENTON COUNTY BUDGET ADJUSTMENT/LINE ITEM TRANSFER

Dept Name: | Dept Nbr: 000

Fund Name: Park Development | Fund Nbr: 1100

TRANSFER FROM: TRANSFER TO:

BASE SUB (7 digit)	LINE ITEM (5 digit)	LINE ITEM NAME	AMOUNT	BASE SUB (7 digit)	LINE ITEM (5 digit)	LINE ITEM NAME	AMOUNT
5768100	54102	Contract Services	$200,000	5947600	56105	Land Improvements	$200,000
TOTAL			$200,000	TOTAL			$200,000

Explanation:

Transferring budget for the Two Rivers Park Boardwalk project.

Prepared by: Aimee Oropeza | Date: 23-May-2024

Approved ❑ Denied ❑ Date: _____

_____
Chairman

_____
Commissioner

_____
Commissioner

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY FUNDS RE: TRANSFER OF FUNDS WITHIN GENERAL FUND, FUND NUMBER 0010, DEPARTMENT NUMBER 117.

BE IT RESOLVED, by the Board of Benton County Commissioners, that funds shall be transferred as outlined in Exhibit "A", attached hereto.

Dated this _____ day of _____, _____

_____
Chairman

_____
Commissioner

_____
Commissioner

Constituting the Board of County Commissioners
of Benton County, Washington.

Attest: _____
Clerk of the Board

cc: Dept., Auditor

Ginny Baddley

EXHIBIT "A"

BENTON COUNTY BUDGET ADJUSTMENT/LINE ITEM TRANSFER

Dept Name: Prosecuting Attorney Dept Nbr: 117

Fund Name: General Fund Fund Nbr: 0010

TRANSFER FROM:

BASE SUB (7 digit)	LINE ITEM (5 digit)	LINE ITEM NAME	AMOUNT
5153000	51175	Temporary Help	$12,000
TOTAL			$12,000

TRANSFER TO:

BASE SUB (7 digit)	LINE ITEM (5 digit)	LINE ITEM NAME	AMOUNT
5153000	51174	Temporary Help - Felony	$12,000
TOTAL			$12,000

Explanation:

Salary line item budget adjustment. Budget adjustment is necessary to cover payroll in this line through July 2024.

Prepared by: Ginny Baddley Date: 20-May-2024

Approved ❑ Denied ❑ Date: _____

_____
Chairman

_____
Commissioner

_____
Commissioner

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	June 4th, 2024
Subject:	Approval of Rural Arterial Program Project Agreement Construction Proposal Amendment No. 1 for CE 2141 CRP – County Well Road Phase I
Presenter:	Matt Mahoney, Public Works Manager
Prepared By:	Matt Mahoney, Public Works Manager
Reviewed By:	Matt Rasmussen, County Engineer

PA Review, Approval to Form: ☐ Yes ☐ No ☒ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:** *(Multiple boxes can be checked, if necessary)*	
☒ Consent Agenda	☐ Discussion Only	☐ Pass Motion
☐ Public Hearing	☐ Decision / Direction	☒ Pass Resolution
☐ Scheduled Business	☐ Sign Letter / Document	☐ Pass Ordinance
		☐ Execute Contract

Summary / Background Information

This proposed project was submitted by Public Works for grant funding through the 2023 – 2025 Rural Arterial Program (RAP) call for projects in the amount of $2,025,000. On June 1, 2023, the County Road Administration Board advised Public Works that the project has received Rural Arterial Trust Account (RATA) funds through RAP.

Upon the authorization of funding, the Benton County Board of Commissioners entered into a Rural Arterial Program Project Agreement Construction Proposal with the State of Washington - County Road Administration Board, via Resolution 2023-468 in the initial amount of $442,459.

Rural Arterial Program Project Agreement Construction Proposal Amendment No. 1 will increase the RATA funding to $1,961,539 per CRABoard approval dated April 25, 2024.

Pursuant to WAC 136-170-030 (1)(a), the contracts must be signed by the County Commissioners and returned to the CRAB no later than June 13, 2024, to be valid.

Upon approval by the Board, we ask that the three (3) original agreements be returned to our office, signed and unaltered, so that we can mail them to the County Road Administration Board for final execution. Once executed by CRAB, they will return two (2) of the signed originals to us for our records. One signed original will be retained by Public Works and the second will be forwarded to the Clerk of the Board.

Fiscal Impact

The County Road Administration Board (CRAB) provided an initial award of $442,459 for the project and has authorized an increase to $1,961,539 ($1,519,080 increase), via Amendment No. 1. The authorized amount will cover the Preliminary Engineering and Right-of-Way phases, and most of the Construction phase. The County's 10% match will be paid for by the County Road Fund as was included in the 2023 – 2024 County Road Fund Budget and the Annual Construction Program as adopted by the Board of Benton County Commissioners, via Resolution 2022-865.

Recommendation

Approve attached Resolution and Rural Arterial Program Project Agreement for Construction Proposal Amendment No. 1 for CE 2141 CRP – County Well Road Phase I.

Suggested Motion

Approve as part of the Consent Agenda.

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF APPROVAL OF RURAL ARTERIAL PROGRAM (RAP) PROJECT AGREEMENT FOR CONSTRUCTION PROPOSAL AMENDMENT NO. 1 BETWEEN BENTON COUNTY AND THE STATE OF WASHINGTON – COUNTY ROAD ADMINISTRATION BOARD

WHEREAS, Benton County requested $2,025,000 in Rural Arterial Program funding as part of the County Road Project CE 2141 CRP County Well Road Phase I; and

WHEREAS, the County Road Administration Board has selected Benton County's project for funding; and

WHEREAS, the Benton County Board of Commissioners entered into a Rural Arterial Program Project Agreement Construction Proposal with the State of Washington - County Road Administration Board, via Resolution 2023-468, which authorized RATA funds in the initial amount of $442,459; and

WHEREAS, Rural Arterial Program Project Agreement Construction Proposal Amendment No. 1 will increase the RATA funding to $1,961,539, per CRABoard approval dated April 25, 2024; and

WHEREAS, pursuant to WAC 136-170-030 (1)(a) the Board of County Commissioners must approve the project agreement amendment and return it to CRAB no later than June 13, 2024, for the agreement to be valid; and

WHEREAS, the Board of Benton County Commissioners constitutes the legislative authority of Benton County and desires to enter into the attached agreement as being in the best interest of Benton County; **NOW, THEREFORE,**

BE IT RESOLVED that the attached Rural Arterial Program Project Agreement for Construction Proposal Amendment No. 1 between Benton County and the County Road Administration Board is hereby approved by the Board; and

BE IT FURTHER RESOLVED that the Chairman or Chairman Pro Tem of the Board of Benton County Commissioners is hereby authorized to sign the attached agreement on behalf of Benton County.

APPROVED this 4th day of June 2024.

_____
Chairman

Attest:

_____
Chairman Pro Tem

_____
Clerk of the Board

_____
Commissioner

Constituting the Board of County Commissioners
Benton County, Washington

Original: Clerk of the Board
Copy: Public Works
Auditor

M. Mahoney

STATE OF WASHINGTON - COUNTY ROAD ADMINISTRATION BOARD

RURAL ARTERIAL PROGRAM
PROJECT AGREEMENT FOR CONSTRUCTION PROPOSAL

AMENDMENT NO. 1

Submitting County: Benton | Project Number: 0323-01 | Date Approved: 05/01/2023

Road Number(s)	Road Name(s)	BMP(s)	EMP(s)	Segment #
11110	County Well Road	0.000	3.120	1

This is Amendment No. 1 to the above described Project Agreement, between the County of Benton, hereinafter the "County" and the State of Washington County Road Administration Board, hereinafter the "CRABoard."

WHEREAS, the COUNTY and CRABoard desire to amend the original Project Agreement to allow an increase in authorized RATA funding under the conditions described in WAC 136-161-070.

NOW, THEREFORE, pursuant to chapter 36.79 RCW and in consideration of the terms, conditions, covenants, and performance contained herein, or attached and incorporated and made a part hereof,

IT IS MUTUALLY AGREED AS FOLLOWS:

1. The following new language is added as section 15 to the Project Agreement:

Authorized RATA funding is increased to $1,961,539 per CRABoard approval dated April 25, 2024.

2. All other terms and conditions of the original Project Agreement shall remain in full force and effect except as modified by this Amendment No. 1.

IN WITNESS WHEREOF, the PARTIES hereto have executed this AMENDMENT No. 1 as of the PARTY's date last signed below.

COUNTY ROAD ADMINISTRATION BOARD:

By: _____

Date: _____

Benton COUNTY:

By: _____

_____

_____

Date: _____

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	June 4, 2024
Subject:	Award and Execution of a Contract to Continental Door Company, LLC for maintenance & repair of roll up doors at the Kennewick & Prosser shops
Presenter:	
Prepared By:	D. Hope
Reviewed By:	Procurement, LeeAnn Holt

PA Review, Approval to Form: ☒ Yes ☐ No ☐ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:**	
☒ Consent Agenda	☐ Discussion Only (1st)	☐ Pass Motion
☐ Public Hearing	☐ Discussion Only (2nd)	☒ Pass Resolution
☐ Scheduled Business	☐ Decision/Direction	☐ Pass Ordinance
	☐ Sign Letter/Document	☒ Execute Contract

Summary / Background Information

Pursuant to the Benton County Procurement, Leasing and Contracting Policy Resolution 2021-233 section 4.3.1 The letting of contracts for public works with an estimated cost of less than fifty thousand dollars ($50,000) may be conducted pursuant to the small public works or limited public works process set forth in RCW 39.04.155. For limited public works projects (those estimated to cost less than $50,000) awarded under this alternative process, written invitations for bids will be solicited from a minimum of three contractors from the appropriate small public works roster.

The limited public works process was utilized and Five (5) vendors were solicited from the MRSC Small Works Roster on May 7, 2024. Two (2) bids were received and opened on May 15, 2024, and are as set forth on the attached tabulation:

Continental Door Company, LLC (CONTIDL964PG) $24,000.00
Spokane Valley, Washington

Overhead Door Co. of Tri-Cities (OVERHDC9021B9) non-responsive
Kennewick, Washington

The Fleet Manager recommends award of the bid to Continental Door Company, LLC of Spokane Valley, Washington as the lowest responsible bidder. The department assigned Deputy Prosecuting Attorney from the Civil Division has reviewed, approved as to form and signed said contract and has been executed by Continental Door Co, LLC. Said contract will expire on October 31, 2024.

Fiscal Impact

Amount: $10,000.00 excluding WSST
Fund: ERR

Recommendation

It is recommended by the Fleet Manager that the Board authorize the Chairman or Chairman Pro-Tem award and execute the contract to Continental Door Company, LLC for repair and maintenance of the roll up doors at the Kennewick and Prosser shops.

Suggested Motion

Approve as part of the Consent Agenda.

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF AWARD AND EXECUTION OF A CONTRACT AND AUTHORIZING THE CHAIRMAN OR CHAIRMAN PRO-TEM TO SIGN THE CONTRACT WITH CONTINENTAL DOOR COMPANY, LLC OF SPOKANE VALLEY, WASHINGTON FOR THE REPAIR AND MAINTENANCE OF ROLL UP DOORS AT THE KENNEWICK AND POSSER SHOPS

WHEREAS, Pursuant to the Benton County Procurement, Leasing and Contracting Policy Resolution 2021-233 section 4.3.1 The letting of contracts for public works with an estimated cost of less than fifty thousand dollars ($50,000) may be conducted pursuant to the small public works or limited public works process set forth in RCW 39.04.155. For limited public works projects (those estimated to cost less than $50,000) awarded under this alternative process, written invitations for bids will be solicited from a minimum of three contractors from the appropriate small public works roster; and

WHEREAS, the limited public works process was utilized and five (5) Vendors were solicited from the MRSC Small Works Roster on May 7, 2024; and

WHEREAS, two (2) bids were received and opened on May 15, 2024, and are as set forth on the attached tabulation:

Continental Door Company, LLC (CONTIDL964PG) Spokane Valley, Washington	$24,000.00
Overhead Door Co. of Tri-Cities (OVERHDC9021B9) Kennewick, Washington	non-responsive

WHEREAS, the Fleet Manager recommends award of the bid to Continental Door Company, LLC, Spokane Valley, Washington as the lowest responsible bidder; and

WHEREAS, our departmental assigned Deputy Prosecuting Attorney from the Civil Division has reviewed, approved as to form and signed said contract; and

WHEREAS, the contract in the amount of $10,000.00 has been executed Continental Door Company, LLC, and expires on October 31, 2024; **NOW, THEREFORE,**

BE IT RESOLVED, the Board of Benton County Commissioners hereby awards the contract to Continental Door Company, LLC, Spokane Valley, Washington for repair and maintenance of roll up doors at the Kennewick and Prosser shops; and

BE IT FURTHER RESOLVED, that the Board of Benton County Commissioners hereby authorizes the Chairman or Chairman Pro-Tem to sign said contract to Continental Door Company, LLC, in the amount of $10,000.00 excluding WSST; and

Orig.: Procurement D. Hope
cc: Auditor, PA, Continental

BE IT FURTHER RESOLVED, the contract will expire on October 31, 2024.

Dated this 4th day of June 2024.

_____
Chairman

_____
Chairman Pro-Tem

_____
Commissioner

Attest:_____
Clerk of the Board

Constituting the Board of County Commissioners of Benton County, Washington.

Orig.: Procurement D. Hope
cc: Auditor, PA, Continental

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BENTON COUNTY
PUBLIC WORKS CONTRACT
TERMS AND CONDITIONS

THIS CONTRACT is made and entered into by and between **BENTON COUNTY**, a political subdivision with its principal offices at 620 Market Street, Prosser, WA 99350 (hereinafter "COUNTY"), and **CONTINENTAL DOOR COMPANY, LLC**, a Limited Liability Company organized under the laws of the State of Washington with its principal offices at 12718 East Indiana Ave. Spokane Valley, WA 99216(hereinafter "CONTRACTOR").

In consideration of the mutual benefits and covenants contained herein, the parties agree as follows:

1. CONTRACT DOCUMENTS

This Contract consists of these Terms and Conditions and the following documents:

a. Exhibit A –Request For Quotes;
b. Exhibit B – Quote; and
c. Exhibit C – Washington State Prevailing Wage Rates for Public Works Contracts.

2. DURATION OF CONTRACT

The term of this Contract shall begin on the last date signed and shall expire on October 31, 2024. The CONTRACTOR shall complete all work by the time(s) specified herein, or if no such time is otherwise specified, no later than the expiration date.

3. SERVICES PROVIDED

a. The CONTRACTOR shall provide inspection, maintenance, and repairs of roll up garage doors at the Benton County Fleet Maintenance Facility in Kennewick and Prosser locations. A detailed description of the services to be performed by the CONTRACTOR is set forth in Exhibit A, “Request for Quotes", which is attached hereto and incorporated herein by reference.

b. In the event that the requested work encompasses work that is legally required to be completed by another type of contractor, CONTRACTOR shall inform COUNTY of that fact and shall coordinate with COUNTY to complete the work in

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conjunction with the other contractor. In the event that the requested work requires, under State or local law, the issuance of a building or other permit, CONTRACTOR shall be responsible for procuring such permit and arranging for inspection and certification of the work. CONTRACTOR may bill COUNTY for the full cost of the permit and any labor time for any of its employees involved in the permitting process, but may not charge any additional processing or other fees that it does not actually incur.

c. Upon completion of services, CONTRACTOR shall ensure that a completed work order, detailing the work done, the time expended, and the parts used, is remitted to the COUNTY's Contract Representative, or his or her designee, prior to the CONTRACTOR leaving the work site.

d. The CONTRACTOR agrees to provide its own labor and materials. Unless otherwise provided in this Contract, no material, labor, or facilities will be furnished by the COUNTY.

e. The CONTRACTOR shall perform the work specified in this Contract according to standard industry practice.

f. The CONTRACTOR shall complete its work in a timely manner and in accordance with the schedule agreed by the parties.

g. The CONTRACTOR shall confer with the COUNTY from time to time during the progress of the work. The CONTRACTOR shall prepare and present status reports and other information that may be pertinent and necessary, or as may be requested by the COUNTY.

4. CONTRACT REPRESENTATIVES

Each party to this Contract shall have a Contract Representative. Each party may change its representative upon providing written notice to the other party. The parties' Contract Representatives are as follows:

a. For CONTRACTOR:

Name:	Norm Morse, President
Address:	12718 E. Indiana Ave. Spokane, Valley WA 99216
Phone:	(509) 921-2260
Email:	megan@continentaldoorco.com

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b. For COUNTY:

Name:	Robert Blain
Address:	7122 W. Okanogan Pl, #E330 Kennewick, WA 99336
Phone:	(509) 736-2704
Email:	procurement@co.benton.wa.us

5. COMPENSATION

a. For the services performed under this Contract, the CONTRACTOR shall be paid at the rates set forth in Exhibit B, "Quote", which is attached hereto and incorporated herein by reference.

b. The maximum total amount payable by the COUNTY to the CONTRACTOR under this Contract shall not exceed ten thousand dollars ($10,000.00), excluding W.S.S.T. The CONTRACTOR shall monitor its cumulative total accounts receivables to ensure that it will not do work in excess of the maximum total amount payable set forth in this section and that its total billings will not exceed the maximum total amount payable. The CONTRACTOR shall inform the COUNTY promptly in writing if the CONTRACTOR's cumulative accounts receivable attributable to the COUNTY, pursuant to this Contract, reaches eighty percent (80%) of the maximum total amount payable so that budgeting and approval of additional amounts may be obtained (if appropriate). Any dollar amount above the maximum total amount payable will only be approved with an amendment to this Contract.

c. Prior to any compensation being paid, CONTRACTOR shall submit a Statement of Intent to Pay Prevailing Wages via https://secureaccess.wa.gov/ and then forward a copy of the statement to COUNTY'S Contract Representative. At the completion of all work contemplated by this Contract, or at the end of the contract term, whichever comes first, CONTRACTOR shall submit an Affidavit of Wages Paid via https://secureaccess.wa.gov/ and then forward a copy of the affidavit to COUNTY'S Contract Representative. No final payment will be made until the affidavit is provided. COUNTY requires that all Statements of Intent to Pay Prevailing Wages and Affidavits of Wages Paid be filed electronically with https://secureaccess.wa.gov/.

d. The CONTRACTOR may invoice the COUNTY for filing fees paid to the Washington State Department of Labor and Industries for

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filing one Statement of Intent to Pay Prevailing Wages per year and one Affidavit of Wages Paid per site visit when billable work is performed.

e. No payment shall be for any work performed by CONTRACTOR, except for work identified and set forth in this Contract.

6. INVOICING

a. The CONTRACTOR may submit invoices to the COUNTY for services that have been performed as they are performed, but shall not submit invoices more than once per calendar month. Such invoices shall detail the work done, the personnel involved, and the date of service and shall also reference the work order provided to COUNTY as required in Section 3.c. of this Contract. All invoices shall be emailed to fleet@co.benton.wa.us .

b. Before or at the time that the CONTRACTOR submits its first invoice, the CONTRACTOR and any subcontractors and sub-subcontractors employed by the CONTRACTOR for the work contemplated by this Contract shall submit a Statement of Intent to Pay Prevailing Wages via https://secureaccess.wa.gov and then forward a copy of the statement to the COUNTY's Contract Representative.

c. The CONTRACTOR shall not be paid for work rendered under this Contract until all required parties have executed and submitted a Statement of Intent to Pay Prevailing Wages in accordance with this section and the work has been performed to the satisfaction of the COUNTY. The COUNTY shall only be liable to pay for invoiced amounts that are detailed and supported as described in this section. The COUNTY shall authorize payment when the work billed is accepted by the COUNTY and will remit payment for the accepted work, less any retainage or other legally withheld funds, within thirty (30) days after receiving the invoice.

d. For each invoiced and approved payment due to the CONTRACTOR under this section, the COUNTY shall withhold from the earned portion of the payment (*i.e.* that portion excluding sales tax or other tax) five percent (5%) as a contract retainage, pursuant to RCW 60.28.011 and in accordance with chapter 60.28 RCW. Within ten (10) days following the execution of this Contract, the CONTRACTOR shall submit written notice to the COUNTY stating the method it has elected pursuant to RCW 60.28.011(4) for the holding of moneys retained by the COUNTY.

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If such written election is not received by the COUNTY, then the COUNTY may choose any method allowed by RCW 60.28.011(4)(a)-(c) for holding the retained moneys.

7. AMENDMENTS AND CHANGES IN WORK

a. In the event of any errors or omissions by the CONTRACTOR in the performance of any work required under this Contract, the CONTRACTOR shall make any and all necessary corrections without additional compensation. All work submitted by the CONTRACTOR shall be certified by the CONTRACTOR and checked for errors and omissions. The CONTRACTOR shall be responsible for the accuracy of the work, even if the work is accepted by the COUNTY.

b. No amendment or modification shall be made to this Contract, unless set forth in a written Contract Amendment signed by both parties. Work under a Contract Amendment shall not proceed until the Contract Amendment is duly executed by the COUNTY.

8. HOLD HARMLESS AND INDEMNIFICATION

a. The CONTRACTOR shall hold harmless, indemnify, and defend the COUNTY and its officers, officials, employees, and agents from and against any and all claims, actions, suits, liabilities, losses, expenses, damages, and judgments of any nature whatsoever, including reasonable costs and attorneys' fees in defense thereof, for injury, sickness, disability, or death to persons or damage to property or business, arising in connection with the work performed under this Contract, or caused or occasioned in whole or in part by reason of the presence of the CONTRACTOR or its subcontractors or their property upon or in the proximity of the property of the COUNTY. PROVIDED, that the CONTRACTOR'S obligation hereunder shall not extend to injury, sickness, death, or damage caused by or arising out of the sole negligence of the COUNTY or its officers, officials, employees, or agents. In the event of the concurrent negligence of the CONTRACTOR or its subcontractors, employees, or agents and the COUNTY or its employees or agents this indemnification obligation of the CONTRACTOR shall be valid and enforceable only to the extent of the negligence of the CONTRACTOR and its subcontractors, employees, and agents.

b. In any and all claims against the COUNTY or its officers, officials, employees, or agents by any employee of the

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CONTRACTOR, subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the CONTRACTOR or subcontractor under workers compensation acts, disability benefit acts, or other employee benefit acts, it being clearly agreed and understood by the parties hereto that the CONTRACTOR expressly waives any immunity the CONTRACTOR might have had under such laws, including but not limited to Title 51 of the Revised Code of Washington. **By executing this Contract, the CONTRACTOR acknowledges that the foregoing waiver has been mutually negotiated by the parties and that the provisions of this Section shall be incorporated, as relevant, into any contract the CONTRACTOR makes with any subcontractor or agent performing work hereunder. CONTRACTOR'S obligations under this Section 8 shall survive termination and expiration of this Contract.**

c. The CONTRACTOR'S obligations hereunder shall include, but are not limited to, investigating, adjusting, and defending all claims alleging loss from action, error, or omission, or breach of any common law, statutory, or other delegated duty by the CONTRACTOR or the CONTRACTOR'S employees, agents, or subcontractors. The foregoing indemnification obligations of the CONTRACTOR are a material inducement to COUNTY to enter into this Contract, are reflected in the CONTRACTOR's compensation, and have been mutually negotiated by the parties.

9. INSURANCE

The CONTRACTOR shall obtain and maintain continuously the following insurance:

a. **Workers Compensation:** CONTRACTOR shall comply with all State of Washington workers compensation statutes and regulations. Prior to the start of work under this Contract, workers compensation coverage shall be provided for all employees of CONTRACTOR and employees of any subcontractor or sub-subcontractor. Coverage shall include bodily injury (including death) by accident or disease, which arises out of or in connection with the performance of this Contract. CONTRACTOR shall submit a copy of its certificate of coverage from the Washington State Department of Labor and Industries prior to commencement of work. Except as prohibited by law,

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CONTRACTOR waives all rights of subrogation against the COUNTY for recovery of damages to the extent they are covered by workers compensation and employers liability.

If CONTRACTOR, subcontractor, or sub-subcontractor fails to comply with all State of Washington workers compensation statutes and regulations and COUNTY incurs fines or is required by law to provide benefits to or obtain coverage for such employees, CONTRACTOR shall indemnify the COUNTY. Indemnity shall include all fines, payment of benefits to CONTRACTOR or subcontractor employees, or their heirs or legal representatives, and the cost of effecting coverage on behalf of such employees. Any amount owed to COUNTY by CONTRACTOR pursuant to the indemnity agreement may be deducted from any payments owed by COUNTY to CONTRACTOR for performance of this Contract.

b. **Commercial General Liability and Employers Liability Insurance**: Prior to the start of work under this Contract, CONTRACTOR shall maintain commercial general liability coverage (policy form CG0001 or equivalent) to protect the CONTRACTOR from claims for wrongful death, bodily injury, personal injury, and property damage, which may arise from any actions or inactions under this Contract by CONTRACTOR or by anyone directly employed by or contracting with CONTRACTOR. The minimum commercial general liability insurance limits shall be as follows:

$2,000,000 General Aggregate
$2,000,000 Products/Completed Operations Aggregate
$1,000,000 Personal Injury and Advertising Injury
$1,000,000 Each Occurrence

The commercial general liability policy must contain an endorsement naming the COUNTY and its elected and appointed officials, employees, and agents as an Additional Insured and an endorsement that specifically states that CONTRACTOR’s commercial general liability policy shall be primary, and not contributory, with any other insurance maintained by the COUNTY.

The CONTRACTOR must provide commercial general liability coverage that does not exclude any activity to be performed in fulfillment of this Contract and does not exclude liability pursuant to the indemnification requirement under Section 8. CONTRACTOR'S commercial general liability policy shall provide cross liability coverage, indicating essentially that

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except with respect to the limits of insurance and any rights or duties specifically assigned in this coverage part to the first named insured, this insurance applies as if each named insured were the only named insured, and separately to each insured against whom claims are made or suit is brought.

CONTRACTOR shall also provide Stop Gap Employer's Liability Insurance coverage with minimum limits as follows:

$1,000,000 Each Accident
$1,000,000 Policy Limit for Disease
$1,000,000 Each Employee for Disease

c. **Automobile Liability**: The CONTRACTOR shall maintain, during the life of this Contract, Automobile Liability Insurance (ISO Form Number CA0001 or equivalent) covering any auto (Symbol 1), or if the CONTRACTOR has no owned autos, any hired (Symbol 8) and non-owned autos (Symbol 9), in the amount of not less than one million dollars ($1,000,000) per accident for Bodily Injury and Property Damage to protect CONTRACTOR from claims that may arise from the performance of this Contract, whether such operations are by the CONTRACTOR or by anyone directly or indirectly employed by the CONTRACTOR.

d. **Other Insurance Provisions**:

1. The CONTRACTOR'S liability insurance provisions shall be primary with respect to any insurance or self-insurance programs covering the COUNTY and its elected and appointed officers, officials, employees, and agents. CONTRACTOR’S liability insurance policies must be endorsed to show this primary coverage. Any insurance, self-insured retention, deductible, or risk retention maintained or participated in by the COUNTY shall be excess and not contributory to CONTRACTOR’S insurance policies.

2. The CONTRACTOR'S liability insurance policies shall contain no special limitations on the scope of protection afforded to the COUNTY as an additional insured.

3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the COUNTY or its officers, officials, employees, or agents.

4. The CONTRACTOR'S insurance shall apply separately to

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each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. The CONTRACTOR shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

6. The insurance limits mandated for any insurance coverage required by this Contract are not intended to be an indication of exposure nor are they limitations on indemnification. **If the CONTRACTOR maintains higher limits than the minimums required in this contract, the COUNTY shall be entitled to coverage for the higher limits maintained by the CONTRACTOR.**

7. The CONTRACTOR shall maintain all required policies in force from the time services commence until services are completed. Certificates, policies, and endorsements expiring before completion of services shall be promptly replaced. All liability insurance required under this Contract shall be written on an Occurrence Policy form.

8. CONTRACTOR hereby agrees to waive subrogation with respect to each insurance policy maintained under this Contract. When required by an insurer, or if a policy condition does not permit CONTRACTOR to enter into a pre-loss agreement to waive subrogation without an endorsement, then CONTRACTOR agrees to notify the insurer and obtain such endorsement. This requirement shall not apply to any policy which includes a condition expressly prohibiting waiver of subrogation by the insured or which voids coverage should the CONTRACTOR enter into such a waiver of subrogation on a pre-loss basis.

9. Compensation and/or payments due to CONTRACTOR under this Contract are expressly conditioned upon CONTRACTOR’S strict compliance with all insurance requirements. Payment to CONTRACTOR may be suspended in the event of non-compliance. Upon receipt of evidence of CONTRACTOR’S compliance, such payments not otherwise subject to withholding or set-off will be released to CONTRACTOR.

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e. **Verification of Coverage and Acceptability of Insurers**:

All insurance required under this Contract shall be issued by companies authorized to do business under the laws of the State of Washington that have an A. M. Best's rating of at least A-VII or better in the most recently published edition of Best's Reports. Any exception to this requirement must be reviewed and approved in writing by the Benton County Risk Manager. If an insurer is not admitted to do business within Washington State, all insurance policies and procedures for issuing the insurance policy must comply with Chapter 48.15 RCW and Chapter 284-15 WAC.

1. All insurance to be maintained by the CONTRACTOR, other than Auto Liability and Workers' Compensation, shall specifically include the COUNTY and its elected officials, employees, and volunteers as an "Additional Insured" by way of endorsement and shall not be reduced or canceled without thirty (30) days prior written notice to the COUNTY. Any insurance or self-insurance maintained by the COUNTY or its elected and appointed officials, employees, or agents shall be excess of the CONTRACTOR's insurance and shall not contribute to it.

2. Certificates of Liability Insurance, with endorsements attached, must be provided to the County's Contract Representative referenced in Section 4.

3. All written notices under this Section 9 and notice of cancellation or change of required insurance coverages shall be mailed to the COUNTY's Contract Representative referenced in Section 4.

4. The CONTRACTOR or its broker shall provide a copy of any and all insurance policies specified in this Contract upon request of the Benton County Risk Manager at the following address: Benton County Risk Manager, 7122 W. Okanogan Place, Bldg. E330, Kennewick, WA 99336.

10. PERFORMANCE AND PAYMENT BONDS

The CONTRACTOR shall furnish Benton County with a Performance Bond and Labor and Materials Payment Bond with sufficient sureties acceptable to Benton County, in an amount equal to one hundred percent (100%) of the contract sum as security for the performance by the contractor of this Contract and payment of all the persons performing labor and supplying materials pursuant to this

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Contract. PROVIDED that the CONTRACTOR may elect, in lieu of the bonds, to allow the COUNTY to retain ten percent (10%) of the contract amount either for a period of thirty (30) days after the date of final acceptance, or until all necessary releases from the Washington State Department of Revenue, the Washington State Department of Labor and Industries, and the Employment Security Department have been received and any liens filed under chapter 60.28 RCW have been settled, whichever is later. Proof of the performance and payment bonds, or written notification of the CONTRACTOR'S desire to elect the alternative to the bonds (described above), must be received by COUNTY within ten (10) days following the execution of this Contract.

11. NON-WAIVER OF RIGHTS

The parties agree that the excuse or forgiveness of performance, or waiver of any provision(s) of this Contract does not constitute a waiver of such provision(s) or future performance, or prejudice the right of the waiving party to enforce any of the provisions of this Contract at a later time. All waivers of any provision(s) of this Contract shall be in writing and in the absence of such, no action or inaction shall be construed to be such a waiver.

12. INDEPENDENT CONTRACTOR

a. The CONTRACTOR'S services shall be furnished by the CONTRACTOR as an independent contractor and not as an agent, employee or servant of the COUNTY. The CONTRACTOR specifically has the right to direct and control CONTRACTOR'S own activities in providing the agreed services in accordance with the specifications set out in this Contract.

b. The CONTRACTOR acknowledges that the entire compensation for this Contract is set forth in Section 5 of this Contract, and neither the CONTRACTOR nor its employees are entitled to any COUNTY benefits, including, but not limited to: vacation pay; holiday pay; sick leave pay; medical, dental, or other insurance benefits; fringe benefits; or any other rights or privileges afforded to COUNTY employees.

c. The CONTRACTOR shall have and maintain complete responsibility and control over all of its subcontractors, employees, agents, and representatives. No subcontractor, employee, agent, or representative of the CONTRACTOR shall be, deem to be, act, or purport to act as an employee, agent, or representative of the COUNTY.

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d. The CONTRACTOR shall pay for all taxes, fees, licenses, or payments required for the performance of work under this Contract by federal, state, or local law that is now or may be enacted during the term of this Contract.

e. The CONTRACTOR agrees to immediately remove any of its employees or agents from their assignment to perform services under this Contract upon receipt of a written request to do so from the COUNTY'S Contract Representative or designee.

13. INSPECTION OF BOOKS AND RECORDS

The COUNTY may, at reasonable times, inspect the books and records of the CONTRACTOR relating to the performance of this Contract. The CONTRACTOR shall keep, and make available to the County upon request, all records relating to the performance of this Contract for six (6) years after Contract termination or expiration.

14. CHOICE OF LAW AND JURISDICTION

This Contract has been and shall be construed as having been made and delivered within the State of Washington, and it is agreed by each party hereto that this Contract shall be governed by the laws of the State of Washington, both as to its interpretation and performance.

15. SUCCESSORS AND ASSIGNS

The COUNTY, to the extent permitted by law, and the CONTRACTOR each bind themselves, their partners, successors, executors, administrators, and assigns to the other party to this Contract and to the partners, successors, administrators, and assigns of such other party in respect to all covenants to this Contract.

16. TERMINATION

a. The COUNTY may terminate this Contract in whole or in part whenever the COUNTY determines in its sole discretion that such termination is in the best interests of the COUNTY. The COUNTY may terminate this Contract upon giving thirty (30) days written notice by certified mail to the CONTRACTOR. In that event, the COUNTY shall pay the CONTRACTOR for actual costs incurred by the CONTRACTOR in performing the Contract up to the date of such notice. Payment shall be made in accordance with Section 6, Invoicing. Nothing in this Section shall limit the rights of the COUNTY pursuant to this Contract or by law.

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b. The CONTRACTOR may terminate this Contract in whole or in part whenever the CONTRACTOR determines in its sole discretion that such termination is in the best interests of the CONTRACTOR. The CONTRACTOR may terminate this Contract upon giving thirty (30) days written notice by certified mail to the COUNTY. In that event, the COUNTY shall pay the CONTRACTOR for all costs incurred by the CONTRACTOR in performing the Contract up to the date of such notice. Payment shall be made in accordance with Section 6, Invoicing. Nothing in this Section shall limit the rights of the COUNTY pursuant to this Contract or by law.

17. COMPLIANCE WITH LAWS AND PREVAILING WAGES

The CONTRACTOR shall comply with all applicable federal, state, and local laws, rules, and regulations in performing this Contract, including, but not limited to, prevailing wage laws. Specifically, at a minimum, the prevailing wages set out in Exhibit C, which is attached hereto and incorporated herein by reference, shall be paid to all employees, agents, subcontractors, and sub-subcontractors who do any work for the CONTRACTOR on this project. The CONTRACTOR shall ensure that all subcontractors or sub-subcontractors sign an agreement to pay these same wages and that the signed agreement is submitted to the COUNTY prior to subcontractor commencing any work on the project. This schedule of prevailing wages is duplicated from the Washington State Department of Labor and Industries website, it is provided for informational purposes only, and the COUNTY takes no responsibility for any inaccuracies or ambiguities contained therein. If CONTRACTOR believes the schedule contains any such ambiguities or inaccuracies, then the CONTRACTOR is responsible for contacting the Washington State Department of Labor and Industries directly to resolve them. Perceived inaccuracies or ambiguities in the schedule shall not relieve CONTRACTOR from its obligation pursuant to this Contract and relevant law to pay prevailing wages.

18. DEBARMENT CERTIFICATION

The Contractor, by signature to this Contract, certifies that the Contractor is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any State or Federal department or agency from participating in transactions (Debarred). The Contractor also agrees to include the above requirement in any and all Subcontracts into which it enters. The Contractor shall immediately notify the Contact designated as

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the representative to the County of this Contract if, during the term of this Contract, the Contractor becomes debarred. The County may immediately terminate this Contract by providing Contractor written notice if Contractor becomes Debarred during the term of this Contract.

19. NONDISCRIMINATION

The CONTRACTOR and its assignees, delegates, and subcontractors shall not discriminate against any person in the performance of any of their obligations hereunder on the basis of race, religion, color, national origin, sex, age, honorably discharged veteran or military status, sexual orientation, marital status, or the presence of any sensory, mental, or physical disability.

20. DISPUTES

Disputes over the CONTRACTOR’s performance shall be promptly addressed in writing by the aggrieved party in order that such matters may be settled or other appropriate action promptly taken. Any dispute relating to the quality or acceptability of performance and/or compensation due the CONTRACTOR shall be decided by the COUNTY'S Contract Representative or designee. All rulings, orders, instructions, and decisions of the COUNTY'S Contract Representative shall be final and conclusive, subject to CONTRACTOR'S right to seek judicial relief.

21. ASSIGNMENT, DELEGATION, AND SUBCONTRACTING

The CONTRACTOR shall perform the services under this Contract using only its bona fide employees or agents, and the obligations and duties of the CONTRACTOR under this Contract shall not be assigned, delegated, or subcontracted to any other person or firm without the prior written consent of the COUNTY.

22. ENTIRE AGREEMENT

The parties agree that this Contract is the complete expression of their agreement. Any oral or written representations or understandings not incorporated in this Contract are specifically excluded.

23. NOTICES

Any notices shall be effective if personally served upon the other party or if mailed by registered or certified mail, return receipt requested, to the addresses set out in Section 4 of this Contract.

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Notice may also be given by e-mail, using the e-mail addresses set forth in Section 4 of this Contract, with the original to follow by regular mail. Notice shall be deemed effective three (3) days following the date of mailing or immediately if personally served. For service by e-mail, service shall be effective at the beginning of the next working day.

24. SEVERABILITY

a. If a court of competent jurisdiction holds any part, term or provision of this Contract to be illegal, or invalid in whole or in part, the validity of the remaining provisions shall not be affected, and the parties' rights and obligations shall be construed and enforced as if the Contract did not contain the particular provision held to be invalid.

b. If it should appear that any provision of this Contract is in conflict with any statutory provision of the State of Washington, said provision which may conflict therewith shall be deemed inoperative and null and void insofar as it may be in conflict therewith, and shall be deemed modified to conform to such statutory provision.

25. LITIGATION HOLD NOTICE

In the event the COUNTY learns of circumstances leading to an increased likelihood of litigation regarding any matter where the records kept by CONTRACTOR regarding the work performed under this Contract may be of evidentiary value, the COUNTY may issue written notice to CONTRACTOR of such circumstances and direct the CONTRACTOR to “hold” such records. In the event that CONTRACTOR receives such written notice, CONTRACTOR shall abide by all directions therein whether or not such written notice is received at a time when a Contract between CONTRACTOR and the COUNTY is in force. Such directions will include, but will not be limited to, instructions to suspend any regularly scheduled purge schedule.

26. PUBLIC RECORDS ACT

The CONTRACTOR hereby acknowledges that the COUNTY is a governmental entity and as such is subject to the requirements of the Public Records Act, Chapter 42.56 RCW. Accordingly, CONTRACTOR understands that to the extent a proper request is made the COUNTY may be required by virtue of that Act to disclose any records related to this Contract actually in its possession or in CONTRACTOR’S possession. This may include records that CONTRACTOR regards as confidential or proprietary. To the extent that

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CONTRACTOR provides any records to the COUNTY that it regards as confidential or proprietary, CONTRACTOR agrees to conspicuously mark the records as such. The CONTRACTOR also hereby waives any and all claims or causes of action for any injury it may suffer by virtue of COUNTY'S release of records covered under the Public Records Act. The COUNTY agrees to take all reasonable steps to notify CONTRACTOR in a timely fashion of any request made under the Public Records Act which will require disclosure of any records marked by CONTRACTOR as confidential or proprietary, so that CONTRACTOR may seek a judicial order of protection if necessary.

27. SURVIVABILITY

All Contract terms, which by their context are clearly intended to survive the termination and/or expiration of this Contract, shall so survive. These terms include, but are not limited to, provisions for: indemnification; insurance; non-waiver; inspection of books and records; choice of law; compliance with laws; litigation hold; and the Public Records Act.

28. CONFIDENTIALITY

The CONTRACTOR and its employees, subcontractors, and subcontractors' employees shall maintain the confidentiality of all information provided by the COUNTY or acquired by the COUNTY in performance of this Contract, except upon the prior written consent of the COUNTY or an order entered by a court of competent jurisdiction. The CONTRACTOR shall promptly give the COUNTY written notice of any judicial proceeding seeking disclosure of such information.

29. Signatures in Counterpart.

By signing below, the Parties consent to conduct this transaction by electronic means, and expressly agree that this Agreement can be signed in counterpart via original or electronic signature. The Parties further agree that a copy of the fully executed Agreement shall have the same force and effect as the original.

- This section was intentionally left blank –

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IN WITNESS WHEREOF, the parties have caused this Contract to be signed by their duly constituted legal representatives and it is effective on the last date signed.

Date:_____	Date: 5/22/2024
BENTON COUNTY	**CONTINENTAL DOOR COMPANY, LLC**
	DocuSigned by: Megan Boozer 3963IB8E5D8F4FE...
Chairman or Chairman Pro-Tem Benton County Board of County Commissioners	Signature
	Service Manager
Approved as to Form:	Title:
DocuSigned by: LeeAnn Holt D9A9308B67BB475...	Megan Boozer
LeeAnn Holt, Civil Deputy Prosecuting Attorney	PRINTED NAME

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EXHIBIT A

REQUEST FOR QUOTES
Garage Door Maintenance and Repair

Company Name _____

SCOPE OF WORK

Benton County Fleet Maintenance Facility has a total of twenty-three (23) roll up garage doors that will need inspection, maintenance, and repairs. Ten of those doors are in Kennewick and thirteen in Prosser. Two doors in Kennewick will need minor repairs and one door in Prosser will need minor repairs.

Work will be performed by Contractor between the hours of 7:00 am to 3:00 pm Monday through Friday.

LOCATION OF FACILITIES

1. Kennewick – 102808 East Wiser Parkway Kennewick, WA 99338
2. Prosser – 14303 N. Hinzerling Prosser WA 99350

Fill in all blank fields in the table below. Hours and parts shown are for quote purposes only. Benton County will pay actual hours worked and actual parts used during the duration of the contract.

QUOTES				
Bid Item	**Qty.**	**Unit**	**Unit Price**	**Total Cost**
Labor (maintenance and repair)	100	hr.		
Parts Markup	$5,000.00	ea.	%	
Total Quote				

PREVAILING WAGES:

Prevailing wages are required to be paid by the contractor for work on this project in accordance with Washington State Department of Labor and Industry requirements. Statements of Intent to Pay Prevailing Wages and Affidavits of Wages Paid shall be submitted directly to the County's representative. The Contractor shall submit a Statement of Intent to Pay Prevailing Wages at the beginning of each contract. No payment under this contract will be made until the Intent form has been submitted. An Affidavit of Wages paid shall be submitted at the end of the contract. Approval and certification of those forms by the industrial statistician is based on the information provided on the forms, and does not constitute approval of the classifications of labor reported. The County requires that all Statements of Intent to Pay Prevailing Wages and Affidavits of Wages Paid be filed electronically with https://secureaccess.wa.gov/.

Public contract awarding agencies are required by RCW 39.12.030 to include a provision stating the required prevailing rate(s) of wage in the bid and contract specifications for public works. Historically, this has required inclusion of a list of such rates in the specifications. Labor & Industries looked at how to allow an additional option within the law and rule.

Bid specifications may provide the required prevailing wage rate information in this alternate format:

DocuSign Envelope ID: D5CAD86C-6F1E-4131-B60F-508BE9E5775D

The Department of Labor & Industries prevailing wage rate website is http://wsdot.wa.gov/Design/ProjectDev/WageRates/default.htm

The publication date to use is the bid due date.

The public works project is located in Benton County.

A copy of the prevailing wage rates, the benefit code key and the supplement are available for viewing at the Administration Building 7122 W. Okanogan Place, E330, Kennewick, WA Monday through Friday, between 8:00 a.m. & noon and between 1:00 p.m. & 5:00 p.m. except holidays.

CONTRACTOR'S LICENSE

The undersigned states that it is a duly licensed contractor, for the type of work proposed, in the State of Washington, and that all fees, permits, etc., pursuant to submitting this bid have been paid in full.

PUBLIC WORKS TRAINING

The undersigned hereby certifies that the contractor has received L & I training, per RCW 39.04.350, or has completed three or more public works projects and has had a valid business license in Washington for three or more years and therefore are exempt from training.

ASSURANCE OF NON-DISCRIMINATION

The undersigned hereby agrees that he shall comply with Benton County's Non-Discrimination Policy and Plan, which is consistent with Titles VI and VII of the 1964 Civil Rights Act as amended in 1972; Executive Order 11246 as amended by Executive Order 11375; Sections 503 and 504 of the Rehabilitation Act of 1975 and the Age Discrimination in Employment Act of 1967; the 1974 Vietnam Era Veteran Readjustment Assistance Act; and the Washington State Laws Against Discrimination, Chapter 49.60 RCW. The policy reads as follows:

It is the policy of Benton County that no person shall be subjected to discrimination in the County or by its subcontractors because of race, color, national origin, sex, age, religion, creed, marital status, disabled or Vietnam era veteran status, or the presence of any physical, mental or sensory handicap.

NON-COLLUSION DECLARATION

I hereby declare, under penalty of perjury under the laws of the United States that the following statement is true and correct:

That the undersigned person(s), firm, association or corporation has (have) not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the project for which this proposal is submitted.

CERTIFICATION OF COMPLIANCE WITH WAGE PAYMENT STATUTES

The bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date the bidder is not a "willful" violator, as defined in RCW 49.48.082, of any provision of Chapters 49.46, 49.48, or 49.52

DocuSign Envelope ID: D5CAD86C-6F1E-4131-B60F-508BE9E5775D

RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgement entered by a court of limited or general jurisdiction.

SUBMISSION OF QUOTE

Respectfully submitted this _____ day of _____ 2024.

FIRM NAME:_____

AUTHORIZED SIGNATURE: _____

TYPE OR PRINT NAME: _____

TITLE: _____

STREET ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE NO.: _____

EMAIL:_____

CONTRACTOR'S LICENSE NO.: _____

UBI NO.: _____

WASHINGTON STATE EMPLOYMENT SECURITY NO.: _____

DocuSign Envelope ID: D5CAD86C-6F1E-4131-B60F-508BE9E5775D

EXHIBIT B

REQUEST FOR QUOTES
Garage Door Maintenance and Repair

Company Name CONTINENTAL DOOR COMPANY

SCOPE OF WORK

Benton County Fleet Maintenance Facility has a total of twenty-three (23) roll up garage doors that will need inspection, maintenance, and repairs. Ten of those doors are in Kennewick and thirteen in Prosser. Two doors in Kennewick will need minor repairs and one door in Prosser will need minor repairs.

Work will be performed by Contractor between the hours of 7:00 am to 3:00 pm Monday through Friday.

LOCATION OF FACILITIES

1. Kennewick – 102808 East Wiser Parkway Kennewick, WA 99338
2. Prosser – 14303 N. Hinzerling Prosser WA 99350

Fill in all blank fields in the table below. Hours and parts shown are for quote purposes only. Benton County will pay actual hours worked and actual parts used during the duration of the contract.

QUOTES				
Bid Item	**Qty.**	**Unit**	**Unit Price**	**Total Cost**
Labor (maintenance and repair)	100	hr.	225.00	$22,500.00
Parts Markup	$5,000.00	ea.	% 30	$ 1,500.00
Total Quote				$24,000.00

PREVAILING WAGES:

Prevailing wages are required to be paid by the contractor for work on this project in accordance with Washington State Department of Labor and Industry requirements. Statements of Intent to Pay Prevailing Wages and Affidavits of Wages Paid shall be submitted directly to the County's representative. The Contractor shall submit a Statement of Intent to Pay Prevailing Wages at the beginning of each contract. No payment under this contract will be made until the Intent form has been submitted. An Affidavit of Wages paid shall be submitted at the end of the contract. Approval and certification of those forms by the industrial statistician is based on the information provided on the forms, and does not constitute approval of the classifications of labor reported. The County requires that all Statements of Intent to Pay Prevailing Wages and Affidavits of Wages Paid be filed electronically with https://secureaccess.wa.gov/.

Public contract awarding agencies are required by RCW 39.12.030 to include a provision stating the required prevailing rate(s) of wage in the bid and contract specifications for public works. Historically, this has required inclusion of a list of such rates in the specifications. Labor & Industries looked at how to allow an additional option within the law and rule.

Bid specifications may provide the required prevailing wage rate information in this alternate format:

DocuSign Envelope ID: D5CAD86C-6F1E-4131-B60F-508BE9E5775D

The Department of Labor & Industries prevailing wage rate website is http://wsdot.wa.gov/Design/ProjectDev/WageRates/default.htm

The publication date to use is the bid due date.

The public works project is located in Benton County.

A copy of the prevailing wage rates, the benefit code key and the supplement are available for viewing at the Administration Building 7122 W. Okanogan Place, E330, Kennewick, WA Monday through Friday, between 8:00 a.m. & noon and between 1:00 p.m. & 5:00 p.m. except holidays.

CONTRACTOR'S LICENSE

The undersigned states that it is a duly licensed contractor, for the type of work proposed, in the State of Washington, and that all fees, permits, etc., pursuant to submitting this bid have been paid in full.

PUBLIC WORKS TRAINING

The undersigned hereby certifies that the contractor has received L & I training, per RCW 39.04.350, or has completed three or more public works projects and has had a valid business license in Washington for three or more years and therefore are exempt from training.

ASSURANCE OF NON-DISCRIMINATION

The undersigned hereby agrees that he shall comply with Benton County's Non-Discrimination Policy and Plan, which is consistent with Titles VI and VII of the 1964 Civil Rights Act as amended in 1972; Executive Order 11246 as amended by Executive Order 11375; Sections 503 and 504 of the Rehabilitation Act of 1975 and the Age Discrimination in Employment Act of 1967; the 1974 Vietnam Era Veteran Readjustment Assistance Act; and the Washington State Laws Against Discrimination, Chapter 49.60 RCW. The policy reads as follows:

It is the policy of Benton County that no person shall be subjected to discrimination in the County or by its subcontractors because of race, color, national origin, sex, age, religion, creed, marital status, disabled or Vietnam era veteran status, or the presence of any physical, mental or sensory handicap.

NON-COLLUSION DECLARATION

I hereby declare, under penalty of perjury under the laws of the United States that the following statement is true and correct:

That the undersigned person(s), firm, association or corporation has (have) not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the project for which this proposal is submitted.

CERTIFICATION OF COMPLIANCE WITH WAGE PAYMENT STATUTES

The bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date the bidder is not a "willful" violator, as defined in RCW 49.48.082, of any provision of Chapters 49.46, 49.48, or 49.52

DocuSign Envelope ID: D5CAD86C-6F1E-4131-B60F-508BE9E5775D

RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgement entered by a court of limited or general jurisdiction.

SUBMISSION OF QUOTE

Respectfully submitted this 8th day of MAY 2024.

FIRM NAME: CONTINENTAL DOOR COMPANY

AUTHORIZED SIGNATURE: N. V. Morse

TYPE OR PRINT NAME: NORM MORSE

TITLE: PRESIDENT

STREET ADDRESS: 12718 E INDIANA AVE

CITY, STATE, ZIP: SPOKANE VALLEY, WA 99216

TELEPHONE NO.: 509-921-2260

EMAIL: Megan@continentaldoorco.com

CONTRACTOR'S LICENSE NO.: CONTIDL964PG

UBI NO.: 602 381 864

WASHINGTON STATE EMPLOYMENT SECURITY NO.: 332512 00 6

DocuSign Envelope ID: D5CAD86C-6F1E-4131-B60F-508BE9E5775D

EXHIBIT C

State of Washington
Department of Labor & Industries
Prevailing Wage Section
PO Box 44540, Olympia, WA 98504-4540
360-902-5335

Public contract awarding agencies are required by RCW 39.12.030 to include a provision stating the required prevailing rate(s) of wage in the bid and contract specifications for public works. Historically, this has required inclusion of a list of such rates in the specifications. Labor & Industries looked at how to allow an additional option within the law and rule.

Bid specifications may provide the required prevailing wage rate information in this alternate format:

> The Department of Labor & Industries prevailing wage rate website is http://wsdot.wa.gov/Design/ProjectDev/WageRates/default.htm
>
> The publication date to use is May 15, 2024.
>
> The public works project is located in Benton County.

A copy of the prevailing wage rates, the benefit code key and the supplement are available for viewing at the Public Works Department, 102606 Wiser Parkway, Kennewick, WA Monday through Friday, between 8:00 a.m. & noon and between 1:00 p.m. & 5:00 p.m. except holidays.

The Public Works Department will mail a hard copy of the wage rates upon request. We can be reached at (509)786-5611 or (509)736-3084 or by email at publicworks@co.benton.wa.us

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	June 4, 2024
Subject:	Execution of Amendment #1 to the Contract with Knutzen Consulting Engineering, PLLC. for the Design of the Access Road for the Red Mountain Radio Tower Site
Presenter:	
Prepared By:	D. Hope
Reviewed By:	Procurement, Jeff Aultman

PA Review, Approval to Form: ☒ Yes ☐ No ☐ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:**	
☒ Consent Agenda	☐ Discussion Only (1st)	☐ Pass Motion
☐ Public Hearing	☐ Discussion Only (2nd)	☒ Pass Resolution
☐ Scheduled Business	☐ Decision/Direction	☐ Pass Ordinance
	☐ Sign Letter/Document	☒ Execute Contract

Summary / Background Information

Per resolution 2022-044, the Board of County Commissioners approved a contract with Knutzen Consulting Engineering, PLLC to provide engineering and design services for the access road to the Red Mountain radio tower site. The contract will expire on June 30, 2024, before the work on the road is complete.

The first amendment is necessary to extend the expiration date of the contract to January 31, 2025, to complete the work for this project.

The Director of Operations and Capital Programs recommends that the Board approve the first amendment to the contract and sign the same. The first amendment has been prepared, reviewed, and approved as to form by the Department's Deputy Prosecuting Attorney and signed by Knutzen Consulting Engineering, PLLC.

Fiscal Impact

Amount: n/a

Fund:

Recommendation

Approve the first amendment to the Professional Services Contract with Knutzen Consulting Engineering, PLLC. to extend the expiration date to January 31, 2025, to complete the work on the access road for the Red Mountain Radio Tower site.

Suggested Motion

Approve as part of the Consent Agenda.

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF EXECUTING AMENDMENT #1 TO THE PROFESSIONAL SERVICES CONTRACT WITH KNUTZEN CONSULTING ENGINEERING, PLLC. FOR PROVIDING ENGINEERING & DESIGN SERVICES FOR THE ACCESS ROAD TO THE RED MOUNTAIN RADIO TOWER SITE

WHEREAS, per resolution 2022-044, the Board of County Commissioners approved a contract with Knutzen Consulting Engineering, PLLC to provide engineering and design services for the access road to the Red Mountain radio tower site; and

WHEREAS, the contract will expire on June 30, 2024, and work will not be complete by the expiration date; and

WHEREAS, the first amendment is necessary to extend the expiration date of the contract to January 31, 2025 to complete the work for this project; and

WHEREAS, the first amendment has been prepared, reviewed, and approved as to form by the department's Deputy Prosecuting Attorney and signed by Knutzen Consulting Engineering, PLLC; and

WHEREAS, the Director of Operations and Capital Programs recommends that the Board approve the first amendment to the contract and sign the same; **NOW, THEREFORE,**

BE IT RESOLVED, that the Board of County Commissioners hereby approves the first amendment to the professional services Contract with Knutzen Consulting Engineering, PLLC. of Kennewick, Washington, extending the expiration date to January 31, 2025, to complete the work on the access road for the Red Mountain radio tower site; and

BE IT FURTHER RESOLVED, the Board of Benton County Commissioners, Benton County Washington hereby concurs with the first amendment to the professional services contract with Knutzen Consulting Engineering, PLLC and authorizes the Chairman or the Chairman Pro-Tem to sign the same; and

BE IT FURTHER RESOLVED the contract will expire on January 31, 2025.

Dated this 4th day of June 2024.

_____
Chairman of the Board

_____
Chairman Pro-Tem

_____
Commissioner

Attest:_____
Clerk of the Board

Constituting the Board of County Commissioners of Benton County, Washington.

Orig.: Procurement D. Hope
cc: Auditor, PA, Knutzen

DocuSign Envelope ID: 0DE3FD4B-271D-4BEC-86D9-83311801919D

FIRST CONTRACT AMENDMENT
to the
PROFESSIONAL SERVICES CONTRACT

THIS FIRST CONTRACT AMENDMENT made and entered into this _____ day of _____, 2024 by and between **BENTON COUNTY**, a political subdivision with its principal offices at 620 Market Street, Prosser, WA 99350 (hereinafter "COUNTY"), and **KNUTZEN CONSULTING ENGINEERING, PLLC** , a corporation organized under the laws of the State of Washington with its principal offices at 5401 Ridgeline Dr., STE 160, Kennewick, WA 99338 (hereinafter "CONTRACTOR").

WHEREAS, the parties entered into a Professional Services Contract dated January 11, 2022 (the "CONTRACT") for engineering and design services for the access road for the new red mountain radio tower site.

WHEREAS, this First Amendment is permitted under Section 6 of the CONTRACT and is necessary to extend the contract expiration date for an additional term.

NOW THEREFORE, the parties agree that all provisions of the contract remain in effect except for the following amendments:

2. DURATION OF CONTRACT: is hereby deleted and replaced in its entirety with the following:

The term of this Contract shall begin on the last date signed and shall expire on January 31, 2025. The CONTRACTOR shall complete all work by the time(s) specified herein, or if no such time is otherwise specified, no later than the expiration date.

IN WITNESS WHEREOF, the parties have caused this First Contract Amendment to be signed by their duly constituted legal representatives, and it is effective upon signature of both Parties.

Dated:_____

FOR: BENTON COUNTY

_____
Chairman or Chairman Pro-Tem

Constituting the Board of County Commissioners of Benton County, Washington.

Attest:_____
Clerk of the Board

Approved as to Form:

JEFF AULTMAN
_____
Jeff Aultman, Civil Deputy Prosecuting Attorney

Dated: 5/23/2024

FOR: KNUTZEN CONSULTING ENGINEERING, PLLC

DocuSigned by:
Paul Knutzen
4846ECD9537E4D9...
Signature

President
Title:

Paul Knutzen
Print Name

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	6/4/24
Subject:	Public Health Kiosk Placement at Benton-Franklin Health District
Presenter:	Kelly Lewis & Joel Erickson
Prepared By:	Sierra Knutson
Reviewed By:	

PA Review, Approval to Form: ☐ Yes ☐ No ☐ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:** *(Multiple boxes can be checked, if necessary)*	
☒ Consent Agenda	☐ Discussion Only	☐ Pass Motion
☐ Public Hearing	☒ Decision / Direction	☐ Pass Resolution
☐ Scheduled Business	☐ Sign Letter / Document	☐ Pass Ordinance
		☐ Execute Contract

Summary / Background Information

See attached document.

Fiscal Impact

Zero fiscal impact to BFHD operations.

Recommendation

Suggested Motion

Benton-Franklin Health District Test and Go Kiosk Proposal

Background:

The BFHD Emergency Preparedness (EP) and Communicable Disease (CD) programs have been distributing COVID and Flu Tests to the community for the 2023-2024 respiratory illness season. Through the free tests we have been allocated from DOH, the EP program has been distributing pver-the-counter (OTC) at-home COVID tests through a partnership with Mid-Columbia Libraries. Tests have been distributed to all 12 library branches, allowing BFHD to reach rural communities like Kahlotus, Basin City, and Connell. Since November, we have distributed over 3,000 COVID tests to Mid-Columbia Libraries. The CD program has distributed over 300 Point-of-Care (POC) BD Veritor Triplex COVID/Flu A+B tests, 1,500 POC COVID tests, and 3,000 OTC At-home COVID Tests to Long-term Care Facilities, Adult-Family Homes, Skilled Nursing Facilities, and community clinics.

One of the challenges we have is staffing capacity to support community COVID testing. While many LHJs continue to have staff dedicated to providing COVID testing support and coordination, we do not. Additionally, the DOH at-home testing program ended on January 31, 2024, which has reduced our ability to provide COVID tests to the community. Continuing to provide testing resources to the community through the "Test and Go Kiosk" would be a solution to both challenges. The kiosk would provide free and low barrier COVID and flu testing to the community.

The kiosk will be 50% stocked with COVID test kits. The other 50% of the kiosk space creates an an opportunity to distribute community health supplies, such as naloxone, wound care, hygiene products and other health supplies to the community. Making these additional supplies available to the community 24 hours a day is an important prevention strategy. For example, providing naloxone to community members has the potential to save lives. Current local data indicate that while overdose deaths are rising, ED visits are decreasing. This suggests that community members who experience an overdose are not making it to the hospital in time to receive lifesaving care. Naloxone is a safe, easy to administer, and effective way to reverse opioid overdose. Naloxone kits provided by BFHD include educational information useful for people who use drugs to reduce risk and provide access to resources.

About the Kiosk:

See the attached an informational handout about the "Test and Go Kiosk", but I would like to highlight a few of the features.

- Servicing the Kiosk
    - If we were to get a kiosk, Long View International Technology Solutions (LTS) is the vendor that would be doing all servicing, maintenance, and stocking of the kiosk.
    - LTS is notified when items get low or if there are any malfunctions with the kiosk.
- Accessibility
    - This kiosk must be housed outside, which allows for 24-hour access to the community.
    - Live support in multiple languages is available through the LTS patient portal.
    - The kiosk would provide PCR COVID tests which are more accurate, which have been difficult to get in the community.
- Supplies
    - Each kiosk can hold around 700 tests depending on configuration.

    - Kiosks must have a minimum of 50% of their capacity allocated to COVID-19 and flu tests. (DOH pays for all COVID-19 and flu tests.)
    - We can supply LTS with additional supplies that BFHD already has (i.e. naloxone, which is currently provided by DOH)
- Cost
    - The kiosk and the servicing of the kiosk is FREE for all COVID and Flu testing supplies.
    - Any additional products added, are the financial responsibility of BFHD.
    - BFHD would be responsible for the electrical costs to power the machine.

- Size
    - The kiosk is 75” tall, 38.5” wide, and 37” deep.

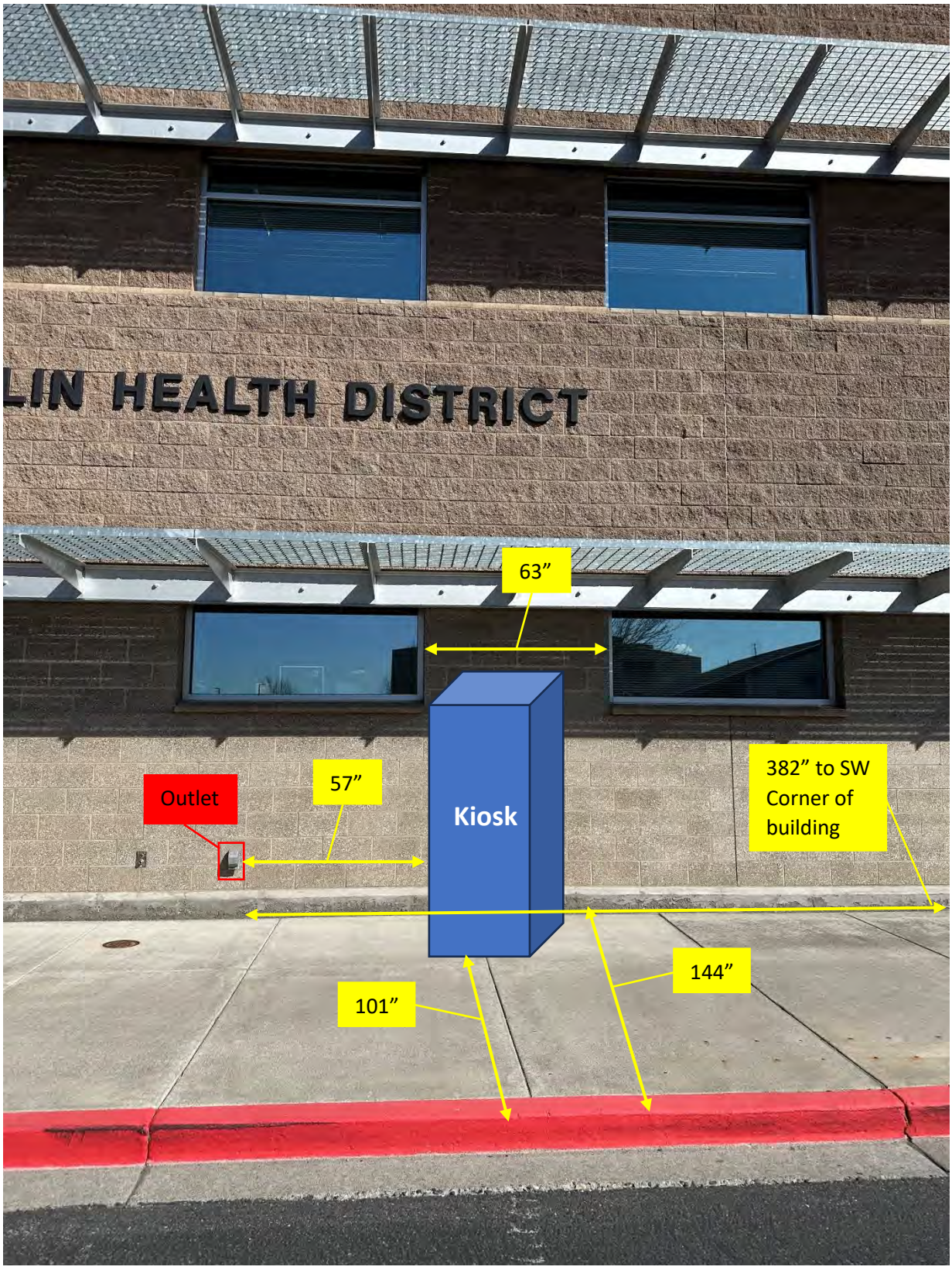
Site Proposal

The site of the kiosk requires certain specifications. These include:

- Total depth required for the site is 91” (6” clearance from the wall, 37” depth and 48” for ADA clearance)
- ADA accessible
- Accessible to public 24 hours a day/7 days a week
- Concrete base
- Electrical Outlet
    - 110V
    - Within 6 feet of where kiosk is located
    - If outdoors: GFCI
    - Outlet cover with locking bolt

After evaluating options on-site at the BFHD Kennewick Office, I determined that the only location that would meet the site specification requirements is on the west side of the building, along Young St.

Below, I have attached some pictures/diagrams for the proposed location and the dimensions of the location.


LIN HEALTH DISTRICT
63”
Outlet
57”
Kiosk
382” to SW Corner of building
144”
101”

BENTON FRANKLIN HEALTH DISTRICT

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	June 4, 2024
Subject:	Auditor General Fund Budget Adjustment
Presenter:	Brenda Chilton
Prepared By:	Lorene Roe
Reviewed By:	Brenda Chilton

PA Review, Approval to Form: ☐ Yes ☐ No ☒ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:** *(Multiple boxes can be checked, if necessary)*	
☐ Consent Agenda	☐ Discussion Only	☐ Pass Motion
☐ Public Hearing	☐ Decision / Direction	☒ Pass Resolution
☒ Scheduled Business	☐ Sign Letter / Document	☐ Pass Ordinance
		☐ Execute Contract

Summary / Background Information

This is a continuation of the Auditor's Office reorganization and is budget neutral. Position 51559 (Office Assistant I) is vacant effective 05/24/2024 and will end July 1, 2024. Position 51160 (Office Assistant II) will end July 1, 2024. An Administrative Assistant Position 51313 (Non-Bargaining, Grade 15) and an Accounting Assistant IV Position 51948 (Courthouse, Grade 6) will be added effective July 1, 2024. Both added positions are current job classifications. Baseline salary funds will be re-allocated to fund remainder of added positions and no additional funding is needed. To remain budget neutral $52,949 will be decreased from the 2025/2026 budget baseline for 5142800.51905 (Temporary Help).

Fiscal Impact

0

Recommendation

The Board of County Commissioners hereby authorize the Budget Adjustment of the Auditor's Office.

Suggested Motion

Move to authorize the Budget Adjustment of the Auditor's Office.

CC: B. Chilton, L. Ivey; Accounting L. Roe

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY FUNDS RE: TRANSFER OF FUNDS WITHIN GENERAL FUND, FUND NUMBER 0010, DEPARTMENT NUMBER 102.

BE IT RESOLVED, by the Board of Benton County Commissioners, that funds shall be transferred as outlined in Exhibit "A", attached hereto.

Dated this _____ day of _____, _____

_____
Chairman

_____
Commissioner

_____
Commissioner

Constituting the Board of County Commissioners
of Benton County, Washington.

Attest: _____
Clerk of the Board

cc: Dept., Auditor

L. Roe

EXHIBIT "A"

BENTON COUNTY BUDGET ADJUSTMENT/LINE ITEM TRANSFER

Dept Name: Auditor Dept Nbr: 102

Fund Name: General Fund Fund Nbr: 0010

TRANSFER FROM:

BASE SUB (7 digit)	LINE ITEM (5 digit)	LINE ITEM NAME	AMOUNT
5143000	51559	Office Assistant I	$29,340
5148100	51160	Office Assistant II	$28,021
5142800	51905	Temporary Help	$52,949
TOTAL			$110,310

TRANSFER TO:

BASE SUB (7 digit)	LINE ITEM (5 digit)	LINE ITEM NAME	AMOUNT
5143000	51313	Administrative Assistant	$62,877
5142800	51948	Accounting Assistant IV	$47,433
TOTAL			$110,310

Explanation:

This is a continuation of the Auditor's Office reorganization and is budget neutral. Position 51559 (Office Assistant I) is vacant effective 05/24/2024 and will end July 1 2024. Position 51160 (Office Assistant II) will end July 1, 2024. An Administrative Assistant Position 51313 (Non-Bargaining, Grade 15) and an Accounting Assistant IV Position 51948 (Courthouse, Grade 6) will be added effective July 1, 2024. Both added positions are current job classifications. Baseline salary funds will be re-allocated to fund remainder of added positions and no additional funding is needed. To remain budget neutral $52,949 will be decreased from the 2025/2026 budget baseline for 5142800.51905 Temporary Help

Prepared by: L. Roe Date: 23-May-2024

Approved ❑ Denied ❑ Date: _____

_____
Chairman

_____
Commissioner

_____
Commissioner

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	June 4, 2024
Subject:	Update Benton County Public Works Work for Other Public Agencies Policy
Presenters:	Matt Mahoney and Matt Rasmussen
Prepared By:	Shela Berry
Reviewed By:	Matt Mahoney and Matt Rasmussen

PA Review, Approval to Form: ☐ Yes ☐ No ☒ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:** *(Multiple boxes can be checked, if necessary)*	
☐ Consent Agenda	☐ Discussion Only	☐ Pass Motion
☐ Public Hearing	☐ Decision / Direction	☒ Pass Resolution
☒ Scheduled Business	☐ Sign Letter / Document	☐ Pass Ordinance
		☐ Execute Contract

Summary / Background Information

To be in compliance with WAC 136-50-050, the Public Works Department needs to update their "Work for Others Policy". The current work for others policy was adopted in 1983 and needs updates to include changes in the language that would make its intent more clearly understood.

Fiscal Impact

No fiscal impact.

Recommendation

Recommend the Board of Benton County Commissioners approve the updated work for others policy and resolution and rescind the 83-346 as part of the scheduled business.

Suggested Motion

I move to approve a Resolution updating the Benton County Public Works work for others policy and rescind resolution number 83-346 as part of the scheduled business.

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF: A REVISION OF THE EXISTING POLICY REGARDING APPROVAL OF WORK FOR OTHER PUBLIC AGENCIES AND COUNTY DEPARTMENTS BY THE BENTON COUNTY PUBLIC WORKS DEPARTMENT

WHEREAS, Pursuant to WAC 136-50-050, and Resolution 83-346 dated September 6th 1983, the Board of County Commissioners (BOCC) established a policy regarding approval of work for other public agencies and county departments that covers matters related to road department operations of the Benton County Public Works Department; and

WHEREAS, it came to the attention of the BOCC that certain changes in the language of Resolution 83-346 would make its intent more clearly understood; **NOW, THEREFORE**,

BE IT RESOLVED that the policy regarding approval of work for other public agencies and county departments, adopted by Resolution 83-346, is hereby repealed and replaced to read as follows:

POLICY:

It is the intent of the BOCC that the Public Works Department accepts requests for construction or maintenance work made by other public agencies and county departments in accordance with Chapter 39.34 RCW, the Interlocal Cooperation Act. The Public Works Department shall perform such work for other public agencies and county departments at a time and in a manner convenient to Benton County and only if such work does not interrupt or interfere with Public Works' regular schedule.

The procedure to be followed in processing such requests is as follows:

A representative of Public Works shall meet with a representative of the requesting agency or county department for an inspection of the project and shall provide the requestor with a preliminary project cost estimate. The requesting agency or county department will be billed for actual expenses upon completion of the project. The costs shall be based upon the actual cost of labor, equipment rental and materials used, and the administrative services associated with the work involved.

The requesting agency or county department shall be required to obtain any necessary permits and agreements to complete the project. The necessary agreement forms shall be available at the offices of Benton County Public Works, and such request forms shall be filled out by the requesting agency or county department after the above stated inspection and preliminary project cost estimate has been made.

The written agreement forms, copies of which are attached as Exhibit A, consist of an Interlocal Cooperative Agreement accompanied by a Reimbursable Work Order, and shall be for a specific item of work to be accomplished prior to a certain date, whereupon all obligation to provide such work will terminate.

Interlocal Cooperative Agreements for specific items of work for other public agencies shall be authorized by the BOCC. For specific items of work for other public agencies and county departments completed under a BOCC approved Interlocal Cooperative Agreement by Reimbursable Work Order, the BOCC delegates approval authority to the Public Works Manager, County Engineer, or designee for such Reimbursable Work Orders, up to $25,000 and with an annual aggregate limit of $50,000. Work in excess of these amounts must be performed under a separate Interlocal Cooperative Agreement, approved by the BOCC.

APPROVED this ___ day of _____, 2024.

_____
Chairman

Attest:

_____
Chairman Pro Tem

_____
Clerk of the Board

_____
Commissioner

Constituting the Board of County Commissioners
Benton County, Washington

Original: Clerk of the Board
Copy: Public Works
Auditor

M. Mahoney

EXHIBIT A

INTERLOCAL COOPERATIVE AGREEMENT BETWEEN BENTON COUNTY AND [AGENCY] FOR GENERAL LABOR, EQUIPMENT, MATERIALS, AND/OR SERVICES THROUGH DEPARTMENT OF PUBLIC WORKS

THIS AGREEMENT is made and entered into by and between Benton County ("Benton") with its principal offices located at 620 Market Street, Prosser, Washington 99350, by and for the Benton County Public Works Department and [AGENCY] with its principal offices located at [AGENCY LOCATION], by and for [AGENCY], pursuant to the authority granted by Chapter 39.34 RCW, INTERLOCAL COOPERATION ACT.

ARTICLE I
PURPOSE

1.01 ***PURPOSE***. The purpose of this Agreement is to set forth the terms and conditions under which [AGENCY] and Benton County may provide labor, equipment, materials, and/or services to the other party, as requested by either party in manner convenient to the party providing the labor, equipment, materials, and/or services. Either party to this Agreement shall make a reasonable effort to assure the availability of labor, equipment, materials, and/or services to the other party. The exact scope of each item or task shall be defined through individual written task orders approved by both agencies.

ARTICLE II
ADMINISTRATION AND ORGANIZATION

2.01 ***ADMINISTRATOR***. The following individuals are designated as representatives of the respective parties. The representatives shall be responsible for administration of this Agreement and for coordinating and monitoring performance under this Agreement. In the event such representatives are changed, the party making the change shall notify the other party.

2.02 Benton's representative shall be the Public Works Manager, or their authorized designee. The Public Works Manager shall be the signing authority for Benton for all task assignments pursuant to this Agreement.

2.03 [AGENCY'S] representative shall be the [TITLE OF EMPLOYEE] or their authorized designee.

2.04 This Agreement is entered into pursuant to RCW 39.34 as an interlocal agreement between the parties. Each party shall be solely responsible for all costs, materials, supplies and services necessary for their performance under the terms of this Agreement. All property and materials secured by each party in the performance of this Agreement shall remain the sole property of that party. All funding incident to the fulfillment of this Interlocal Agreement, shall be borne by each party necessary for the fulfillment of their responsibilities under the terms of this Agreement. No special budgets or funds are anticipated, nor shall be created incident to this Interlocal Cooperation Agreement. It is not the intention that a separate legal entity be established to conduct the cooperative

undertakings, nor is the acquisition, holding, or disposing of any real or personal property anticipated under the terms of this Agreement.

ARTICLE III
DURATION OF AGREEMENT

3.01 ***DURATION***. This Agreement shall be effective when executed by both parties' authorized representatives and the duration shall be ongoing unless terminated in writing by either party pursuant to Article VIII.

ARTICLE IV
COMPENSATION

4.01 ***COMPENSATION***. [AGENCY] agrees to reimburse Benton for the costs of the work performed by Benton, based on the actual cost of labor; equipment rental; engineering; materials; and/or services provided; plus all costs for fringe benefits to labor, including, but not limited to: social security, retirement, industrial and medical aid costs, prorated sick leave, holidays and vacation time, and group medical insurance. In ad,dition thereto, reasonable indirect costs, calculated in accordance with the Municipal Research and Services Center's (MRSC's) Financial Policies Tool Kit – Cost Allocation, created in partnership with the State Auditor's Office Center for Government Innovation, shall be added for overhead expenses for accounting, billing, and administrative services at the county's indirect rate used to bill administration. A certified statement of the costs shall be provided within thirty (30) days of service or equipment rental. The amount invoiced shall be paid to the Benton County Public Works Department within thirty (30) days of billing.

Benton hereby agrees to reimburse [AGENCY] for the costs of the work performed by [AGENCY] based on the actual cost of labor; equipment rental; engineering; materials; and/or services provided; plus all costs for fringe benefits to labor, including, but not limited to: social security, retirement, industrial and medical aid costs, prorated sick leave, holidays and vacation time, and group medical insurance. In addition thereto, reasonable indirect costs, calculated in accordance with the Municipal Research and Services Center's (MRSC's) Financial Policies Tool Kit – Cost Allocation, created in partnership with the State Auditor's Office Center for Government Innovation, shall be added for overhead expenses for accounting, billing, and administrative services at [AGENCY'S] indirect rate used to bill administration. A certified statement of the costs shall be provided within thirty (30) days of service or equipment rental. The amount invoiced shall be paid to [AGENCY] within thirty (30) days of billing.

EXHIBIT A

ARTICLE V
PERFORMANCE OF AGREEMENT

5.01 ***COMPLIANCE WITH ALL LAWS***. Each party shall comply with all federal, state, and local laws, rules, regulations, and ordinances applicable to the performance of this Agreement, including without limitation, all those pertaining to wages and hours, confidentiality, disabilities, and discrimination.

5.02 ***COMPLIANCE WITH STANDARDS AND SPECIFICATIONS***. All work shall be completed per the standards and specifications of the party owning the respective property. Where applicable, if there is no local standard or specification for the work to be performed, the acting party shall comply with WSDOT standards and specifications. If there is no WSDOT standard or specification, the acting party may complete the work as it would to its own property, and at minimum, to local industry standards.

5.03 ***MAINTENANCE AND AUDIT OF RECORDS***. Each party shall maintain books, records, documents, and other materials relevant to its performance under this Agreement. These records shall be subjected to inspection, review, and audit by either party or its designee, and the Washington State Auditor's Office. Each party shall retain all such books, records, documents, and other materials for the applicable retention period under federal and Washington law.

5.04 ***ON-SITE INSPECTIONS***. Either party or its designee may evaluate the performance of this Agreement through on-site inspection to determine whether performance is in compliance with the standards set forth in this Agreement, and in compliance with federal, state, and local laws, rules, regulations, and ordinances.

5.05 ***TREATMENT OF ASSETS AND PROPERTY***. No fixed assets or personal or real property will be jointly or cooperatively acquired, held, used, or disposed of pursuant to this Agreement.

5.06 ***IMPROPER INFLUENCE***. Each party agrees, warrants, and represents that it did not and will not employ, retain, or contract with any person or entity on a contingent compensation basis for the purpose of seeking, obtaining, maintaining, or extending this Agreement. Each party agrees, warrants, and represents that no gratuity whatsoever has been or will be offered or conferred with a view towards obtaining, maintaining, or extending this Agreement.

5.07 ***CONFLICT OF INTEREST***. The elected and appointed officials and employees of the parties shall not have any personal interest, direct or indirect, which gives rise to a conflict of interest.

5.08 ***ASSIGNMENT AND SUBCONTRACTING***. No portion of this Agreement may be assigned or subcontracted to any other individual, firm, or entity without the express and prior written approval of both parties' authorized representatives.

EXHIBIT A

5.09 ***NOTICE***. Except as set forth elsewhere in the Agreement, for all purposes under this Agreement, except service of process, notice shall be in writing and shall be given as follows:

[AGENCY]:	To Benton County:
[AGENCY CONTACT]	Public Works Manager
[ADDRESS]	102206 Wiser Parkway
[ADDRESS]	Kennewick, WA 99338

ARTICLE VI
INDEMNIFICATION

6.01 ***INDEMNIFICATION***. Each party agrees to and shall defend, indemnify, and hold harmless the other party, its appointed and elective officials, officers, agents, and employees, from and against all loss or expense, including, but not limited to judgments, settlements, attorney's fees, and costs by reason of any and all claims and demands upon the party to be indemnified, its elected or appointed officials, officers, agents, or employees for damages because of personal or bodily injury, including death, at any time resulting therefrom, sustained by any person or persons and on account of damage to property, including loss of use thereof, when such injury to persons or damage to property is due to the negligence of indemnifying party, its elected officials, officers, employees, or their agents, except when such injury or damage shall have been occasioned by the sole negligence of the party seeking indemnity, its appointed or elected officials, officers, agents, or employees. It is further provided that no liability shall attach to a party by reason of entering into this Agreement, except as expressly provided herein. [AGENCY] expressly waives the immunity under Title 51 RCW (Industrial Insurance statutes) and acknowledges that its waiver of immunity was mutually and expressly negotiated by the parties, and expressly agrees that its promise to indemnify and hold harmless applies to all claims filed by and/or injuries to its own employees.

6.02 **SURVIVAL OF INDEMNITY OBLIGATIONS**. The parties agree all indemnity obligations shall survive the completion, expiration, or termination of this Agreement.

ARTICLE VII
DISPUTES

7.01 ***TIME***. Time is of the essence of this Agreement.

EXHIBIT A

7.02 ***GOVERNING LAW AND VENUE***. In the event of a dispute regarding the enforcement, breach, or interpretation of this Agreement, [AGENCY] [AGENCY REPRESENTATIVE] and the Benton County Administrator shall first meet in a good faith attempt to resolve such dispute. In the event they are unable to resolve such dispute, either individually or with the assistance of a mediator, the dispute shall be resolved by arbitration pursuant to RCW 7.04A; with venue being placed in Benton County, Washington; with all parties waiving the right of a jury trial upon de novo appeal, if any.

7.03 **ATTORNEY'S FEES**. If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Agreement, each party shall pay its own attorney's fees incurred in that action, arbitration, or proceeding.

ARTICLE VIII
TERMINATION

8.01 ***TERMINATION***. Any party hereto may terminate this Agreement upon thirty (30) days' notice in writing either personally delivered or mailed postage-prepaid by certified mail, return receipt requested, to the party's last known address for the purposes of giving notice under this paragraph. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

ARTICLE IX
GENERAL PROVISIONS

9.01 ***CHANGES, MODIFICATIONS, AMENDMENTS AND WAIVERS***. The Agreement may be changed, modified, amended, or waived only by written agreement signed by the parties' authorized representatives and adopted by resolution of each party's legislative authority. Any waiver of a term or condition of this Agreement shall apply only to the specific act, occurrence, or omission and shall not constitute a waiver as to any other term or condition, or future act, occurrence, or omission. Waiver or breach of any term or condition of this Agreement shall not be considered a waiver of any prior or subsequent breach.

Task assignments, insofar as they are considered changes, modifications, or amendments, shall be exempt from adoption by resolution of Benton's legislative authority, instead being adopted by signature of Benton County's Public Works Manager, per Item 2.02.

9.02 ***ASSIGNMENT***. Neither party may assign its rights or delegate its duties under this Agreement, whether by assignment, subcontract, or other means. Any such attempted assignment or delegation shall be void and shall constitute a material breach of this Agreement.

9.03 ***SEVERABILITY***. In the event any term or condition of this Agreement or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions, or applications of this Agreement which can be given effect without the invalid term, condition, or application. To this end, the terms and conditions of this Agreement are declared severable.

EXHIBIT A

9.04 ***ENTIRE AGREEMENT***. This Agreement contains all the terms and conditions agreed upon by the parties. All items incorporated herein by reference will be attached. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

9.05 ***SIGNATURES***. By signing below, the parties consent to conduct this transaction by electronic means, and expressly agree that this Agreement can be signed in counterpart via original or electronic signature. The parties further agree that a copy of the fully executed Agreement shall have the same force and effect as the original.

9.06 ***FILING***. This Agreement shall be filed pursuant to RCW 39.34.040.

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ day of _____ , 2023.

APPROVED:

BOARD OF COUNTY COMMISSIONERS
BENTON COUNTY, WASHINGTON

_____
Chair

_____
Chair Pro Tem

_____
Commissioner

APPROVED:

[AGENCY]

_____
[AUTHORIZED SIGNER]

_____
[AUTHORIZED SIGNER]

_____
[AUTHORIZED SIGNER]

ATTEST:

By: _____
Clerk of the Board

APPROVED AS TO FORM:

By: _____
Deputy Prosecuting Attorney

EXHIBIT A

REIMBURSABLE WORK ORDER	_____ AGENCY/DEPT. _____ YEAR - _____ NUMBER To be completed by Benton County

REQUEST

The undersigned hereby requests the Benton County Public Works Department to provide a preliminary estimate for costs of work stated herein.

Description of work requested:

- ☐ Provide Surfacing Material
- ☐ Snow Plowing, Sanding, De-Icing
- ☐ Chip Sealing
- ☐ Asphalt Overlay
- ☐ Traffic Striping, Pavement Markings
- ☐ Asphalt Patching
- ☐ Grading
- ☐ Vegetation Control
- ☐ Guardrail Repair
- ☐ Traffic Signs
- ☐ Crack Seal
- ☐ Other (see attached scope of work)

COUNTY ESTIMATE

I have met with a representative of the above agency/department and inspected the work being requested.

I have submitted my preliminary cost estimate of $ _____, including administrative costs.

See Attached Scope of Work

_____
Public Works Representative

APPROVAL OF COST ESTIMATE

Type of Work: ☐ Maintenance ☐ Construction ☐ Preservation

Cost estimate of work, as requested, is reasonable and required resources are available:

☐ Yes ☐ No

By: _____ Date: _____
Public Works Manager, County Engineer, or Road Maintenance Manager

Agency/Department

It is understood that the total cost given is for estimation purposes only and that the project total cost will be based on the actual cost of labor, equipment rental and materials used in the work involved, and an administrative fee.

All work shall be performed in accordance with the Interlocal Cooperative Agreement dated: _____

Agency/Department: _____ Date: _____

Signature: _____

Title: _____

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	June 4, 2024
Subject:	Executing the first amendment to the contract with Bouten Construction for the Columbia Valley Center for Recovery Project
Presenter:	
Prepared By:	Robert Blain
Reviewed By:	Procurement

PA Review, Approval to Form: ☒ Yes ☐ No ☐ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:** *(Multiple boxes can be checked, if necessary)*	
☐ Consent Agenda	☐ Discussion Only	☐ Pass Motion
☐ Public Hearing	☐ Decision / Direction	☒ Pass Resolution
☒ Scheduled Business	☐ Sign Letter / Document	☐ Pass Ordinance
		☒ Execute Contract

Summary / Background Information

On March 24, 2023, Benton County received approval from the Capital Projects Advisory Review Board (CPARB) to use the Progressive Design Build process for the Columbia Valley Center for Recovery Project. The County, through a selection process, selected and awarded the project to Bouten Construction Company on August 22, 2023, resolution 2023-599. A contract was executed on September 19th, 2023, resolution 2023-655, starting the validation phase of the project.

Bouten Construction Company has completed the Validation Phase of the project and provided the required Validation Report. A contract amendment has been negotiated and has been prepared for Board execution commencing Phase 1 of the project. The amendment has been reviewed and approved as to form by the Deputy Prosecuting Attorney and signed by Bouten Construction Company.

Fiscal Impact

Behavioral health Fund $2,159,650.00, excluding W.S.S.T

Recommendation

Recommend the Board execute the first amendment to the contract with Boutin Construction Company for the Columbia Valley Center for Recovery for the next phase of the project referred to as "Phase I - Design & Early Procurement".

Suggested Motion

I move to approve as part of the Consent Agenda the first amendment to the contract with Boutin Construction Company for the Columbia Valley Center for Recovery for the next phase of the project referred to as "Phase I - Design & Early Procurement".

Marilu Flores

From: Dave Jonson
Sent: Thursday, May 30, 2024 2:54 PM
To: Marilu Flores
Subject: FW: CVCR - Phase 1 Amendment

Here you go.

From: Robynne Thaxton <robynne@thaxtonpark.com>
Sent: Wednesday, May 29, 2024 5:26 PM
To: Robert Blain <Robert.Blain@co.benton.wa.us>; LeeAnn Holt <leeann.holt@co.benton.wa.us>; Dave Jonson <Dave.Jonson@co.benton.wa.us>
Subject: [EXTERNAL] RE: CVCR - Phase 1 Amendment

Very thorough. Thank you. This looks terrific and is good to go.
Robynne

THAXTON | PARKINSON PLLC
Robynne Thaxton
206.909.5290
robynne@thaxtonpark.com
www.thaxtonpark.com

From: Robert Blain <Robert.Blain@co.benton.wa.us>
Sent: Thursday, May 23, 2024 9:23 AM
To: Robynne Thaxton <robynne@thaxtonpark.com>; LeeAnn Holt <leeann.holt@co.benton.wa.us>; Dave Jonson <Dave.Jonson@co.benton.wa.us>
Subject: CVCR - Phase 1 Amendment

Robynne,

I have attached the first amendment to the Columbia Valley Recovery Center Project (formerly the Three Rivers Behavioral Health Project). Below is a link to the validation report. We have negotiated with Bouten to remove an item out of their phase 1 budget which we will address through a change order later. Also, we worked with them on the NTE for the Architect.

Bouten is making a few changes to the validation report, and I expect to have an updated copy this morning. I will send you an updated link when we receive it.

Please let me know if you have questions. We are available to jump on a call if needed.

CVCR_Phase-1_Validation Report_052224.pdf

Thank you,

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF EXECUTING FIRST AMENDMENT TO THE CONTRACT WITH BOUTEN CONSTRUCTION INC. FOR THE COLUMBIA VALLEY CENTER FOR RECOVERY PROJECT

WHEREAS, On March 24, 2023, Benton County received approval from the Capital Projects Advisory Review Board (CPARB) to use the Progressive Design Build process for the Columbia Valley Center for Recovery Project; and

WHEREAS, on May 16, 2023, the County advertised for Statement of Qualifications for design-build teams starting the selection process for the Progressive Design-build project; and

WHEREAS, on August 22, 2023, resolution 2023-599, the Board of County Commissioners awarded the Progressive Design-build project to Bouten Construction Company; and

WHEREAS, on September 19th, 2023, resolution 2023-655, the Board of County Commissioners executed a contract with Bouten Construction Company for the Columbia Valley Center for Recovery Project starting the "Validation Phase" in the amount of $523,507.00; and

WHEREAS, on May 7, 2024, resolution 2024-0333, the Board of County Commissioners ratified Change Order #1 to the Bounten Construction Company's contract for the "Validation Phase" in the amount of $14,492.00 for a total of $537,999.00; and

WHEREAS, Bouten Construction Company has completed the Validation Phase of the contract and provided the required Validation Report. The Director of Operations and Capital Programs recommends that the County proceed to the next phase of the project called "Phase I - Design & Early Procurement"; to be concluded September 18, 2024 and

WHEREAS, the contract amendment has been prepared, reviewed and approved as to form by our departmental Deputy Prosecuting Attorney and has been signed by Bouten Construction Company; **NOW, THEREFORE,**

BE IT RESOLVED, the Board of County Commissioners concurs with the recommendation and approves the attached first contract amendment with Bouten Construction Company for the "Phase I - Design & Early Procurement" in the amount not to exceed $1,621,651.00, excluding W.S.S.T. with future contract amendments for Phase II - Construction with a guaranteed maximum price (GMP), of the Columbia Valley Center for Recovery Project; and

BE IT FURTHER RESOLVED, the total amount not to exceed for the first two phases is $2,159,650.00, excluding W.S.S.T.; and

BE IT FURTHER RESOLVED, Phase one "Design and Early Procurement" will be completed by September 18,2024; and

Orig: Procurement R. Blain
cc: Auditor, PA, Bouten

BE IT FURTHER RESOLVED, the Board hereby authorizes the Chairman or Chairman Pro-Tem to sign the first contract amendment with Bouten Construction Company for the Columbia Valley Center for Recovery Project.

Dated this 4th day of June, 2024.

Chairman of the Board

Chairman Pro Tem

Commissioner

Attest: . . . . . .
Clerk of the Board

Constituting the Board of County Commissioners of Benton County, Washington

Orig: Procurement
cc: Auditor, PA, Bouten

R. Blain

EXHIBIT F
FORM OF VALIDATION AMENDMENT
BENTON COUNTY
PROGRESSIVE DESIGN-BUILD AGREEMENT

Unless the parties agree in writing otherwise, the Validation Amendment shall be in a substantially similar form as follow:

1. Pursuant to Section 6.6.1 of the Agreement, this Validation Amendment incorporates the following terms into the Agreement. To the extent any terms set forth in this Validation Amendment conflict with the Agreement, the terms in this Validation Amendment shall govern.

2. The Design-Builder has submitted to Owner a Validation Report pursuant to Part 3 of Exhibit C.

3. The Owner has reviewed the Validation Report, the parties have reconciled the Owner's Comments, and the Owner has accepted the Validation Report as reconciled. The conformed, reconciled Validation Report is attached to this Amendment and is incorporated as if fully set forth herein.

4. Consistent with the Validation Report, the parties hereby establish the following Commercial Terms:

Phase 1 Not to Exceed Amount	$1,621,651.00 *(Excludes WSST)*
Design-Builder's Fee (multiplier)	Five and one-quarter percent (5.25%)
Cost of the Work Contingency	$80,000.00
Design-Builder's Contingency	$7,911.00
Phase 1 Completion Date	September 18, 2024

6. Other Commercial Terms, if applicable, are set forth pursuant to the following Attachment(s):

   a. **Attachment A – NOT USED**

   b. **Attachment B - Phase 1 Scope of Work Letter** for Phase 1 Work as set forth in the Agreement

   c. **Attachment C - Not to Exceed Sums (Level of Effort)** for Phase 1 Work as set forth in the Agreement

   f. **Attachment D** - **Hourly Rates** as set forth in the Agreement

7. Pursuant to Section 10.2 of the Agreement, Design-Builder shall provide a Payment and Performance Bond pursuant to RCW Chapter 39.08 equal to one hundred percent (100%) of the amount set forth above.

In executing this Amendment, Owner, and Design-Builder each individually represents that it has the necessary financial resources to fulfill its obligations under this Amendment, and each has the necessary corporate approvals to execute this Amendment, and perform the services described herein.

[NEXT PAGE]

EXHIBIT F
FORM OF VALIDATION AMENDMENT
BENTON COUNTY
PROGRESSIVE DESIGN-BUILD AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed on the date set forth below.

BENTON COUNTY

By _____

_____

Its _____

Date: _____

DESIGN-BUILDER

Bouten Construction

Name of Design-Builder

By _____

Timothy Thomas

Its President

Date: May 30, 2024

DESIGN-BUILDER'S ADDRESS AND PHONE:

1060 Jadwin Ave, Suite 300, Richland, WA 99352

509-943-7677

BOUTEN
CONSTRUCTION COMPANY

Building Excellence
Since 1944

May 15, 2024

Robert Blain, Director
Operations & Capital Programs
BENTON COUNTY
7122 W. Okanogan Place
Kennewick, WA 99336

RE: COLUMBIA VALLEY CENTER
FOR RECOVERY
Benton County
Kennewick, WA
Bouten Job No: K-945

Dear Robert:

Bouten Construction is pleased to provide our validation report and Exhibit F – Form of Validation Amendment for the Columbia Valley Center for Recovery (CVCR) project. Below you will find an outline and recap of the Phase 1 | Design and Preconstruction scope of work as well as a listing of the contract documents provided along with this letter.

Phase 1 | Design and Preconstruction Scope of Work
The Phase 1 period scope of work will include those as outlined in the Validation Report and in coordination with the contract Exhibit C – Phase 1 and 2 Scope of Services and Exhibit D – Phase 1 Level of Effort. The goal of the Phase 1 period will be to continue design and preconstruction efforts as well as collaborate with Benton County, the Coalition and Comprehensive to further develop design and a Guaranteed Maximum Price (GMP). We anticipate beginning the Phase 1 work on or around June 5, 2024 and completion of Phase 1 mid-September 2024.

The Phase 1 | Design and Preconstruction scope of work will include the following tasks and deliverables and as outlined in the Exhibit D – Level of Effort.

1. Phase 1 - design & preconstruction kick-off
2. Team - validation debrief / lessons learned / re-alignment
3. Comprehensive programming sessions
4. End user experience working sessions
5. Owner programming review
6. User group design meetings / adjacencies
7. Stakeholder design/adjacency report-out
8. Post validation TVD budget update
9. Finishes, casework, doors and hardware amounts, locations and types
10. Lighting locations and types
11. Plumbing, Mechanical and Electrical fixtures and locations
12. Plumbing, Mechanical and Electrical systems design, zoning, etc.
13. Kitchen equipment & function
14. Equipment Coordination – printers, pyxis, medical testing, IT, laundry, & shelving
15. Access Control – types, locations, & functions
16. Site coordination - drop off zones, garages/carports
17. Site - pedestrian access, fire access, waste, well, landscaping, etc.

18. Review and incorporation of betterments
19. Confirmation of allowances and contingencies
20. Site & landscape design
21. Structure type Selection & design (Canopy)
22. Envelope Revisions scope & design
23. Window System replacements scope & design
24. Roof scope review
25. MEP Systems finalizations
26. Interior Finishes Selections
27. City of Kennewick permit pre-dev / updates
28. Design - development period (50%)
29. Project specifications & construction documents (in progress)
30. Constructability reviews
31. Subcontracting plan review and approval (GMP1)
32. Procurement / long lead Items strategy - Phase 1 update
33. TVD budget refinement (continuous)
34. Site Logistics
35. GMP-1 bid packaging
36. Owner page turn and 50% DD approval
37. GMP 1 - Exterior envelope and site improvements bid period
38. Subcontracting plan review and approval (GMP-2)
39. Phase 2 planning, budget and schedule alignment
40. Mobilization preparedness and project kick-off meetings
41. Phase 1 and Phase 2 scope coordination
42. Owner approval Phase 1 GMP
43. Phase 2 kick-off

Finally, and upon completion of the Phase 1 scope of work, we will provide the following deliverables.

1. Guaranteed Maximum Price 1 – Site, Exterior and Early Procurement
2. Phase 2 Scope of work
3. GMP 2 (Final) Development Plan

Once the Phase 1 – Design and Preconstruction services is complete, we will propose scope and cost for proceeding to Phase 2 – Final Design and Construction along with GMP 1.

Contract Documents
The following Contract documents have been executed. This Amendment is being presented for incorporation into the contract documents:

1. DBIA 530 Agreement - *Standard Form of Agreement Between Owner and Design-Builder – Cost Plus Fee with an Option for a Guaranteed Maximum Price*
2. DBIA *530 General Conditions of the Contract - Standard Form of General Conditions of Contract Between Owner and Design-Builder*
3. Exhibit B1: Insurance Exhibit – Design-Builder's Insurance Requirements
4. Exhibit B2: Form of Payment Bond
5. Exhibit B3: Form of Performance Bond
6. Exhibit C: Phase 1 and 2 Scope of Services
7. Exhibit D: Validation Period Level of Effort
8. Exhibit E: Hourly Rates, Unit Prices, and Allowance Items
9. Exhibit F: Form GMP Amendment
10. Exhibit G: Form Change Orders

Following execution of this Contract Amendment and receipt of a notice to proceed, we will continue the design phase activities and meetings with stakeholders. We are excited to continue our partnership with Benton County for the design and construction of this important facility to meet the needs of the community. Our team is prepared and ready for the Phase 1 period for this project.

Sincerely,

BOUTEN CONSTRUCTION COMPANY

Brandon M. Potts, Vice President

BMP:JLC/djj
J:\Active Jobs Estimates\K-945 (Columbia Valley Center for Recovery)\00 Prime Contract\Phase 1 - Design and Preconstruction\2024.05.15 Contract Amendment Phase 1 Letter.docx
Attachments

Phase 1 - Design and Preconstruction | Level of Effort

Benton County | Columbia Valley Center for Recovery
Kennewick, Washington
May 23, 2024

PHASE 1 DESIGN AND PRECONSTRUCTION PLAN ACTIVITIES

ITEM #	ACTIVITY	2024 MAY	JUN	JUL	AUG	SEP	OCT	NOTES
	Phase 1 - Design + Preconstruction Phase							
1	Phase 1 - design & preconstruction kick-off							
2	Team - validation debrief / lessons learned / re-alignment							
3	Comprehensive programming sessions							
4	End user experience working sessions							
5	Owner programming review							
6	User group design meetings / adjacencies							
7	Stakeholder design/adjacency report-out							
8	Post validation TVD budget update							
9	Finishes, casework, doors and hardware amounts, locations and types							
10	Lighting locations and types							
11	Plumbing, Mechanical and Electrical fixtures and locations							
12	Plumbing, Mechanical and Electrical systems design, zoning, etc.							
13	Kitchen equipment & function							
14	Equipment Coordination – printers, pyxis, medical testing, IT, laundry, & shelving							
15	Access Control – types, locations, & functions							
16	Site coordination - drop off zones, garages/carports							
17	Site - pedestrian access, fire access, waste, well, landscaping, etc.							
18	Review and incorporation of betterments							
19	Confirmation of allowances and contingencies							
20	Site & landscape design							
21	Structure type Selection & design (Canopy)							
22	Envelope Revisions scope & design							
23	Window System replacements scope & design							
24	Roof scope review							
25	MEP Systems finalizations							
26	Interior Finishes Selections							
27	City of Kennewick permit pre-dev / updates							
28	Design - development period (50%)							
29	Project specifications & construction documents (in progress)							
30	Constructability Reviews							
31	Subcontracting plan review and approval (GMP1)							
32	Procurement / long lead Items strategy - Phase 1 update							
33	TVD budget refinement (continuous)							
34	Site Logistics							
35	GMP-1 bid packaging							
36	Owner page turn and 50% DD approval							
37	GMP 1 - Exterior envelope and site improvements bid period							
38	Subcontracting plan review and approval (GMP-2)							
39	Phase 2 planning, budget and schedule alignment							
40	Mobilization preparedness and project kick-off meetings							
41	Phase 1 and Phase 2 scope coordinaton							
42	Owner approval Phase 1 GMP							
43	Phase 2 kick-off							

NOTES

1 Validation / programming / design activities shown in blue
2 Procurement / budget activities shown in gold

KEY PERSONNEL

ITEM	RESOURCE	2024 MAY	JUN	JUL	AUG	SEP	OCT	HRS	$/HR	TOTAL	NOTES
	PRECONSTRUCTION EFFORT										
1	Project Executive - Brandon Potts	2	8	8	8	8	2	**36**	**$ 228**	**$ 8,208**	See Note 1
2	Design + Preconstruction Team Leader - Jake Closson	16	32	32	32	32	8	**152**	**$ 228**	**34,656**	See Note 1
3	Design-Build Project Manager - Justin Griffeth	32	64	64	64	64	16	**304**	**$ 144**	**43,776**	See Note 1
4	Design-Build Preconstruction Manager - Sean Gossett	32	64	64	64	64	16	**304**	**$ 152**	**46,208**	See Note 1
5	Estimator support - Ed Lambert	24	24	32	72	120	8	**280**	**$ 124**	**34,720**	See Note 1
6	Superintendent - Joe Christensen	4	8	16	16	32	40	**116**	**$ 120**	**13,920**	See Note 1
7	Director of Safety - Weldon Barker	0	2	2	4	8	8	**24**	**$ 116**	**2,784**	See Note 1
8	Quality Management Specialist - Cynthia Miller	0	8	32	32	8	8	**88**	**$ 120**	**10,560**	See Note 1
9											
10	**Personnel Total Hours & Cost (Bouten Only)**	110	210	250	292	336	106	1304		**$ 194,832**	
	DESIGN EFFORT										
11	Design Managing Principal - Dan										
12	Design Manager - Jill										
13	Design Project Manager - Heather										
14	Design Healthcare Planner - Cecilia										
15	Design Project Architect - Abundance										
16	**NAC Total Hours and Cost - NTE**									**$ 745,770**	See Note 2,9
17	TEM / MSI HVAC & Mechanical									**235,700**	See Note 3,8
18	Energized Electric / Coffman Electrical									**125,700**	See Note 3,8
19	Civil Engineering - PBS									-	See Note 4
20	Structural Engineering - Coffman									-	See Note 4
21	Acoustical Consultant - TBD									-	See Note 4
22	Landscape Design - PLACE Landscape									**15,700**	See Note 5
23	Envelope Consultant - RDH									**60,000**	See Note 6
24	Design & Preconstruction Contingency									**80,000**	See Note 7
25	Design-Assist procurement / Trade Partner budget support									**20,000**	See Note 10
26	Other Consultants - TBD									-	
27	**Subtotal Design and Consultants**									**$ 1,282,870**	
28	**Subtotal Phase 1 Design and Preconstruction**									**$ 1,477,702**	

Phase 1 - Design and Preconstruction | Level of Effort

Benton County | Columbia Valley Center for Recovery
Kennewick, Washington
May 23, 2024

DIRECT COSTS / EXPENSES

ITEM #	ITEM NAME		TOTAL	NOTES
1	Printing, Mailing, Advertising, + Misc. Expenses		$ 600	
2	Travel and Fuel		5,000	
3	Technology and Software (VDC, Laser Scanning)		5,000	
4	Other - TBD		-	
5	Other - TBD		-	
6	**Subtotal Direct Costs / Expenses**		$ 10,600	

TOTAL DIRECT & PERSONNEL COSTS	**$ 1,488,302**
Design-Builder Fee (5.25%)	$ 78,136
Insurance (1.0%)	15,664
B & O Tax (.48%)	7,594
Design-Builder's Contingency (.50%)	7,911
Payment & Performance Bond (1.0%)	15,976
Retainage Bond	8,068
PHASE 1 | DESIGN & PRECONSTRUCTION	**$ 1,621,651**
PHASE 1 | VALIDATION ORIGINAL TASK ORDER & CO 1	**$ 537,999**
TOTAL PHASE 1 PROJECTED COST	**$ 2,159,650**
PHASE 2 FINAL DESIGN - TO BE INCLUDED IN GMP 1	

NOTES

1. The hours / time / cost shown for the month of October includes the first week in October to accommodate the 2 week gap for approval from presenting the GMP to approvals.
2. NAC costs shown as NTE for Phase 1. Total hours to date compared to the total projected hours (3,412 Hrs) will be tracked for progress monitoring during phase 1.
3. Design / Build Tradepartners are contracted directly under Bouten. Costs shown here are for full design, including of setting the GMP, permit documents and construction administration.
4. Structural and Civil included in NAC costs.
5. PLACE Landscape is a Certified Small Business to support achievement of DEI goals.
6. Represents estimated envelope design and detail support costs from RDH. A proposal from RDH is forthcoming.
7. Contingency for design and consultants in phase 1
8. D/B Mechanical and Electrical Fees to GMP 1 and Permit
9. NAC costs include acoustical consultant, NREC consultant and Kitchen consultant for warming kitchen. Full kitchen design is represented in the betterment.
10. Represents potential design-build tradepartners early procurement and DB support (such as abatement, roofing and glazing)

ATTACHMENT D
Hourly Rates, Unit Prices and Allowance Items

Phase 1 | Design and Preconstruction Services

Date: May 23, 2024

Rates only apply to Phase 1 services. Phase 2 rates to be provided at the time in which those services are amended to the contract.

Name	Title	2024 Hourly Rate
Brandon Potts	Project Executive	$228
Jake Closson	Design & Preconstruction Team Leader	$228
Justin Griffeth	Design-Build Project Manager	$144
Sean Gossett	Sr. Estimator	$152
Ed Lambert	Estimator	$124
Eric Scheller	Estimator	$98
TBD	VDC Coordinator	$106
Craig Niemela	Senior Superintendent	$145
Joe Christensen	Superintendent	$120
TBD	Assistant Superintendent	$106
Jesse Briones	Project Engineer	$105
Harmony Birkhimer	Project Coordinator	$82
Weldon Barker	Safety Director	$116
Creston Grant	Safety Coordinator	$86
TBD	Quality Control Manager	$120
NAC Staff	Composite Billing Rate	$185

(Reference Notes on the following page)

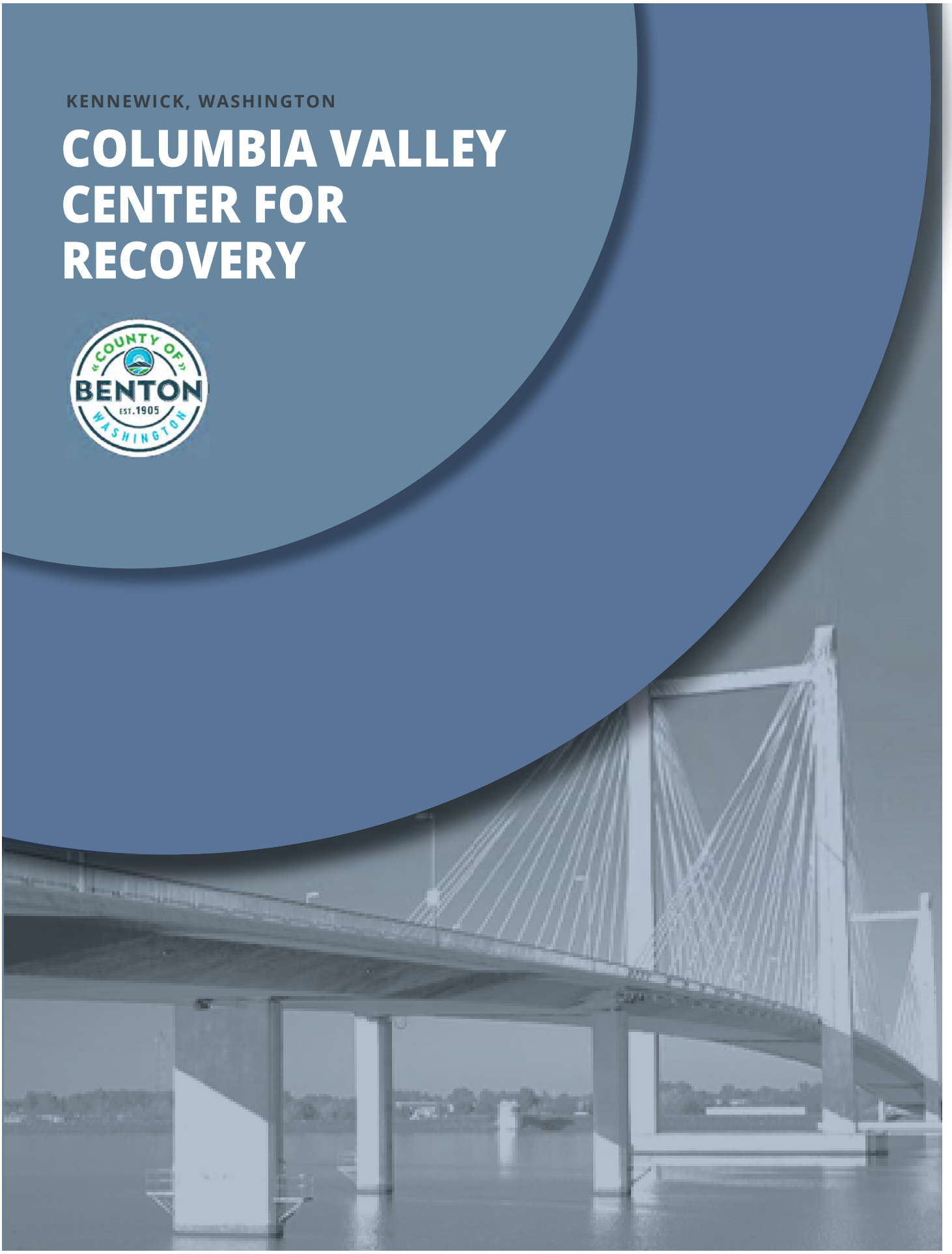
Notes:

1. The Design-Builder rates shown above extend through May 31, 2025, and are subject to adjustment on June 1, 2025, based upon the Design-Builder's compensation policy to reflect industry market conditions or based upon union labor agreements where applicable. Any adjustment shall be applied to the Design-Builder's contingency or, if this is depleted, then a change order will be issued by the Owner to cover any remaining adjustment amount.
2. Rates listed apply to DBIA 530 Form of Agreement Between Owner and Design-Builder – Cost Plus Fee with an Option for a Guaranteed Maximum Price Contract and General Conditions
3. The hourly rates listed above are pre-negotiated contractual rates and are not subject to Owner audit or change.

KENNEWICK, WASHINGTON

COLUMBIA VALLEY CENTER FOR RECOVERY

VALIDATION REPORT



BOULTEN CONSTRUCTION COMPANY NAC

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E Civil Narrative
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G Architectural Narrative
H Structural Narrative
I Fire Protection Narrative
J Mechanical & Plumbing Narrative
K Electrical Narrative
L Budget Scope Sketches
M Permit Strategy - Pre-Dev - City Comments

The following exhibits are 11 X17:
N Envelope Existing Conditions Report plans
O Electrical Switchgear Report
P Plumbing Existing Conditions Report
Q A3 - Existing Building & Site Selection
R A3 - Pre-validation - Program & budget alignment
S Auburn - Civil Site Exhibit
T Electrical One-Line Diagrams
U Master Plans

1.0
EXECUTIVE SUMMARY

1.0 Executive Summary

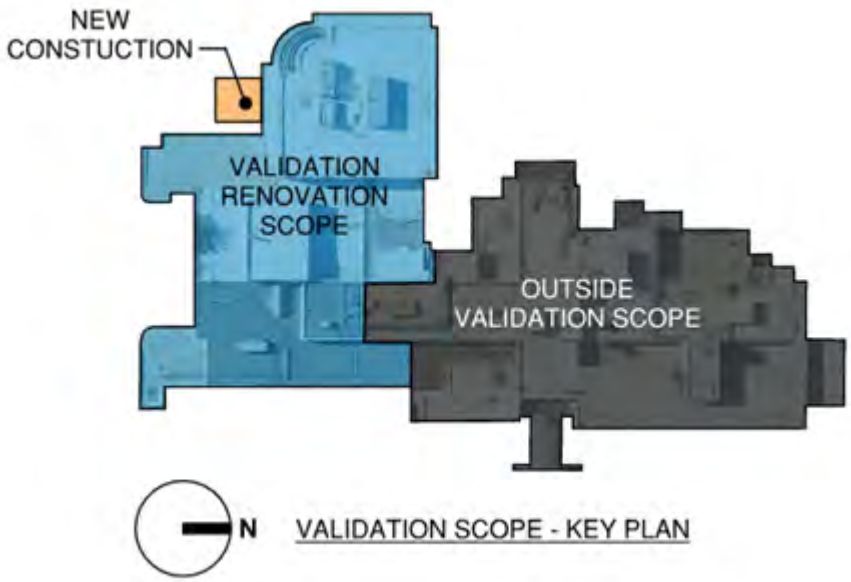
1.0 Executive Summary

A health needs assessment and health improvement plans completed by the Benton Franklin Health District and Kadlec Hospital both concluded that behavioral health challenges, such as mental health, substance abuse, and suicide, constitute the greatest unmet needs in Benton and Franklin Counties. Both the health needs assessment and health improvement plans call for increased access for services and strongly support a community-wide effort to improve access to services for detox, recovery, and substance abuse treatment within the region.

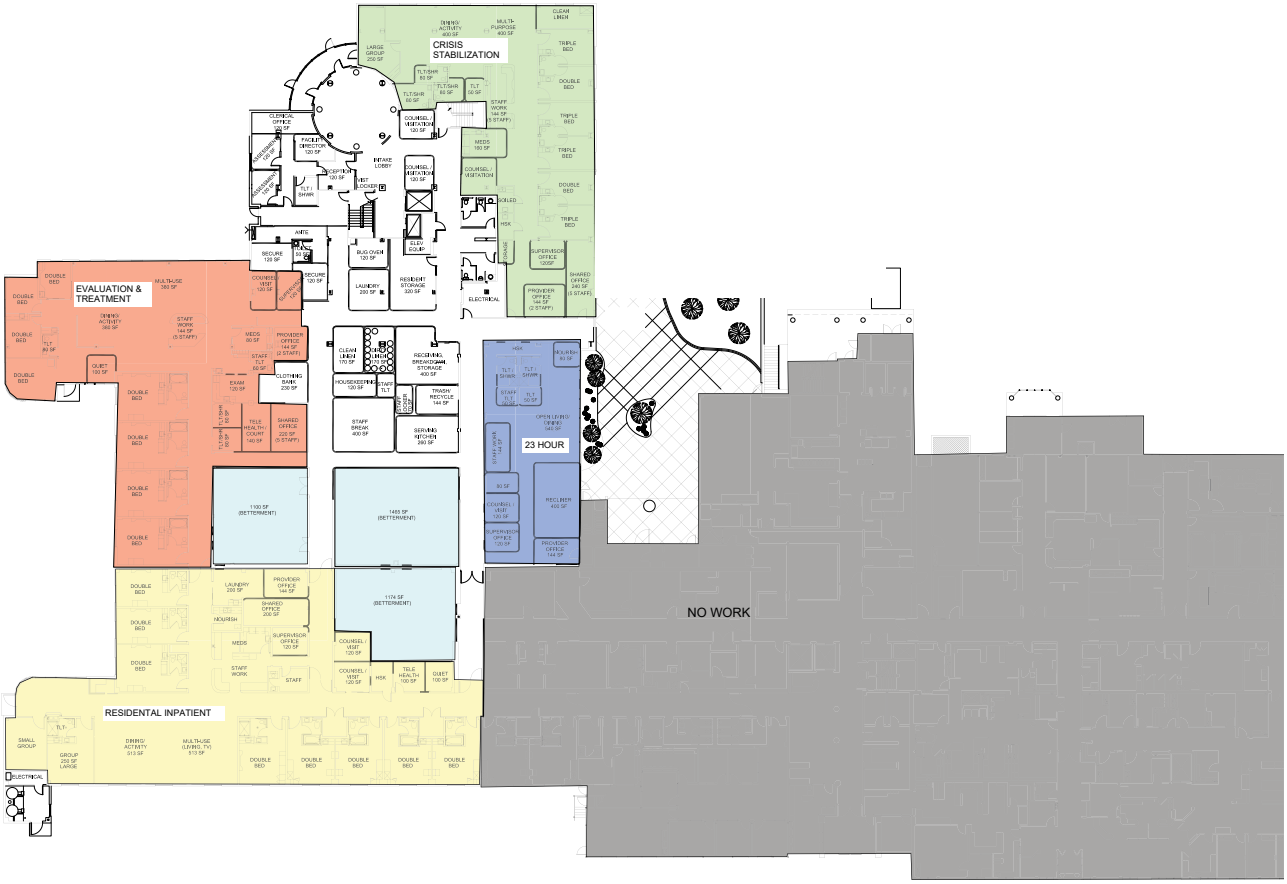
In September 2023, Benton County retained Bouten Construction Company as the design-builder to work with Benton County to achieve the most cost-effective, creative, operationally efficient, and programmatically balanced project within a $20.6 million dollar budget (later revised to $23.0 million), and to select a site to accommodate the program and needs.

Through the work completed in the validation phase of this project, a summary outlining the validity and feasibility of delivering this project is provided as follows:

1. Site Selection:
The Auburn site appears to be best suited to accommodate the program space and future programs. The program area planned will consist of approximately 39,000 SF within the 151,774 Auburn building, which means several areas within the building would not be used for the current, planned program. At the time the project commenced, it is was noted that a deed restriction is tied to the property. They will address the Deed Restriction separate from the Design-Builder programming to meet the owner project criteria, which states from Exhibit C – Use Restrictions from the RFP 1.3.b.ii "the operation of a short term facility licensed or certified by the Washington State Department of health or its successors to access, diagnose, and treat patients experiencing an acute crisis without the use of long term hospitalization, currently known as a ""single crisis stabilization unit"" under Washington law; subject to the limitation that any patient's stay in such crisis stabilization unit may not extend to more than 72-consecutive hours". Benton County has noted that they will address this deed restriction separate from Design-Builder efforts and this is no longer a restraint for the Design-Build team.



VALIDATION SCOPE - KEY PLAN



Proposed Program Area Floor Plan

2. Program Area and Preliminary Design:

The current planned program area of approximately 39,000 sf SF is situated mainly within the first floor of the Spaulding Building (constructed in 1992), the existing surgery suite which was constructed at the same time as the Spaulding Building, and a portion of the existing hospital in the LDRP addition completed in 1986. This area of the hospital is most conducive to our budget and program.

3. Existing Building Conditions:

The existing building consists of the original hospital. The exact year of construction is currently unknown, but our assumption is some time in the late 1940's. Several additions and remodels have been completed over the years. While the Mechanical systems are outdated, portions are assumed to be in a condition suitable for re-use. A new HVAC system will be required due to the age and corrosion of the existing steam and chilled water systems. The plumbing system shows signs of aging and corrosion and there is a concern with the conditions of the underground waste lines which will be addressed in design. The electrical service area is sufficient to accommodate the program. The exterior envelope and roof will require repair and, in some cases, replacement. The site areas will need to be addressed to accommodate City of Kennewick standards.

4. Target Budget:

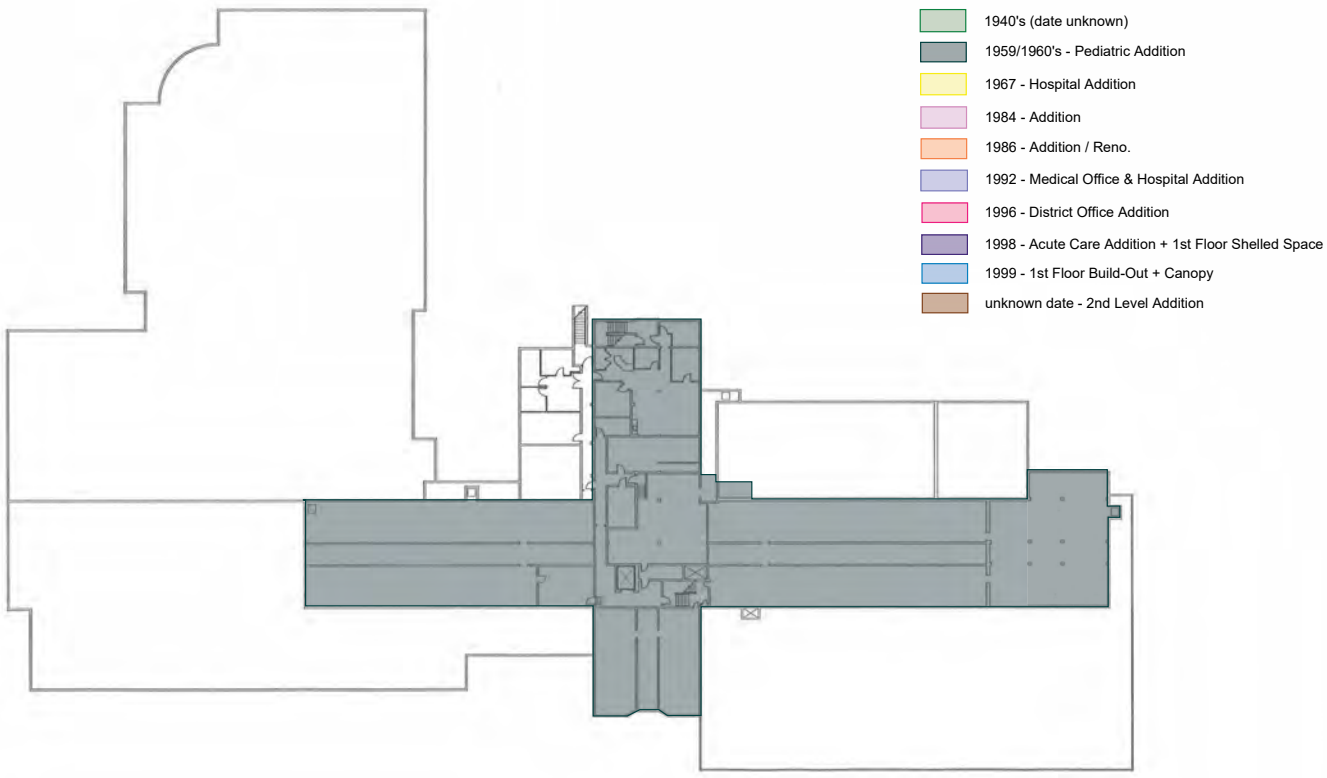
A target budget, including design and construction of $23.0 million, has been developed to support and accommodate the building needs and program space located within the Auburn facility. This budget includes provisions to upgrade the building to accommodate occupancy of the existing facility for this program space as well as provisions to complete alterations to the mechanical system to make it functional. The existing interior spaces will be upgraded to incorporate the behavioral health program.

5. Schedule:

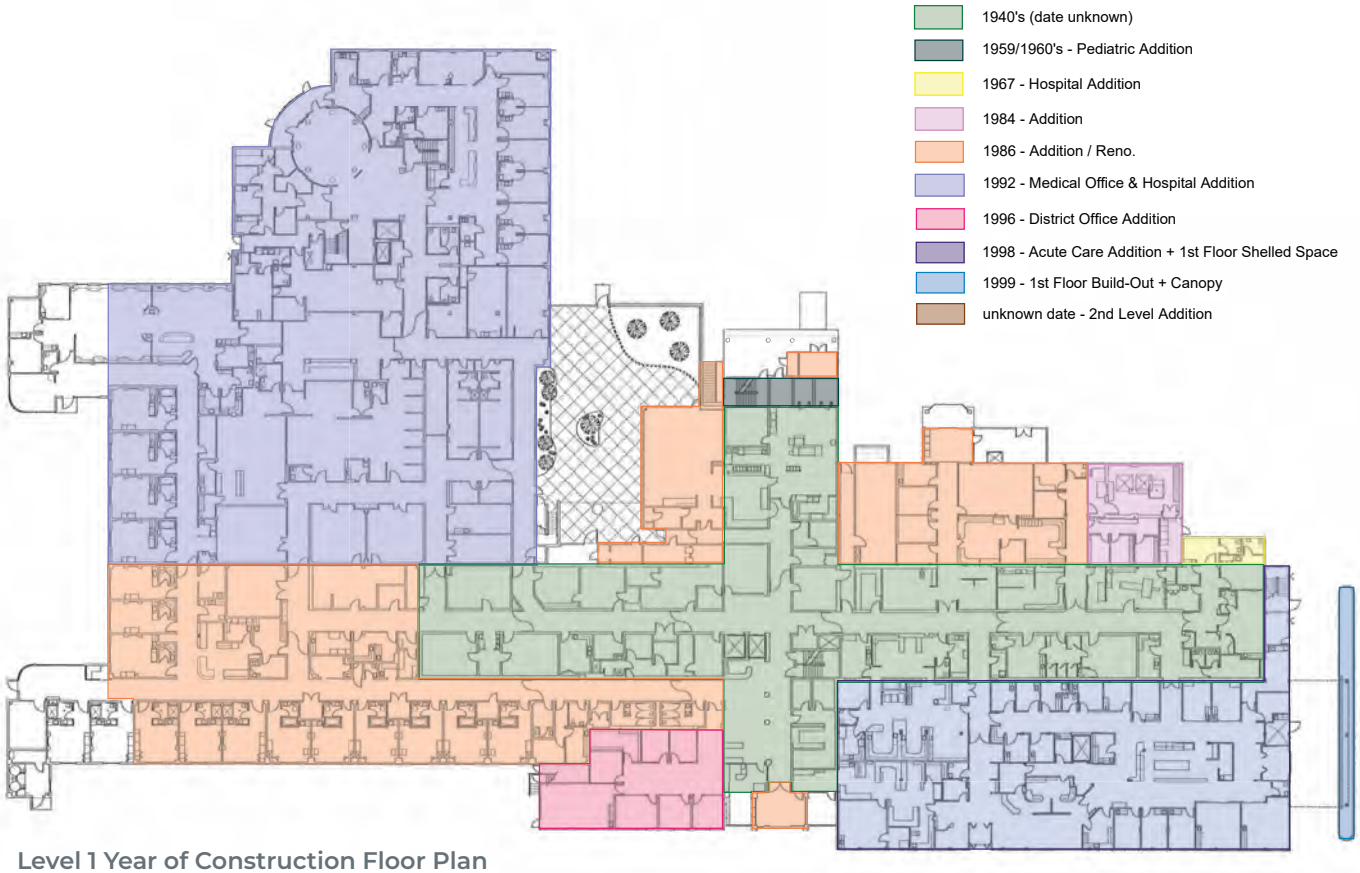
The schedule currently represents Phase 1 - Design and Preconstruction, commencing May through September, 2024, with select demolition and construction starting in September. The planned completion is December 2025.

6. Permitting:

The renovation work to accommodate the program space will require permitting through DOH and the City of Kennewick, including reviews by the Fire Marshall. The entire facility will be required to meet fire code



Basement Year of Construction Floor Plan



Level 1 Year of Construction Floor Plan

Level 2 Year of Construction Floor Plan

Level 3 Year of Construction Floor Plan

1.1 Introduction

1.2 Phase 1 Validation Scope of Work

1.3 Design-Builder Review of Owner Reliable Information

1.4 Existing Conditions Observations and Reports

1.4.1 Bruneau

1.4.2 Auburn

1.5 Site and Area Selection

1.6 Phase 1 Design and Preconstruction Scope of Work

1.6.1 Design Builder Work to be Performed

1.6.2 Design & Preconstruction Hours and Cost

1.6.3 Work Groups

1.6.4 Owner and Design-Builder Responsibility Matrix

1.1 Introduction

The design-build team consisting of Bouten Construction Company and NAC Architecture held a project kick-off meeting in September 2023 along with Benton County, the Benton Franklin Recovery Coalition, and Comprehensive Healthcare to define the conditions of excellence and the program requirements; , setting the stage for the team to complete the validation phase of this design-build project. The following tasks are now completed:

1. Developed conditions of excellence
2. Reviewed owner's project criteria
3. Confirmed program requirements, needs, and wants.
4. Developed a preliminary program and space needs.
5. Developed components of an overall master plan related to the program and future needs.
6. Completed a review of owner reliable information .
7. Evaluated both the Bruneau and Kennewick General Hospital (Auburn) sites.
8. Completed several estimates to develop and support a target budget of $23.0 million
9. Onboarded of civil, structural, mechanical, plumbing, electrical, and envelope consultants, and trade partners
10. Evaluated the KGH site and building, including civil, structural, mechanical, plumbing, electrical, and envelope
11. Held several meetings with the City of Kennewick to confirm requirements for both sites.
12. Held meetings with Comprehensive Healthcare to understand their operational needs.
13. Developed a project milestone schedule with key dates and durations.
14. Developed a subcontracting and diverse business inclusion plan

This validation report provides a summary of these tasks and deliverables, along with the design-builder's recommendation as to the validity and feasibility of delivering this project on the selected site, within the owner's anticipated time and budget.

Conditions of Excellence

A project the entire **community** can be **proud** of.

Fully understand—and help communicate—the wants and needs of those it serves.

An environment of peaceful **support** and **recovery**.

Develop a design program that prioritizes both comfort and safety.

COLUMBIA VALLEY CENTER FOR RECOVERY

A facility that serves as a **model** for others to **emulate**.

Promote and foster collaboration among all stakeholders.

An **exemplary** progressive design-build **process**.

Ensure the project team is driving outcomes that provide the best possible value.

1.2 Phase 1 Validation Initial Project Scope- Summary

(3.04.B)

Owner's Project Criteria Recap
The new Columbia Valley Center for Recovery is intended to provide care for those suffering from behavioral health and SUD concerns. Long-term desires are to provide Benton County with an integrated behavioral health campus. One of the first steps toward this endeavor is to implement four programs for recovery:. a crisis stabilization facility, an evaluation and treatment facility, a residential inpatient unit, and a twenty-three-hour observation unit. These programs would be licensed in the state of Washington as Residential Treatment Facilities (RTF)—except for the twenty-three-hour observation unit, for which the state is currently writing requirements.

Licensing Impacts Related to Owner's Project Criteria:
There is currently a Washington State waiver in place to allow multiple RTFs to share space and services and continue to receive CMS reimbursements. If this waiver were not in place, each individual RTF would need to be a complete stand-alone unit. Our current budget does not support these RTFs to be completely independent from each other. The design is taking this into account and our design build team is developing a plan that would allow the expansion of each of these RTFs to be independent if the state were to eliminate this waiver. RTFs licensed with the state allow for a maximum of sixteen beds. This places the three RTFs at a forty-eight-bed count. For the twenty-three-hour unit, the desire is to have capacity for twelve patients.

Feasibility of Owner's Project Criteria Within the Budget and Schedule
Our design-build team evaluated the facilities at Bruneau and Auburn. The existing conditions of each can be reviewed in section 1.4 of this report. It has been determined that, in order to stay within the $23 million budget and provide the desired program space, only one of these facilities can be renovated. Through the site and area selection process, it became apparent that Auburn was the most cost-effective solution. It was determined from initial reviews that the second floor of the hospital may be the best location to accommodate the program. Upon further evaluation of the Auburn facility with the onboarded mechanical, electrical, and plumbing trade partners, it was

determined that renovating the second floor of the hospital (north wing) would not fit within the budget and desired program space.

The team then took a holistic look at the entire Auburn facility and determined that the most cost-effective solution isthe first floor of the Spaulding building, the old surgery area (which was built at the same time as Spaulding), and the LDR wing, which was also was built more recently. The validation design is taking advantage of the existing floor layout as much as practical to maximize program space and align with the target budget.

Proposed Initial Project Scope
Using the first floor of the Spaulding building, the old surgery area, and the LDR wing enables us to meet the owner's project criteria and align with the $23 million target budget. This area represents approximately 39,000 SF, using the existing patient rooms and allowing for shared rooms. In addition to the program area, the target budget currently includes the necessary upgrades to the existing facility—within the program area—to include scope such as window replacements, roof repair or replacements, exterior repairs and painting, city-required site upgrades, and fire protection requirements for the entire facility.

Project Scope Deferral (Betterments)
The desire of the Coalition and Comprehensive is to provide single-occupancy rooms. Since this is not currently feasible within the target budget, the design-build team has created an option for single rooms as a betterment, which is further outlined in section 5.3. The goal of the design-build team will be to incorporate this betterment into design within the target budget as the design-build process progresses. This will be achieved through further reduction of potential risks, which will help reduce costs and will allow the team to pull from the design and estimating contingency to begin adding betterments to the project scope.

1.3 Design-Builder Review of Owner Reliable Information

(2.01. b-d)

The following Owner Reliable information per section 2.01.C of the Task Order (Contract Exhibit C) has been reviewed. The listing of owner reliable information below includes confirmation of receipt and review of this information as well as any potential impacts these may have on design and construction.

Bruneau – Record Survey

The record survey has been reviewed and is not needed due to no further consideration of the Bruneau site.

Bruneau – Hazardous Materials Survey – NVL

The Hazardous materials survey has been reviewed for Bruneau and was utilized in the analysis for site selection purposes.

Bruneau – Asbestos Roof Survey

The Asbestos roof survey has been reviewed for Bruneau and was utilized in the analysis for site selection purposes.

Auburn – Exhibit C - Deed Restrictions

It is of our understanding and confirmed by Benton County that the Design-Builder is to continue investigating the Auburn site with the understanding that Benton County (Owner) will address the deed restrictions outside of the design-builder scope of work.

Auburn – Record Survey

The record survey has been reviewed by PBS and will be used as required for incorporation into project documents.

Auburn Hazardous Materials Survey - PBS

The Hazardous materials survey has been reviewed for Auburn and was utilized in the analysis for site selection purposes. Onsite walkthroughs with an abatement trade partner have been completed to verify abatement scope of work.

Auburn – Fire Safety Plan (Building Layout Reference Only)

The Fire Safety Plan was reviewed and utilized for the area selection analysis.

Kennewick Hospital District Feasibility Study

The Feasibility Study was reviewed and provided to all consultants for their review and analysis for the site and area selections in addition to onsite reviews by each consultant.

1.4 Existing Conditions Observations and Reports

1.4.1 BRUNEAU SUMMARY

Overview:
An existing conditions assessment was completed with the PDB team at the building located at 10 E. Bruneau. Several components were evaluated for feasibility with the program including, building accessibility, utilities, structure, mechanical systems, and overall condition to renovate this building for the program needs within the $23.0 million budget. There are currently no mechanical systems present, and the existing structure would require significant upgrades to the frame and roof in order to create the program space. Additional challenges include the significant volume/cost of abatement required, as well as the potential for having to re-connect or upgrade the existing utility services to this building. Based on our existing conditions assessment, upgrades required, and cost for these upgrades, we do not believe that renovating the Bruneau facility would be an effective use of costs; furthermore, it would allow for less than 27,000 SF of program space within the $23 million budget. Further detail on the existing conditions can be found in each of the existing conditions reports provided by NAC and Coffman Engineers.

Architectural:
The building condition, footprint, and allowable area creates a challenge to create program are for the current (4) programs that are being implemented. The driving concern at this location is that each sleeping room needs an exterior window. The Bruneau building is physically abutted the adjacent building, which eliminated the placement of windows in this location and limited the adjacent walls within fifteen feet of the connection to the existing adjacent buildings have openings. Another challenge with the Bruneau location is the lack of adequate outdoor space for clients, parking, drop-off, and circulation.

Civil:
Upgrades to asphalt parking areas, curbs, gutters, accessible concrete walks, and full street improvements to Alder Street between E. Bruneau Avenue and E. Columbia Avenue would need to be provided. An eighteen-foot easement on the eastern side of the road would be required by the city for dry utilities. The additional public right of way needed for the widening of Alder Street would be required from four separate properties not currently owned by Benton County. The total right of way acquisition would total approximately 7,010 square feet.

Ingress and egress movements in and out of the site are limited due to existing site grading and existing gates for the Public Market @ CRW, located on both ends of Bruneau street between Alder Street and Beech Street.

The existing water and sewer utility stubs for the building are located to the south on the parcel that is not owned by Benton County. The new utilities in Alder Street would need to consist of a new eight-inch water line and eight-inch sanitary sewer line. The upgraded Alder Street would also require storm drainage upgrades to comply with City of Kennewick stormwater requirements. Overhead power would have to be relocated—most likely underground—to accommodate the widening of the roadway and sidewalk improvements.

All ADA facilities onto Washington Street as well as Columbia Avenue would have to be brought up to code or established to provide pedestrian connectivity in the area. The existing alley along the north boundary would not meet fire access requirements for secondary access to the site. To gain secondary access, a new roadway connection would have to be constructed through the adjacent car wash property at 216 N. Washington Street to connect Washington Street and Alder Street.
Reference the full report per Exhibit T: Bruneau Civil Site Exhibits.

Structural:
The Bruneau location will need extensive framing upgrades to meet current codes. The roof framing is rolled steel with a metal deck spanning between beams and does not rely on the perimeter walls. Existing columns are in-board of the perimeter walls, and the steel roof framing appears to cantilever out to the walls. The connection between the roof and walls will need to be strengthened. The perimeter walls consist of a concrete frame with CMU infill and have not historically performed well during seismic events. A fully detailed report and three options for strengthening the wall roof connection can be found in the appendix.
Reference the full report per Exhibit H Structrual Narrative.

Envelope:
The current exterior envelope is a CMU substrate with no finish materials applied and is insufficient for re-use as a finished exterior assembly due to the lack of any waterproofing or moisture barriers. The existing envelope would require removal of the CMU infill for the addition of windows and a new exterior framing and substrate system would be required to accommodate the windows and a weather barrier. The existing roof does not currently meet the energy code and would require full replacement.

Mechanical:
There are currently no mechanical systems or infrastructure to support mechanical systems at Bruneau.

All new mechanical systems would need to be installed at this site. The location of the HVAC equipment would need to be evaluated. The roof structure currently would not allow for the load of the air handler or chillers. These new systems would all need to adhere to the new energy code.

Plumbing:
There is currently little to no infrastructure for plumbing at the Bruneau location. A challenge for plumbing installations at this facility includes the existing thick floor slab and the necessary removals to accommodate waste lines and to provide underground plumbing lines to the needed fixtures.

Electrical:
Electrical systems were not evaluated due to the several other constraints identified that prohibit the Bruneau site to be renovated to meet the program requirements.

1.4.2 AUBURN SUMMARY

Overview:
The site in addition to several areas within the Auburn facility located at 900 S. Auburn have been evaluated to determine the best fit, feasibility for program, and budget alignment. The two major areas considered included the main hospital (north wing),the newer portions of the hospital building (LDRP), and the Spaulding building. The mechanical systems have not been operational, which has led to corrosion and would require significant costs to upgrade. The electrical service is sufficient to allow for the program needs; however, it would require upgrades to life safety, lighting, and low-voltage systems. The exterior walls, windows, and roof will require repair and patching for the program areas, while any or future needs. Scope related to the existing non-program areas is yet to be determined. The site and landscaping appears to not have been maintained, and would require repairs and upgrades to meet city code requirements. Further detail on the existing conditions can be found in each of the existing conditions reports provided by RDH, TEM, BNB, and Energized.

Architectural:
The greatest challenge of this facility is the sheer size and the necessary MEP system upgrades. The older hospital patient room wing. This portion of the building is designed for individual patient rooms with windows just as our program will require. However, with more investigation into this area–along with other locations within the facility—it has become apparent that this second-floor area is not the most cost-effective location. With the help of our trade partners and design consultants, we've determined that the best location is the first floor of the Spaulding building, surgery area, and LDR wing of the hospital. This area will accomodate the program to fit into these spaces and re-use certain portions of rooms. At this location we are also able to provide shelled space for betterments or future needs.

Civil:
A portion of the site will need ADA upgrades, concrete walkways, driveways, landscaping, parking lot striping and restoration, and utilities. These would include standard asphalt patching and seal coating, curbing, parking stalls, and landscaping. Accessible pedestrian ramps compliant with ADA requirements will also be constructed on the interior of the site.

City mapping indicates that water services for both domestic use and fire use are already routed to the building from the public right of way. Installation of additional on-site fire hydrants may be required depending on reconfigured site layout. No additional fire hydrants have been requested by the city fire department at this time.

Installation of additional sanitary laterals is not currently anticipated.

City GIS shows an existing dry well in the northeastern corner of the site, with another in the northwestern corner. There is no reported failure of any existing storm facilities on the site, and additional impervious surface creation that would require the development and construction of any new storm facilities—beyond what is currently on-site–is not anticipated.

Reference the full report per Exhibit E: Civil Narrative and Exhibit S: Auburn Civil Site Exhibit

Structural:
The most recent additions to the hospital are composed of structural steel post and beam with composite metal decking and concrete. There are no anticipated structural upgrades needed in these areas and the design can be the most flexible. There isn't a desire to move existing column locations. The older areas of the hospital are a little more challenging. The existing structure in these areas is concrete post and beam. The corridor walls are structural concrete that shouldn't be moved or modified. We also have several areas where concrete beams and decks have been compromised and would need to be analyzed and reviewed, for further for potential corrective actions refer to.

Reference the full report per Exhibit H: Structural Narrative

Envelope:
The building is an unoccupied former hospital built in various phases. The original hospital building is a two-story cross-shaped structure built circa 1952 and consists of painted concrete walls with interior metal framed furring walls behind the concrete. There are also mechanical and elevator penthouses that are metal framed with stucco cladding as well as mass masonry. The original floors and roof structure are also concrete.

There have been multiple additions to the original building, primarily in 1980 and 1990, which now comprise the majority of the exterior enclosure. These additions occur at each quadrant of the original cross-shaped structure. These newer additions consist of metal-framed walls clad with a face-sealed exterior insulation and finish system (EIFS). The newer additions are steel structures with composite metal/concrete decks. The glazing consists of mostly fixed metal-clad and single-hung metal-clad wood windows, with some limited areas of aluminum storefront and glass block. There is also a sloped glazing canopy system over the main entrance on the east elevation. Doors are primarily hollow metal frames, and larger entrances are aluminum-framed sliding doors throughout the building.

Reference the full report per Exhibit A: Envelope Existing Conditions Report and Exhibit N: Envelope Existing Plans

Fire Protection:
The current fire protection system is non-operable. Based on information received from Benton County, several lines had frozen and burst, requiring the system to be shut down. Further evaluation describing the anticipated approach to bringing these systems back to code can be found in section 2.5—Fire Protection.

Reference the full report per Exhibit I: Fire protection

Mechanical:
For a variety of reasons, very little of the existing HVAC and control systems at the Auburn location is suitable for re-use. The majority of the systems are interconnected with central chilled water, heating water, and steam systems that are not easily separated or reconfigured to serve only a fraction of the building, for further for potential corrective actions refer to full report Exhibit H: Structural Narrative. However, depending on where in the facility the program is located and what system adaptations are needed for the program, there may be certain elements of the existing systems (air handlers, ductwork, or exhaust systems, for example) that may be able to be repurposed to various degrees.

Reference the full report per Exhibit J: Mechanical & Plumbing Narrative

Plumbing:
The facility at Auburn has the plumbing infrastructure that would normally support the program in various locations; however, the age and condition of piping materials throughout the older portions of the facility, including the majority of the under-slab piping, remain questionable as to their suitability for continued service. It is likely that new plumbing piping would be required to a large extent in those areas. Overall, the plumbing systems in the Spaulding and LDR areas are better suited to support potential re-use.

Further investigations will be completed during design to confirm specific re-use or replacement needs. This approach is currently included within the target budget.

Reference the full report per Exhibit J: Mechanical & Plumbing Narrative

Electrical:
Four existing electric utility services provide 480/277V and 208/120V power to the facility.

- Service 1: 480/277V, 1200A (located in the equipment yard)
- Service 2: 208/120V, 2000A (located in the equipment yard)
- Service 3: 480/277V, 800A (located north end)
- Service 4: 480/277V, 800A (located at the Spaulding building)

Electrical distribution panel boards are primarily fed by the nearest service and electrical room; however, mechanical equipment is spread across all services irrespective of areas served. Therefore, no portion of the building is served by a dedicated electrical service. Electrical service 3 is not currently code-complaint, and the utility transformer is not located per utility guidelines. A service upgrade would be expected for service 3. Service 4 serves the newest distribution equipment while services 1, 2, and 3 all have a mix of newer and older equipment requiring varying degrees of replacement. Previous projects completed since the original construction have used the rooftop for electrical raceway, which would all need to remain to continue use of the existing services and distribution equipment.

All interior lighting, lighting controls, electrical and communications devices, access control, and security systems are unsuitable for re-use.

Existing generators are considered non-functioning and would not be recommended for repair and re-use. However, the existing generator distribution equipment, including transfer switches, is in suitable working condition.

Reference the full report per Exhibit K: Mechanical & Plumbing Narrative

1.5 Site and Area Selection

To bring alignment with the owner's project criteria and with the potential site options, the PDB team used Choosing by Advantages, a tool that employs a "good," "better," "best" approach to site, building, and area selection. The goal was to bring forward the current conditions (where the best value could be achieved with each condition) and provide a summary to communicate to the entire project team and Benton County. Components evaluated through this process included:

1. Alignment with conditions of excellence
2. Meeting program requirements
3. Schedule duration
4. Construction requirements
5. Mechanical and electrical systems
6. Structure
7. Site and civil impacts
8. Cost modeling
9. Abatement/remediation impacts
10. Permitting and AHJ requirements

A3 Documents for Reference:

D A3 - Pre-validation - Program & Budget Alignment Summary
P A3 - Existing Building & Site Selection
Q A3 - Pre-validation - Program & budget alignment
C Electrical Existing Conditions Report
J Mechanical & Plumbing Narrative

1.6 Phase 1 Design and Preconstruction Scope of Work

(3.04c)

1.6.1 DESIGN BUILDER WORK TO BE PERFORMED IN PHASE-1 (3.04c)

The Phase-1 scope of work will entail further development of design, construction, and design-build budget to continue alignment towards the first Guaranteed Maximum Price to be set with 50% design documents for Mid-September 2024. This first package will include the exterior envelope provisions, site improvements, abatement, demolition and early MEP or material procurement. The Design Builder work to be performed in Phase 1 can be found in section 11.1 Contract Amendment Scope of work.

1.6.2 DESIGN AND PRECONSTRUCTION HOURS AND COST (3.04c)

The following items are included within the Contract Amendment Level of Effort found in section 11.2:

1. Design Hours for phase 1 to GMP submittal package 1
2. Phase 1 Preconstruction NTE Costs to GMP 1
3. Other Costs of the Work required to complete phase 1 to GMP 1

1.6.3 WORK GROUPS (3.04d)

The following work groups will be established to correspond with the Work Breakdown structure and the design submittal packages. Any scope outside of these work groups will be developed with the design-build team, at the appropriate milestone and will include any applicable consultants or subject matter experts.

1. Site, Civil and Landscape:
This proposed work group will confirm scope and budget related to renovating the existing site to meet City of Kennewick standards as well as to align with our target budget. The proposed work group would include a representative from each of the following firms: Benton County, PBS Civil, Bouten Construction, NAC Architects, and the landscape designer – TBD.

2. **Exterior Envelope:**
This proposed work group will confirm scope and budget related to the exterior envelope modifications such as new windows, EIFS repair and repainting, the roof repairs or replacements and any additional needs required to align with our target budget and building needs at the program area. The proposed work group would include a representative from each of the following firms: Benton County, RDH Consultants, Roofing trade partner, Glazing trade partner, Bouten Construction and NAC Architects.

3. Fire Protection:
This proposed work group will confirm scope and budget related to the fire protection system for program area as well as the existing building as required by the Fire Marshall. The proposed work group would include a representative from each of the following firms: Benton County, Fire protection trade partner - TBD, Fire Marshall, Bouten Construction and NAC Architects.

4. Interior Tenant Improvement:
This proposed work group will confirm scope and budget related to the tenant improvements, including mechanical systems for program area The proposed work group would include a representative from each of the following firms: Benton County, TEM Mechanical, BNB Plumbing, Energized Electric, Bouten Construction and NAC Architects.

1.6.4 OWNER AND DESIGN-BUILDER RESPONSIBILITY MATRIX

The project scope of work and target budget is currently based on scope of work responsibilities to define areas of work within the Auburn facility, the scope of work associated with these areas and owner responsibilities outside of the program area.

At the kick off of Phase 1 the Design Build team will review the Scope Matrix for alignment with Benton County.

2.0

DESIGN SUBMITTALS

2.0 Design Submittals

2.0 Design Submittals

The Bouten/ NAC design build team will provide the following basis of design submittal packages per phase.
Phase 1 Design & Preconstruction: Schematic Design, 50% Interior buildout, 85% (Permit set) Interior build out & 100% (Permit set) site, building envelope, abatement & demolition.
Phase 2 Final design & Construction: 100% design package interior buildout package. Once we have received all AHJ comments and incorporate them into the documents the drawings will be assembled a conformed set that will then be issued.
After each submission the owner will be given the opportunity to review the submission and provide comments. Dates for all these submissions are provided on Exhibit 4.0 Milestone Schedule
The following sections provide more information regarding what is to be included in the design per discipline.

2.1 CIVIL: For the full report reference Exhibit E: Civil Narrative

CIVIL DESIGN SUMMERY:
Civil work covers ADA upgrades to concrete walkways, driveways, landscaping, parking lot striping and restoration, and utilities. Including design scope associated with domestic water, fire hydrants, sanitary sewer & stormwater requirements.

2.2 LANDSCAPE: For the full report reference Exhibit F: Landscape Narrative

LANDSCAPE DESIGN SUMMERY:
Landscape Architecture work will consist of site design for hardscape, materials, planting, irrigation, and detailing of design elements. This scope will be organized into three main categories: Street frontages and parking areas, Site work between the right of way and face of building & At-grade courtyards.

2.3 ARCHITECTURAL: For the full report reference Exhibit G: Architectural Narrative

The Validation design scope focuses on the south half of the Auburn building from the Spaulding 3-story tower on the southwest to what was the KGH labor and delivery wing on the southeast. The validation scope includes upgrades to the exterior validation end of the building. These upgrades include roofing, exterior painting, EIFS patching, new glass at existing storefront and new windows at patient areas. The validation scope on the interior of the building consists of a first-floor interior remodel. The second & third floors of the Spaulding building will be tenant ready unrenovated space. In addition to the renovation a new covered secure drop off will be built on the southwest side of the building. The remaining north half of the building is not part of the scope of this validation other than necessary life safety measure of fire alarm, sprinkler system and freeze protection. The intention is that these areas of the building, interior & exterior) will be upgraded in a future phase of construction under a separate scope of work.

As a part of the validation process a Master Plan was developed for the Auburn Facility. For full Master Plan refer to Exhibit V

2.4 STRUCTURAL: For the full report reference Exhibit H: Structural Narrative

The most recent additions to the hospital are comprised of structural steel structural steel post and beam with composite metal decking and concrete. There are no anticipated structural upgrades needed in these areas and the design can be the most flexible. There is currently not a desire to move existing column locations.

The older areas of the hospital which will not be part of the scope of this phase of design present are more challenging. The existing structure in these areas are concrete post and beam. The existing corridor walls are structural concrete walls that would not want to be moved or modified. Also, we have serval areas where concrete beams and decks have been comprised and would need to be analyzed and reviewed.

2.5 **FIRE PROTECTION:** For the full report reference Exhibit I: Fire Protection Narrative

The Fire protection System consists of a Wet System in the validation scope areas. A dry system with freeze protection will be provide in the basement where the fire risers are located and in the area of the Auburn site not in the scope of this validation.

2.6 **MECHANICAL:** For the full report reference Exhibit J: Mechanical Narrative

The HVAC system will be designed as a cost effective & energy efficient Variable Refrigerant Flow (VRF) system with a Dedicated Outside Air System (DOAS). Supply air will be distributed from the VRF fan coils and DOAS units by galvanized Steel sheet metal ducts. The remainder if the building outside of the renovated area will be heated for freeze protection only.

The plumbing design will reuse the existing domestic water system. The condition of the sanitary waste lines will require further site verification with potential selective floor demolition to finalize if they need to be replaced, lined, or reused. A new gas fired storage tank with a Direct Digital Controlled (DDC) recirculating hot water ready loop will be provided. The existing roof & overflow drains are to be reused. Horizontal pipe runs will be insulated & if needed in renovated areas new cast iron piping will be provided.

2.7 ELECTRICAL: For the full report reference Exhibit K: Electrical Narrative

The design strategy is to maintain the existing electrical utility services and to re-use the existing electrical distribution system(s) when possible. The interior build out will utilize the existing electrical service #2 & #4. The existing main service switchgear and electrical rooms will remain with new energy source and end-use metering per code requirements. Inside the program space panelboards and equipment will be reused where possible and new provided where required by code.

Electrical service outside the program areas will be left existing on service #1 & #3 and disconnected from services #2 & #4. This service will provide Fire alarm, egress lighting and freeze protection heating will be maintained.

All interior lighting, lighting controls, electrical and communications devices and systems to be removed and replaced.

Backup generators are not part of project scope. Existing generators are considered non-functioning and would not be recommended for repair and re-use. However, the existing generator distribution equipment including transfer switches will remain as-is and are suitable for re-use at a future date to provide backup power.

3.0

SUSTAINABILITY APPROACH

3.0 Sustainability Approach

3.0 Sustainability Approach

(2.01E)

Benton County has received four grants for the following projects:

The Department of Commerce – Behavioral Health Facilities – State Capital Budget Grants for the project name: "Three Rivers Behavioral Health Recovery Center" COM Contract #22-96655-121

The Department of Commerce – Behavioral Health Facilities – State Capital Budget Grants for the project name: "Three Rivers Behavioral Health Recovery Center" COM Contract #22-96655-006

The Department of Commerce – Behavioral Health Facilities – State Capital Budget Grants for the project name: "Benton County DA" COM Contract #24-96657-017

The Department of Commerce – Behavioral Health Facilities – State Capital Budget Grants for the project name: "Benton County Recliners" COM Contract #22-96663-001

These projects require LEED silver certification; however the County has provided a "LEED Certification Declaration" requesting a 'not practicable exemption" to be exempt from the LEED silver requirement. The request statement submitted:

"This project will renovate an estimated 45,000SF of an existing 193,000SF facility, which is roughly 25 percent of the overall building square footage. There is no timeline on renovating the remaining portions of the facility and will be contingent upon available funding and space needs. Therefor the facility renovation is piecemeal in nature and would make LEED requirements not feasible in achieving. The existing facility is 70 years old and is comprised of concrete exterior walls and minimum windows. The facility today is comprised of several additions and modifications throughout the past 70 years and adds to the challenges in meeting LEED requirements."

4.0

TARGET SCHEDULE

4.0 Target Schedule

Target Schedule

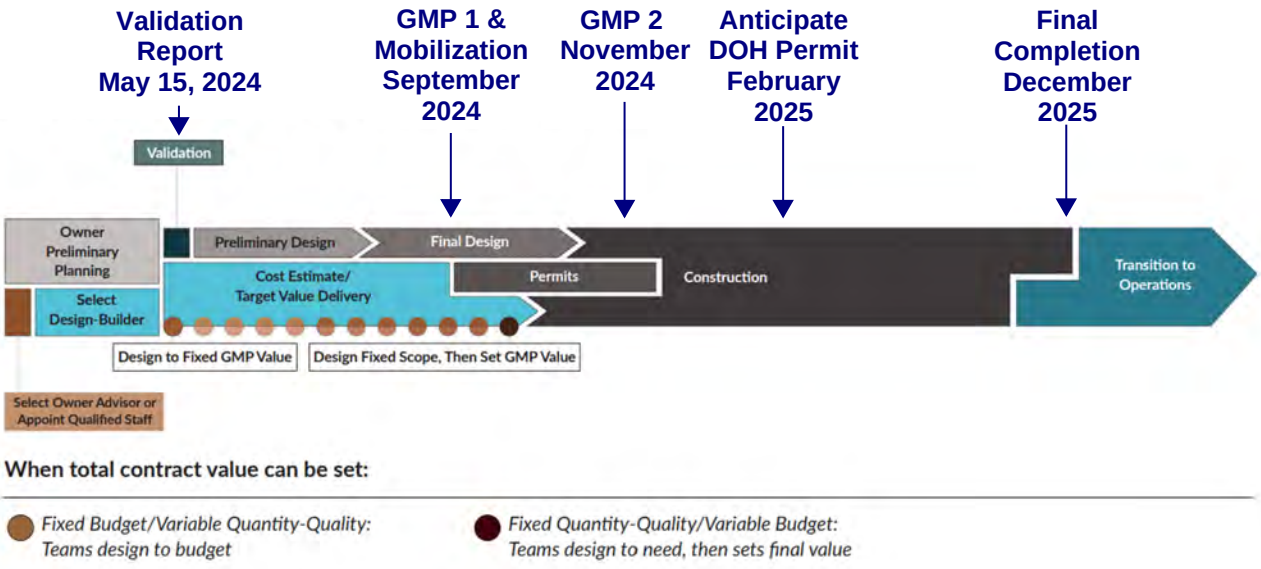
Target Schedule

(3.02c)

The target schedule has been developed based on the activities completed to date, the sequence of design and construction activities to include procurement and timing for setting of the GMP packages. Upon owner review, our design-build team will work with Benton County to adjust or revise this schedule accordingly to align with owner objectives.

Note: See applicable contract sections below:
Section 3.01C: Validation Report Deliverables: (Bouten)

The target schedule has been developed based on the activities completed to date, with the sequence of design and construction activities to include procurement and timing for the setting of the gmp packages. Upon owner review, our design-build team will work with benton county to make adjustments or revise this schedule accordingly to align with owner objectives.
As an overview to the entire progressive design-build process; below is a graphic depicting where we are at in the process as well as the gmp and completion milestones:

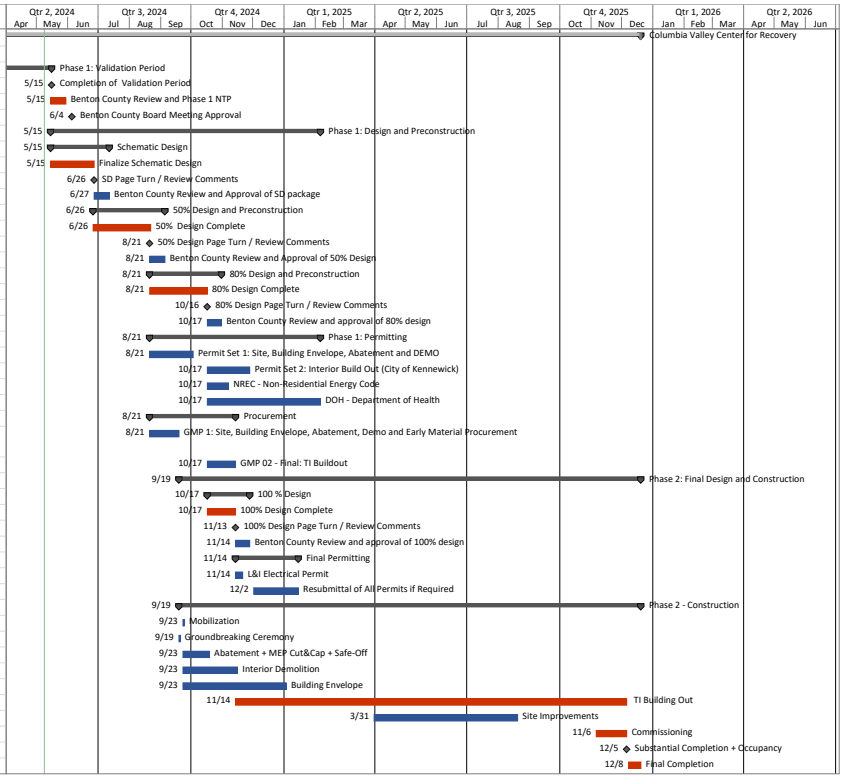


Further schedule development activities will occur during Phase 1 Design and Preconstruction to include pull planning to each milestone.

Below is the Milestone schedule for reference:

Columbia Valley Center for Recovery
Milestone Schedule

ID	Task Name	Dur	Start	Finish
0	**Columbia Valley Center for Recovery**	**658 days**	**Tue 5/16/23**	**Fri 12/19/25**
1	**Design-Builder Procurement + Selection**	**93 days**	**Tue 5/16/23**	**Wed 9/27/23**
16	**Phase 1: Validation Period**	**156 days**	**Wed 10/4/23**	**Wed 5/15/24**
57	***Completion of Validation Period***	***0 days***	***Wed 5/15/24***	***Wed 5/15/24***
58	Benton County Review and Phase 1 NTP	10 days	Wed 5/15/24	Wed 5/29/24
59	***Benton County Board Meeting Approval***	***0 days***	***Tue 6/4/24***	***Tue 6/4/24***
60	**Phase 1: Design and Preconstruction**	**183 days**	**Wed 5/15/24**	**Wed 2/5/25**
61	**Schematic Design**	**40 days**	**Wed 5/15/24**	**Thu 7/11/24**
62	Finalize Schematic Design	6 weeks	Wed 5/15/24	Wed 6/26/24
63	***SD Page Turn / Review Comments***	***0 days***	***Wed 6/26/24***	***Wed 6/26/24***
64	Benton County Review and Approval of SD package	2 weeks	Thu 6/27/24	Thu 7/11/24
65	**50% Design and Preconstruction**	**49 days**	**Wed 6/26/24**	**Wed 9/4/24**
66	50% Design Complete	8 weeks	Wed 6/26/24	Wed 8/21/24
67	***50% Design Page Turn / Review Comments***	***0 days***	***Wed 8/21/24***	***Wed 8/21/24***
68	Benton County Review and Approval of 50% Design	2 weeks	Wed 8/21/24	Wed 9/4/24
69	**80% Design and Preconstruction**	**50 days**	**Wed 8/21/24**	**Wed 10/30/24**
70	80% Design Complete	8 weeks	Wed 8/21/24	Wed 10/16/24
71	***80% Design Page Turn / Review Comments***	***0 days***	***Wed 10/16/24***	***Wed 10/16/24***
72	Benton County Review and approval of 80% design	2 weeks	Thu 10/17/24	Wed 10/30/24
73	**Phase 1: Permitting**	**115 days**	**Wed 8/21/24**	**Wed 2/5/25**
74	Permit Set 1: Site, Building Envelope, Abatement and DEMO	6 weeks	Wed 8/21/24	Wed 10/2/24
75	Permit Set 2: Interior Build Out (City of Kennewick)	6 weeks	Thu 10/17/24	Wed 11/27/24
76	NREC - Non-Residential Energy Code	3 weeks	Thu 10/17/24	Wed 11/6/24
77	DOH - Department of Health	15 weeks	Thu 10/17/24	Wed 2/5/25
78	**Procurement**	**60 days**	**Wed 8/21/24**	**Wed 11/13/24**
79	GMP 1: Site, Building Envelope, Abatement, Demo and Early Material Procurement	4 weeks	Wed 8/21/24	Wed 9/18/24
80	GMP 02 - Final: TI Buildout	4 weeks	Thu 10/17/24	Wed 11/13/24
81	**Phase 2: Final Design and Construction**	**317 days**	**Thu 9/19/24**	**Fri 12/19/25**
82	**100 % Design**	**30 days**	**Thu 10/17/24**	**Wed 11/27/24**
83	100% Design Complete	4 weeks	Thu 10/17/24	Wed 11/13/24
84	***100% Design Page Turn / Review Comments***	***0 days***	***Wed 11/13/24***	***Wed 11/13/24***
85	Benton County Review and approval of 100% design	2 weeks	Thu 11/14/24	Wed 11/27/24
86	**Final Permitting**	**40 days**	**Thu 11/14/24**	**Tue 1/14/25**
87	L&I Electrical Permit	1 week	Thu 11/14/24	Wed 11/20/24
88	Resubmittal of All Permits if Required	6 weeks	Mon 12/2/24	Tue 1/14/25
89	**Phase 2 - Construction**	**317 days**	**Thu 9/19/24**	**Fri 12/19/25**
90	Mobilization	1 day	Mon 9/23/24	Mon 9/23/24
91	Groundbreaking Ceremony	1 day	Thu 9/19/24	Thu 9/19/24
92	Abatement + MEP Cut&Cap + Safe-Off	4 weeks	Mon 9/23/24	Fri 10/18/24
93	Interior Demolition	8 weeks	Mon 9/23/24	Fri 11/15/24
94	Building Envelope	3.5 months	Mon 9/23/24	Thu 1/2/25
95	TI Building Out	3.35 months	Thu 11/14/24	Fri 12/5/25
96	Site Improvements	5 months	Mon 3/31/25	Tue 8/19/25
97	Commissioning	4 weeks	Thu 11/6/25	Fri 12/5/25
98	***Substantial Completion + Occupancy***	***0 weeks***	***Fri 12/5/25***	***Fri 12/5/25***
99	Final Completion	2 weeks	Mon 12/8/25	Fri 12/19/25



Prepared By: Bouten Construction

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Printed: Thu 5/9/24

5.0
TARGET BUDGET

5.0 Target Budget

(3.05d)

5.0 Target Budget

5.1 Estimate

5.2 TVD Scope Alignment Documents (OST Sketches)

5.3 Betterments

5.4 Proposed GMP Pachages

5.0 Target Budget (3.05d)

The proposed target budget has been developed to anticipate the full project scope include the program area, addressing existing conditions at Auburn and project contingencies, allowances and betterments This section provides further detail of the components of the targetbudget including the detailed estimate.

5.1 Target Budget & Estimate Detail

In development of the Target Value Budget Summary, Bouten proposes to use Construction Specifications institute (CSI) Masterformat Level 1 (2020 Edition) as the primary estimate and schedule organizational structure to communicate cost and scope. The complimentary CSI Masterformat Level 2 work breakdown structure will be used categorize successively smaller scope categories within the estimate and schedule detail to provide additional granularity to estimated costs and scopes. As the project moves closer to the final GMP, we propose to align our estimate and schedule work breakdown structures to match our procurement packages to tie estimated bid package values to actual bids received.

In development of the validation estimate, conceptual scopes of work were identified on the following visuals aids: Refer to Exhibit XXX (Scope Sketches)

- 5.1.1 B2010: Exterior Cladding
- 5.1.2 B2020: Exterior Windows
- 5.1.3 B2030: Roofing
- 5.1.4 C1010: Partitions
- 5.1.5 C1030: Doors
- 5.1.6 C2010: Wall Finishes
- 5.1.7 C2050: Ceiling Finishes
- 5.1.8 E1010: Fixed Furnishings
- 5.1.9 G2000: Site Improvements

The Target Budget includes several components to bring up the existing building to a usable condition. Please reference the summary on following page for these estimate break outs:

ITEM	DESCRIPTION	BUDGET
1	Exterior envelope and windows	$ 982,173
2	North Wing fire protection, ceilings, egress lighting and temp heat at bsmnt	611,156
3	Roof repairs / replacements	577,302
4	Site upgrades	826,081
5	Existing underslab waste lining	223,900
	Total budget for scope items to prepare the building to occupancy	**$ 3,220,612**

5.2 TVD Scope Alignment Documents (OST

The Design-Build team is proposing (2) GMP Packages. Each package has been developed to maximize the design-build approach while getting the GMP at a stage that brings best value to the project. Below is a summary of what scopes of work will be included with each GMP:

GMP 1 – Site, Exterior and Early Procurement:

SITE, CIVIL, UTILITIES, LANDSCAPE
CANOPY/ GARAGE
EXTERIOR ENVELOPE, ROOF, WINDOWS, PARAPET
CAPS, EIFS REPAIR, PAINTING
EARLY MEP PROCUREMENT

GMP-2 – Interior Build out

All REMAINING SCOPES OF WORK INCLUDING Mechanical, Plumbing, Fire Protection, Electrical, Finishes, flooring, ceilings, doors, hardware and accessories.

5.3 Betterments

In the processes of developing the initial program budget the Exec. team, along with the Design Builders teams, have identified potential project enhancements to aid in future scope opportunities. These enhancements are currently listed as Rough-Order of Magnitude costs.

ITEM	DESCRIPTION	TYPE	TOTAL ROM	DECISION DATE	PRIORITY LEVEL
1	Single Client Rooms - Convert approximately 8-10 rooms to create 16 single rooms	Program	$ 937,500	6/27/2024	Highest
2	Single Client Rooms - Create up to 32 single rooms	Program	$ 2,350,000	6/27/2024	Middle
3	Commercial Kitchen (est. 5850 sqft)	Program	$ 3,900,000	6/27/2024	Lowest
4	Security System in North Wing	Program	$ 220,000	6/27/2024	Middle
5	Servicing Generators 1 & 3	Program	$ 102,000	8/30/2024	Lowest
6	Replace Generator 1 & 3	Program	$ 520,000	7/18/2024	Lowest
7	Paging System Rough-In	Program	$ 70,000	6/27/2024	Lowest
8	Indoor Fitness Area (est. 2000 sqft <12' ceiling in existing building)	Coalition	$ 320,000	7/18/2024	Highest
9	Game Room / Art Therapy / Library (est. 1000 sqft)	Coalition	$ 130,000	7/18/2024	Middle
10	Outdoor Space	Coalition	$ 110,000	6/27/2024	Highest
11	Technical Skills Classroom & Training Space – (est. 700 sqft)	Coalition	$ 150,000	8/30/2024	Middle
12	Family Areas (2 rooms for a estimated 1800 sqft)	Coalition	$ 250,000	8/30/2024	Middle
13	Restore Spaulding Elevator Service	Facility	$ 60,000	8/30/2024	Lowest
14	Painting North Wing	Facility	$ 100,000	6/27/2024	Lowest
15	Repair EIFS in North Wing	Facility	$ 1,100,000	6/27/2024	Lowest
16	Reroof North Wing (full section replacement & fireproofing repair)	Facility	$ 1,500,000	6/27/2024	Lowest
17	Reroof remainder of Spaulding	Facility	$ 220,000	6/27/2024	Lowest
18	Replace Sprinkler on North Wing With True Dry System	Facility	$ 1,100,000	6/27/2024	Lowest
19	DCR / Outreach Program (est. 2800 sqft office space)	Master Plan	$ 460,000	TBD	Lowest
20	Respite or Diversion Beds (16 beds each approx. 7800 sqft.)	Master Plan	$ 3,500,000	TBD	Lowest
21	Youth Inpatient & Children's Long Term (16 beds each approx. 7800 sqft.)	Master Plan	$ 3,500,000	TBD	Lowest
22	Transitional Housing (16 beds each approx. 7800 sqft.)	Master Plan	$ 3,500,000	TBD	Lowest
23	Day Treatment for Youth and Adults (est. 10,000 out patient)	Master Plan	$ 3,200,000	TBD	Lowest
24	Eating Disorder Treatment (est. 10,000 out patient)	Master Plan	$ 3,200,000	TBD	Lowest
25	Intensive Outpatient Program (est. 10,000 out patient)	Master Plan	$ 3,200,000	TBD	Lowest
26	Battelle Building Renovation	Master Plan	$ 5,500,000	TBD	Lowest
	NOTES				
1	Values shown are Rough Order of Magnitude. Final values to be updated upon further discussions to align scope and requirements for the betterment.				
2	Dates shown are for intitial discussions and may be adjusted based on timing of further design meetings and space planning.				
3	Priority is shown to start the dicussion on betterments and will require further input from Benton County and the Coalition to define priority.				

BOULTEN CONSTRUCTION COMPANY

Columbia Valley Center For Recovery
2024.04.24 Auburn Spaulding & LDRP Test Fit R1
Benton County

May 14, 2024 Total Building Area (SF): 39,066

DESCRIPTION		COST/SF	TOTAL
01 00 00 GENERAL REQUIREMENTS		$19.62	$766,294
02 00 00 EXISTING CONDITIONS		$13.46	$526,006
03 00 00 CONCRETE		$0.54	$21,207
05 00 00 METALS		$3.79	$148,111
06 00 00 WOOD, PLASTICS, AND COMPOSITES		$7.65	$298,716
07 00 00 THERMAL AND MOISTURE PROTECTION		$22.61	$883,102
08 00 00 OPENINGS		$31.39	$1,226,318
09 00 00 FINISHES		$56.77	$2,217,922
10 00 00 SPECIALTIES		$13.58	$530,323
11 00 00 EQUIPMENT		$8.98	$350,664
12 00 00 FURNISHINGS		$1.97	$77,133
21 00 00 FIRE SUPPRESSION		$11.86	$463,386
22 00 00 PLUMBING		$58.28	$2,276,661
23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)		$46.77	$1,827,253
26 00 00 ELECTRICAL		$69.78	$2,726,010
27 00 00 COMMUNICATIONS		$2.41	$94,000
31 00 00 EARTHWORK		$0.67	$26,228
32 00 00 EXTERIOR IMPROVEMENTS		$13.80	$539,092
33 00 00 UTILITIES		$0.51	$20,000
Direct Cost		**$384.44**	**$15,018,426**
Design & Estimating Conting	10.00%	$38.44	$1,501,843
General Conditions (15 mos)		$45.10	$1,761,886
Cost of The Work Contingency	3.50%	$16.38	$639,875
Design & Preconstruction (Less MEP Design Fees in COW)		$55.36	$2,162,701
Fee	5.25%	$28.34	$1,106,948
Building Permit & Plan Review Fees		$3.84	$150,000
General Liability Insurance	1.00%	$4.68	$182,822
Builder's Risk Insurance	0.50%	$2.34	$91,411
P&P Bond	0.59%	$3.46	$135,068
Retainage Bond	0.05%	$0.29	$11,438
Design Builder's Contingency	0.50%	$2.91	$113,812
B&O Tax	0.47%	$2.77	$108,257
Indirect Cost		**$203.91**	**$7,966,061**
Total Cost		**$588.35**	**$22,984,487**

6.0

SCHEDULE OF VALUES

6.0 Schedule of Values

6.0 Schedule of Values

6.1 Phase 1 Schedule of Values (3.05b)

Below is the preliminary schedule of values for Phase 1. These values are subject to adjustment based on the target budget, contract values and agreed upon values.

This SOV will be reviewed with Benton County further upon acceptance of Validation.

A full-size document can be provided upon request from Benton County.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 4
APPLICATION DATE: 05/14/24
PERIOD TO: 03/31/24
PROJECT NOS: K-945-01

A	B	C	C.1	C.2	C.3	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TRANSFERS	ADD/CREDITS (CHANGE ORDER)	REVISED SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
	Validatoin Costs											
1	Bouten Construction	182,284.00	0.00	0.00	180,290.00	153,267.09	41,876.44	0.00	195,143.53	108%	(14,853.53)	1,951.44
2	NAC Architecture	189,540.00	0.00	0.00	193,040.00	98,765.92	31,609.11	0.00	130,375.03	68%	62,664.97	1,303.75
3	Mechanical Design Build - Total Energy	17,920.00	0.00	0.00	48,000.00	0.00	0.00	0.00	0.00	0%	48,000.00	0.00
4	Electrical Design Build - Energized	17,920.00	0.00	0.00	40,000.00	0.00	28,000.00	0.00	28,000.00	70%	12,000.00	280.00
5	Printing	600.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0%	600.00	0.00
6	Travel and Fuel	5,000.00	0.00	0.00	1,500.00	1,092.22	403.51	0.00	1,495.73	99%	4.27	14.96
7	Technology and Software	12,000.00	0.00	0.00	12,000.00	625.45	190.56	0.00	816.01	7%	11,183.99	8.16
8	Design Assist Procurement/ Trade Partner Validation Cost	10,000.00	0.00	0.00	7,840.00	0.00	7,000.00	0.00	7,000.00	89%	840.00	70.00
9	Other Consultants - TBD	50,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
10	Bouten Fee	25,731.00	0.00	0.00	25,731.00	13,321.91	5,726.68	0.00	19,048.59	74%	6,682.41	190.49
11	Payment and Performance Bond	5,183.00	0.00	0.00	7,177.00	7,177.00	0.00	0.00	7,177.00	100%	0.00	71.77
12	Insurance	4,853.00	0.00	0.00	4,853.00	2,742.50	1,148.06	0.00	3,890.56	80%	962.44	38.91
13	B&O Tax	2,476.00	0.00	0.00	2,476.00	1,304.63	546.15	0.00	1,850.78	75%	625.22	18.51
14	**Validation Scope Sub Total**	523,507.00	0.00	0.00	523,507.00	278,296.72	116,500.51	0.00	394,797.23	75%	128,709.77	3,947.99
	Phase 1: Design and Preconstruction											
15	01 00 00 General Requirements	766,294.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
16	02 00 00 Existing Conditions	526,006.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
17	03 00 00 Concrete	21,207.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
18	05 00 00 Metals	148,111.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
19	06 00 00 Wood, Plastics, And Composites	298,716.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
20	07 00 00 Thermal And Moisture Protection	883,102.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
21	08 00 00 Openings	1,226,318.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
22	09 00 00 Finishes	2,217,922.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
23	10 00 00 Specialties	530,323.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
24	11 00 00 Equipment	350,664.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
25	12 00 00 Furnishings	77,133.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
26	21 00 00 Fire Suppression	463,386.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
27	22 00 00 Plumbing	2,276,661.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
28	23 00 00 (Hvac)	1,827,253.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
29	26 00 00 Electrical	2,726,010.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
30	27 00 00 Communications	94,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
31	31 00 00 Earthwork	26,228.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
32	32 00 00 Exterior Improvements	539,092.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
33	33 00 00 Utilities	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
34	Design & Estimating Conting	1,501,843.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
35	General Conditions (15 mos)	1,761,886.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
36	Cost of The Work Contingency	639,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
37	Design & Preconstruction (less MEP Design Fees in COW)	1,677,437.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
39	Fee	1,081,217.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
40	Building Permit & Plan Review Fees	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
41	General Liability Insurance (Contract Rate)	177,969.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42	Builder's Risk Insurance	91,411.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
43	P&P Bond	129,885.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44	Retainage Bond	11,438.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
45	Design Builder's Contingency	113,812.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
46	B&O Tax	105,781.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
47	**Phase 1: Design and Preconstruction Sub Total**	22,460,980.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
48	**Change Orders**											
49	PCCO 001 - RDH Further Enclosure Investigation	14,492.00	0.00	0.00	14,492.00	0.00	0.00	0.00	0.00	0%	14,492.00	0.00
50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
51		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
52		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
60	**Change Order Sub Total**	14,492.00	0.00	0.00	14,492.00	0.00	0.00	0.00	0.00	0%	14,492.00	0.00
	Total	22,998,979.00	0.00	0.00	537,999.00	278,296.72	116,500.51	0.00	394,797.23	73%	143,201.77	3,947.99

7.0

BIM EXECUTION PLAN

7.0 BIM Execution Plan

(Section 3.03b)

7.0 BIM Execution Plan

Section A—Project Overview
Section B—BIM Goals
Section C—Implementation

Section A - Project Overview

A.1 Columbia Valley Center for Recovery – Benton County owned facility
A.2 Remodel a portion of the existing Kennewick General Hospital
A.3 Progressive Design Build Delivery
A.4 Design Team BIM Manager – Mark Chouinard / NAC Architecture
A.5 REVIT 2024 – Autodesk Construction Cloud
A.6 Model to be published weekly on Friday AM

Section B – BIM Goals

B.1 Major BIM goals/objectives
B.1.1 - To utilize BIM software to identify and resolve potential construction conflicts
B.1.2 - Minimize cross referencing errors in callouts
B.1.3 - To link room areas with program space requirements in the BIM model
B.1.4 - To use as a presentation tool as the model develops

B.2 BIM tools & deliverables
B.2.1 - Design options
B.2.2 - Live tracking of actual to base square footage
B.2.3 - Align client area parameters with Revit elements
B.2.4 - Owner project requirements
B.2.5 - Existing conditions modelling
B.2.6 - Design reviews
B.2.7 - Presentation
B.2.8 - 3D coordination
B.2.9 - Visual coordination
B.2.10 - Clash detection
B.2.11- Quantity take-off
B.2.12 - Visualization/rendering (Enscape or similar?)
B.2.13 - Construction documents
B.2.14 - Mechanical analysis
B.2.15 - Cost estimation

B.3 Multi-discipline coordination method
B.3.1 - PDFs (Bluebeam)
B.3.2 - Revit coordination
B.3.3 - Cloud-based coordination
B.3.4 - Bluebeam Studio
B.3.5 - Third-party applications:
B.3.6 - NAC will utilize Newforma for file exchange, email storage, CA, etc.

Section C—Implementation

C.1 Standard Model Building
C.1.1 - Sheet numbering, naming and titleblocks
C.1.2 - NAC will provide template titleblock
C.1.3 - Utilize industry standard best practices for cleanliness and streamlining of model. Keep model size to a minimum while conveying the necessary information to the contractor.
C.1.4 - Model accuracy and tolerances: model with 1/256” accuracy and dimension to 1/8” accuracy.
C.1.5 - Use tags or labels over text
C.1.6 - Keynote legend is per drawing sheet
C.1.7 - Use schedules over legends wherever possible
C.1.8 - Architectural model will be set up as a facilities model with existing and multiple new construction phases available for future projects.

C.2 Model maintenance
C.2.1 - All teams should practice the following model maintenance best practices once weekly and prior to sharing models.
C.2.2 - NAC recommends purging all unused elements in each model prior to distributing models to entire team
C.2.3 - Each team member will resolve review warnings as they appear
C.2.4 - Team member(s) performing weekly maintenance will spend 1 hour reducing review warnings.

8.0

PERMIT STRATEGY

8.0 Permit Strategy

(Section 3.09)

Permit Strategy

Our team understands the added value of being proactive with our AHJ's and bringing them onto the project early and often. It is important to have this open communication early in the project to reduce the risk of re-design and obtain alignment on code interpretation and requirements. We have outlined our permit process for each Authority having Jurisdiction that we are required to obtain permit approvals from.

CITY OF KENNEWICK

We are currently planning to obtain (2) separate building permits from the City of Kennewick.

1st permit application would include all site/landscape work, utilities, exterior finish and roof repair, exterior window replacement and the new addition of a secure exterior drop-off for police and ambulance.

2nd permit application would be the remainder of the project which would be all interior remodeled spaces for our program area.

We have currently already met with the City on February 28, 2024 to introduce them to our project and get their initial comments. Their first initial comments are included inExhibit M - Pre-Development - City Comments

DEPARTMENT OF HEALTH

The team has initiated contact with the Department of Health. Our application and fees have been submitted. We currently have obtained an official CRS# that will allow communication and documentation uploads to the Department of Health. Paul Clark with the Department of Health will be our reviewer and we can communicate, ask questions and get his feedback as we move forward with design.

- Application and Fee have been submitted.
- CRS# 61544360 and link to DOH BOX account for communication with CRS reviewers has been issued.
- Schedule of Next Steps
  - 06/19/24 - Schematic design to CRS
  - 06/26/24 - Review Schematic design with CRS
  - 08/08/24 - Design Development Drawings to CRS
  - 10/30/24 - Submit Final Construction Drawings, Specifications, Plumbing Cut Sheets, Functional Narrative Program to CRS
  - 02/18/25 – Receive Comments from CRS
  - 02/25/25 – Respond to CRS Comments
  - 04/02/25 – Receive Approval from CRS

NREC REVIEW

NAC will be submitting our 80% drawings and specifications to NRg Edge Consulting for compliance with the Washington Energy Code. This is a third-party review that is required. This review typically takes about 4 weeks for review. We have confirmed with the State that our facility would not need to meet the entire requirements of the 2021 New Construction Energy Code. We will be following the 2021 Existing Building Energy Code Chapter 5. **DEPARTMENT OF ECOLOGY**

investigation and determination as to the extent that it can be re-used. If the Well were to be decommissioned, the department of ecology would need to be notified and approve our plan for decommissioning.

L&I SUBMISSION

L&I submission will be completed by Coffman and requires 100% CD drawings to be completed. Once L&I approved and stamped drawings are completed, any drawing changes that alter electrical distribution or increase panel loading will require a revision be submitted to L&I. Review is typically 1 week.

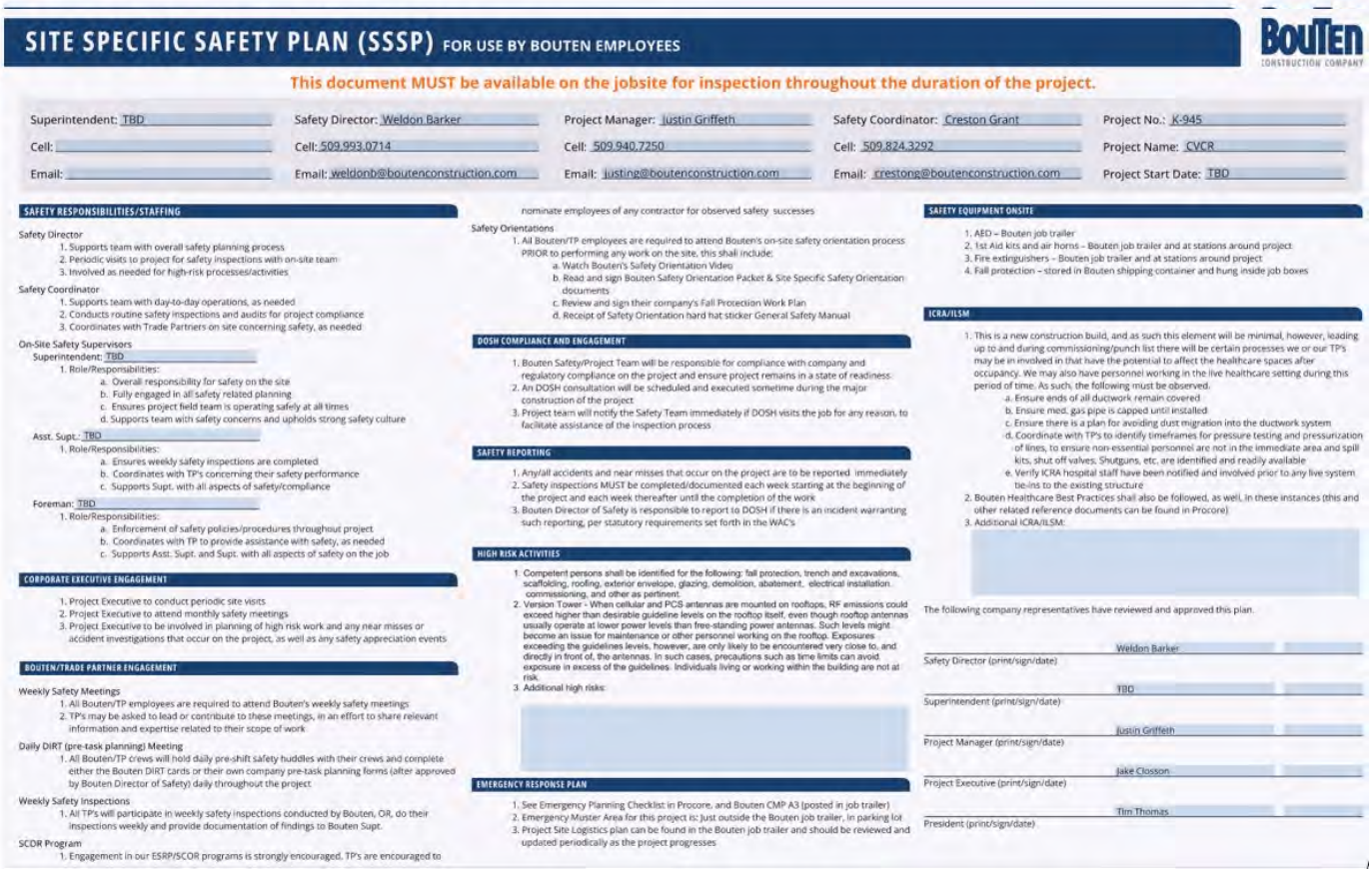
9.0
PROJECT SAFETY PLAN

9.0 Project Safety Plan

(Section 3.07a)

Project Safety Plan

The project specific safety plan and jobsite hazard analysis shown below outlines specific project related safety objectives to include identification of project safety risks, safety responsibilities, high risk activities, ongoing training, and regular safety checks to protect everyone involved. With open communication and a strong commitment to safety, we aim for zero accidents, making sure ensuring every worker and visitor stays safe throughout the project.



SITE SPECIFIC SAFETY PLAN (SSSP) FOR USE BY BOUTEN EMPLOYEES

BOUTEN CONSTRUCTION COMPANY

This document MUST be available on the jobsite for inspection throughout the duration of the project.

Superintendent: TBD	Safety Director: Weldon Barker	Project Manager: Justin Griffeth	Safety Coordinator: Creston Grant	Project No.: K-945
Cell:	Cell: 509.993.0714	Cell: 509.940.7250	Cell: 509.824.3292	Project Name: CVCR
Email:	Email: weldonb@boutenconstruction.com	Email: justing@boutenconstruction.com	Email: crestong@boutenconstruction.com	Project Start Date: TBD

SAFETY RESPONSIBILITIES/STAFFING

Safety Director
1. Supports team with overall safety planning process
2. Periodic visits to project for safety inspections with on-site team
3. Involved as needed for high-risk processes/activities

Safety Coordinator
1. Supports team with day-to-day operations, as needed
2. Conducts routine safety inspections and audits for project compliance
3. Coordinates with Trade Partners on site concerning safety, as needed

On-Site Safety Supervisors

Superintendent: TBD
1. Role/Responsibilities:
   a. Overall responsibility for safety on the site
   b. Fully engaged in all safety related planning
   c. Ensures project field team is operating safely at all times
   d. Supports team with safety concerns and upholds strong safety culture

Asst. Supt.: TBD
1. Role/Responsibilities:
   a. Ensures weekly safety inspections are completed
   b. Coordinates with TP's concerning their safety performance
   c. Supports Supt. with all aspects of safety/compliance

Foreman: TBD
1. Role/Responsibilities:
   a. Enforcement of safety policies/procedures throughout project
   b. Coordinates with TP to provide assistance with safety, as needed
   c. Supports Asst. Supt. and Supt. with all aspects of safety on the job

CORPORATE EXECUTIVE ENGAGEMENT

1. Project Executive to conduct periodic site visits
2. Project Executive to attend monthly safety meetings
3. Project Executive to be involved in planning of high risk work and any near misses or accident investigations that occur on the project, as well as any safety appreciation events

BOUTEN/TRADE PARTNER ENGAGEMENT

Weekly Safety Meetings
1. All Bouten/TP employees are required to attend Bouten's weekly safety meetings
2. TP's may be asked to lead or contribute to these meetings, in an effort to share relevant information and expertise related to their scope of work

Daily DIRT (pre-task planning) Meeting
1. All Bouten/TP crews will hold daily pre-shift safety huddles with their crews and complete either the Bouten DIRT cards or their own company pre-task planning forms (after approved by Bouten Director of Safety) daily throughout the project

Weekly Safety Inspections
1. All TP's will participate in weekly safety inspections conducted by Bouten, OR, do their inspections weekly and provide documentation of findings to Bouten Supt.

SCOR Program
1. Engagement in our ESRP/SCOR programs is strongly encouraged. TP's are encouraged to nominate employees of any contractor for observed safety successes

Safety Orientations
1. All Bouten/TP employees are required to attend Bouten's on-site safety orientation process PRIOR to performing any work on the site, this shall include:
   a. Watch Bouten's Safety Orientation Video
   b. Read and sign Bouten Safety Orientation Packet & Site Specific Safety Orientation documents
   c. Review and sign their company's Fall Protection Work Plan
   d. Receipt of Safety Orientation hard hat sticker General Safety Manual

DOSH COMPLIANCE AND ENGAGEMENT

1. Bouten Safety/Project Team will be responsible for compliance with company and regulatory compliance on the project and ensure project remains in a state of readiness
2. An DOSH consultation will be scheduled and executed sometime during the major construction of the project
3. Project team will notify the Safety Team immediately if DOSH visits the job for any reason, to facilitate assistance of the inspection process

SAFETY REPORTING

1. Any/all accidents and near misses that occur on the project are to be reported immediately
2. Safety inspections MUST be completed/documented each week starting at the beginning of the project and each week thereafter until the completion of the work
3. Bouten Director of Safety is responsible to report to DOSH if there is an incident warranting such reporting, per statutory requirements set forth in the WAC's

HIGH RISK ACTIVITIES

1. Competent persons shall be identified for the following: fall protection, trench and excavations, scaffolding, roofing, exterior envelope, glazing, demolition, abatement, electrical installation, commissioning, and other as pertinent.
2. Version Tower - When cellular and PCS antennas are mounted on rooftops, RF emissions could exceed higher than desirable guideline levels on the rooftop itself, even though rooftop antennas usually operate at lower power levels than free-standing power antennas. Such levels might become an issue for maintenance or other personnel working on the rooftop. Exposures exceeding the guidelines levels, however, are only likely to be encountered very close to, and directly in front of, the antennas. In such cases, precautions such as time limits can avoid exposure in excess of the guidelines. Individuals living or working within the building are not at risk.
3. Additional high risks:

EMERGENCY RESPONSE PLAN

1. See Emergency Planning Checklist in Procore, and Bouten CMP A3 (posted in job trailer)
2. Emergency Muster Area for this project is: Just outside the Bouten job trailer, in parking lot
3. Project Site Logistics plan can be found in the Bouten job trailer and should be reviewed and updated periodically as the project progresses

SAFETY EQUIPMENT ONSITE

1. AED – Bouten job trailer
2. 1st Aid kits and air horns – Bouten job trailer and at stations around project
3. Fire extinguishers – Bouten job trailer and at stations around project
4. Fall protection – stored in Bouten shipping container and hung inside job boxes

ICRA/ILSM

1. This is a new construction build, and as such this element will be minimal, however, leading up to and during commissioning/punch list there will be certain processes we or our TP's may be in involved in that have the potential to affect the healthcare spaces after occupancy. We may also have personnel working in the live healthcare setting during this period of time. As such, the following must be observed.
   a. Ensure ends of all ductwork remain covered
   b. Ensure med. gas pipe is capped until installed
   c. Ensure there is a plan for avoiding dust migration into the ductwork system
   d. Coordinate with TP's to identify timeframes for pressure testing and pressurization of lines, to ensure non-essential personnel are not in the immediate area and spill kits, shut off valves, Shutguns, etc. are identified and readily available
   e. Verify ICRA hospital staff have been notified and involved prior to any live system tie-ins to the existing structure
2. Bouten Healthcare Best Practices shall also be followed, as well, in these instances (this and other related reference documents can be found in Procore)
3. Additional ICRA/ILSM:

The following company representatives have reviewed and approved this plan.

Weldon Barker
Safety Director (print/sign/date)

TBD
Superintendent (print/sign/date)

Justin Griffeth
Project Manager (print/sign/date)

Jake Closson
Project Executive (print/sign/date)

Tim Thomas
President (print/sign/date)

A full-size copy of this Site Specific Safety Plan is available upon request

10.0

SUBCONTRACTING & DEI PLAN

10.0 Subcontracting & DEI Plan

(Sections 3.06a & 3.10)

10.01 Diverse Business and Subcontracting Plan

Subcontracting & Diversity Approach
Building off of the Subcontracting and DEI Plan highlighted in our RFP response, the subcontracting and DEI plan has been updated to reflect anticipated bid packages and basis for awarding of these packages. The updated plan is provided below. The following process will be followed for creating competition and engaging new and diverse businesses:

Competitive Process & Owner Engagement
The proposed plan is to onboard trade partners using either a qualifications-based RFP, lump-sum bid, or fee and rates with a not-to-exceed (NTE), our trade partner on-boarding process is always competitive.

- **Best-Value RFP** We've created an A3 asking how trade partners will differentiate themselves, with scoring heavily weighted toward best value and a pricing component that includes a preconstruction fee and total fee percentage.
- **Lump-Sum Bid** Several qualified trades and scopes in our market perform very well with a lump-sump bid approach. We'll use our detailed bidder's instructions to create competition, verifying that the full scope is captured for each work package.
- **Fee and Rates with an NTE** For smaller or yet-to-be-defined scopes of work, we'll request fee and rates with an NTE value.

Each approach will be reviewed in detail prior to procurement, and we encourage Benton County to participate in the selection process.

Strategies for New Diverse Businesses
The current list of certified diverse businesses is small. We have indicated which bid categories have certified businesses in this region. Based on this information, we believe that a project goal of 3-5 percent of the total GMP for certified business use makes sense for the project. We'll confirm this with Benton County during the validation phase.

Specific diverse business approach for Benton County:

- Focus on Small Scopes of Work Our focus will be to target design, engineering or survey, remediation, miscellaneous steel, and accessories partners.
- Create Breakout Scope Packages We'll look at breaking out what traditionally would have been a small scope within a larger scope package to see where opportunities exist for diverse businesses, e.g., mechanical insulation, parking lot striping or signage, or testing and balancing.
- Outreach and Communication We see a tremendous opportunity with this project—to support and build relationships with diverse businesses that will, in turn, become a vital part of our industry—and will engage as many partners in the conversation as early

10.01 Diverse Buisness and Subcontracting Plan

BOULTEN CONSTRUCTION COMPANY

Columbia Valley Center For Recovery
TRADE PARTNERING AND DIVERSITY PLAN
Wednesday, May 8, 2024

PACKAGE NO.	WORK PACKAGE DESCRIPTION	ESTIMATED VALUE*	SUB OR SELF-PERFORM	DIVERSE BUSINESS**	SUB OR SELF-PERFORM	INCLUSION %	PROCUREMENT (SELECTION) TYPE
	Validation						
1	Design-Build HVAC + Controls	TBD	Sub	P	Sub	TBD	Best Value RFP
2	Design-Build Plumbing	TBD	Sub	N	Sub	TBD	Best Value RFP
3	Design-Build Electrical, Fire Alarm, Telecommunication, + Security	TBD	Sub	N	Sub	TBD	Best Value RFP
	Phase 1 - Design & Preconstruction						
4	Benchmarks and ROW Survey	TBD	Sub	P	Sub	TBD	Lump Sum Bid
5	Professional Land Surveying	TBD	Sub	Y	Sub	<1%	Lump Sum Bid
6	Acoustical Engineer	TBD	Sub	Y	Sub	TBD	Best Value RFP
7	Scanning and Construction Layout	TBD	Self-perform	N	Self-perform	TBD	N/A
8	Abatement	TBD	Sub	N	Sub	TBD	Best Value RFP
9	Demolition	TBD	Sub	N	Sub	TBD	Best Value RFP
10	Design-Build Fire Protection	TBD	Sub	N	Sub	TBD	Best Value RFP
11	Aluminum + Glass	TBD	Sub	N	Sub	TBD	Best Value RFP
12	Roofing + Above Grade Waterproofing	TBD	Sub	N	Sub	TBD	Best Value RFP
13	Cladding	TBD	Sub	N	Sub	TBD	Best Value RFP
14	Earthwork + Utilities	TBD	Sub	N	Sub	TBD	Best Value RFP
15	Plumbing	TBD	Sub	N	Sub	TBD	GMP
16	Mechanical	TBD	Sub	N	Sub	TBD	GMP
17	Electrical	TBD	Sub	N	Sub	TBD	GMP
	Phase 2 - Final Design and Construction						
18	Structural Concrete	TBD	Self-perform	N	Self-perform	TBD	N/A
1	Non-Structural Concrete	TBD	Sub	Y	Sub	1.00%	Lump Sum Bid
19	Miscellaneous Metals	TBD	Sub	P	Sub	TBD	Lump Sum Bid
2	Structural Steel Fabricator (if Applicable)	TBD	Sub	P	Sub	TBD	Lump Sum Bid
20	Structural Steel Erector (if Applicable)	TBD	Sub	N	Sub	TBD	Lump Sum Bid
3	Rough Carpentry + Backing	TBD	Self-perform	N	Self-perform	TBD	N/A
21	Casework Supply	TBD	Sub	N	Sub	TBD	Lump Sum Bid
4	Casework Install	TBD	Self-perform	N	Self-perform	TBD	Lump Sum Bid
22	Fireproofing	TBD	Sub	N	Sub	TBD	Lump Sum Bid
5	Below Grade Waterproofing	TBD	Sub	N	Sub	TBD	Lump Sum Bid
23	Specialty Doors	TBD	Sub	N	Sub	TBD	Lump Sum Bid
6	DFH Supplier	TBD	Sub	N	Sub	TBD	Lump Sum Bid
24	DFH Installer	TBD	Self-perform	N	Self-perform	TBD	Lump Sum Bid
7	Finish Flooring + Wall Base	TBD	Sub	N	Sub	TBD	Lump Sum Bid
25	Finish Floor + Wall Tiling	TBD	Sub	N	Sub	TBD	Lump Sum Bid
8	Metal Stud + GWB	TBD	Sub	Y	Sub	5.00%	Lump Sum Bid
26	Painting	TBD	Sub	P	Sub	TBD	Lump Sum Bid
9	Ceilings	TBD	Sub	N	Sub	TBD	Lump Sum Bid
27	Signage	TBD	Sub	Y	Sub	<1%	Lump Sum Bid
10	Acoustical Wall Panels	TBD	Sub	N	Sub	TBD	Lump Sum Bid
28	Markerboards	TBD	Sub	N	Sub	TBD	Lump Sum Bid
11	Miscellaneous Specialties	TBD	Sub	Y	Sub	<1%	Lump Sum Bid
29	Lockers	TBD	Sub	Y	Sub	<1%	Lump Sum Bid
12	Foodservice Equipment/Appliances	TBD	Sub	N	Sub	TBD	Lump Sum Bid
30	Design-Build Landscaping + Irrigation	TBD	Sub	P	Sub	TBD	Lump Sum Bid
13	Fencing	TBD	Sub	N	Sub	TBD	Lump Sum Bid
31	Synthetic Surfacing	TBD	Sub	N	Sub	TBD	Lump Sum Bid
14	Asphalt/ Striping	TBD	Sub	Y	Sub	<1%	Lump Sum Bid
32	Testing, Adjusting, and Balancing	TBD	Sub	Y	Sub	<1%	Lump Sum Bid
15	Final Cleaning	TBD	Sub	Y	Sub	<1%	Lump Sum Bid
		$ -				7.00%	

NOTES

** Y = Yes, known certified businesses
P = Probable, non-certified & certified business may exist for these scopes of work within the Tri-Cities Region. Trades to be confirmed during outreach meetings
N = No known certified or non-certified DBE Business. Further outreach will be completed during validation to identify potential businesses

11.0

CONTRACT AMENDMENT/ LEVEL OF EFFORT

11.0 Contract Amendment/ Level of Effort

(Sections 3.08a-b)

11.1 Scope of Work

11.2 Level of Effort

11.1 Contract Amendment Scope of Work

Design Scope Overview

The design will have an efficient floor plan that is client centered and staff sensitive. The facility will use durable materials inside and out, provide a safe healing environment to clients, and ease of supervision for staff. Once our room sizes and adjacencies are validated, the room and space specifics can be addressed. Below is a list of scope that will be completed in Phase 1 Design and Preconstruction:

1. Casework and Countertops – amounts, locations, & types
2. Doors and Hardware – types, locations, & functions
3. Ceilings – types & heights
4. Lighting – types, locations, & functions
5. Electrical outlets and data types & locations
6. Plumbing Fixtures – types & accessories
7. Mechanical zones, controls, & options
8. Kitchen equipment & function
9. Equipment Coordination – printers, pyxis, medical testing, servers (IT needs), laundry, & shelving
10. Implementation of betterments from the Coalition
11. Access Control – types, locations, & functions
12. Security Devices – cameras and intrusion detection
13. Site – drop off zones, garages/carports, courtyards, truck deliveries, waste management, fire truck access, utilities, existing well, sidewalks, pedestrian/vehicle circulation, landscaping, & parking
14. Interior Finishes – flooring, wall protection, color palette scheme, & artwork
15. Exterior finishes – windows, exterior skin, roofing, and color palette scheme/extent

Preconstruction Scope Overview

In addition to the design scope of work outlined above, the following preconstruction scope of work items will be completed to support GMP development:

1. Pull planning sessions to detail the schedule for each milestone activity
2. Continuous estimating and target budget updates
3. Review and refinement of betterments
4. Choosing by advantages for the envelope, mechanical systems and finishes
5. Identify any long lead items and timing for procurement
6. Milestone schedule adjustments and refinement
7. Further on-site investigations to support design
8. Onboarding of qualifications based trade partners per the subcontracting plan
9. Site logistics planning
10. Minor selective demolition performed by Bouten to support design needs
11. Continued design and target budget alignment
12. Owner and design-builder scope alignment for both program areas and building areas outside of the program area

These tasks will be completed to support development of GMP 1 – Site, Exterior and Early Procurement and to prepare for Phase 2 – Final design and construction for the final GMP to include the Interior build-out.

11.2 Contract Amendment Level of Effort

The detailed level of effort to include design and preconstruction costs, lump sums, allowances, design-builder contingencies and total costs for completion of Phase 1 – Design and Preconstruction to development of GMP 1 – Site, Exterior and Early Procurement is being provided to Benton County as a seperate document.

12.0
QUALITY MANAGEMENT

12.0 Quality Management

(Sections 3.11a)

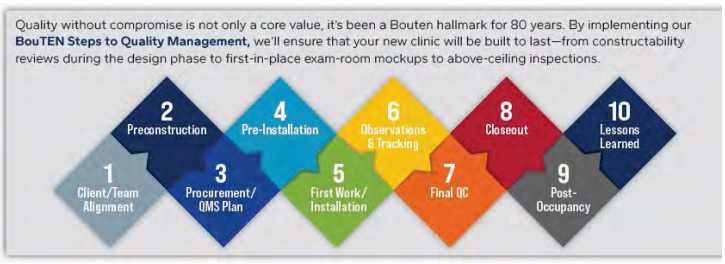
12.1 Design/Builder QMS (A3)

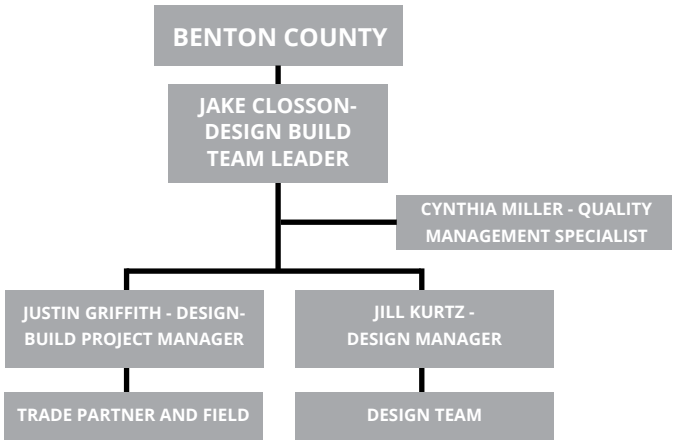
12.2 Design Quality Management

12.1 Design/Builder Quality Management Plan (3.11a)

Our standard is doing things the best they can be done. Period. Our teams pride themselves on upholding Bouten's Legacy for delivering exceptional quality and workmanship. We will use our quality
management plan to develop and define project specific quality measures related to this project. Specific components of this plan include:

- Project Quality Management Process from team alignment to Occupancy
- Critical Quality management checkpoints throughout the process
- Measurement of quality objectives through documentation of steps completed
- Key team members and trade partners as they are on-boarded.
- Org Chart for key team member responsibilities





Cynthia Miller will serve as the project's Quality Management Specialist and will complete the following tasks:

- Support design quality review and constructability
- Continually update and track the project Quality Management System (QMS)
- Incorporate scope of work specific best practices which are applicable to this project
- Initiate periodic project reviews, monthly
- Develop corrective action plans
- Track quality management measures

Quality Management System – Columbia Valley Center for Recovery

Last Updated:

BOUTEN CONSTRUCTION COMPANY

Quality Without Compromise

Our standard is doing things the best they can be done. Our teams pride themselves on upholding Bouten's Legacy for delivering exceptional quality and workmanship. This quality management plan is a tool for project teams to use to develop and define project specific quality measures. Each team will discuss and fill out this plan at each of the quality management milestones listed.

Procore QR Codes

PE to create and place QR codes from Procore.

Project Information	QC/QA Dashboard

Major Quality Management Areas of Risk and Focus

No.	Risk	BCC Lead	Trade Partners	Current Stage	Comments
1.	Exterior Envelope	Superintendent	Procurement Process	Precon	Tying into Existing Conditions
2.	Roofing	Superintendent	Procurement Process	Precon	Tying into Existing Conditions
3.	Version Tower	Superintendent	Procurement Process	Precon	Tying into Existing Conditions
4.	Fire Sprinkler System	Superintendent	Procurement Process	Precon	Tying into Existing Conditions
5.	Glazing	Superintendent	Procurement Process	Precon	Tying into Existing Conditions
6.					

Project Life Cycle Quality Management Milestones

CLIENT/TEAM ALIGNMENT	TRANSITION TO CONSTRUCTION	CONSTRUCTION	MID-PROJECT CHECK IN	PRE-CLOSEOUT	CLOSEOUT	RETROSPECTIVE
Follow project setup checklist for QA/QC related steps in preconstruction.	Follow project setup checklist for team kick-offs, lean workflow, and execution process.	Follow Last Planner System® for Lean workflow and execution process.	Mid-project QC lessons learned and meeting. No more than 30% into project.	Closeout meeting to be conducted no greater than 75% complete.	30-days prior to substantial completion—identify final requirements for handing over the keys	To be held within 30 days of substantial completion
Planned Date: Completed Date:	Planned Date: Completed Date:	Planned Date: Completed Date:	Planned Date: Completed Date:	Planned Date: Completed Date:	Planned Date: Completed Date:	Planned Date: Completed Date:

Project Life Cycle Quality Management Milestones

CLIENT/TEAM ALIGNMENT | TRANSITION TO CONSTRUCTION | CONSTRUCTION | MID-PROJECT CHECK IN | PRE-CLOSEOUT | CLOSEOUT | RETROSPECTIVE

Follow project setup checklist for QA/QC related steps in preconstruction. | Follow project setup checklist for team kick-offs, lean workflow, and execution process. | Follow Last Planner System® for Lean workflow and execution process. | Mid-project QC lessons learned and meeting. No more than 30% into project. | Closeout meeting to be conducted no greater than 75% complete. | 30-days prior to substantial completion—identify final requirements for handing over the keys | To be held within 30 days of substantial completion

Planned Date: Completed Date:

BouTEN Steps of Quality Management	1 CLIENT/TEAM ALIGNMENT	2 PRECONSTRUCTION	3 PROCUREMENT/ QMS PLAN	4 PRE-INSTALL	5 FIRST WORK/INSTALL	6 OBSERVATIONS & TRACKING	7 FINAL QC	8 CLOSEOUT	9 POST OCCUPANCY	10 LESSON LEARNED
QUALITY MANAGEMENT CHECKLIST	• Perform initial client interface and alignment expectations • Review and understand design team quality management approach	• Review design team expectations • Incorporate Bouten standards • Perform constructability reviews • Determine overall project approach and QMS impacts • Identify and engage proper quality consultants • Incorporate quality requirements into the construction documents • Review VDC approach and confirm QMS related steps	• Develop project specific quality plan • Hold the all project and trade partner kickoff meeting • Host Pre-job start up meetings • A/E project review and approach kick off meeting • Execute submittal process • Perform mock-ups • Host the commissioning kick-off meeting	• Create and updated pre-installation agendas • Hold trade partner pre-installation meetings	• First work definition & viewing / observing the work immediately upon start • Complete a pre-first work huddle • Complete first work final product inspections	• Execute Bouten QC inspection process and documentation • Execute pre-cover photo and QR code observation process • Complete A/E third party inspections	• Execute trade partner final quality check program • Identify work to complete and perform pre-punch final quality check • Execute commissioning process and scope • Complete the punch-list	• Initiate and execute the close out process • Complete closeout documents	• Post occupancy preparation and follow-up • Schedule one-year Warranty walk	• Document lessons learned during the project • Schedule the project retrospective • Quality management systems follow up and best practice implementation
TOOLS / DOCUMENTATION OR REFERENCE	• Conditions of Satisfaction • Quality Control Major Areas of Focus (QMS-A3)	Bouten Standards • Best Practices - Preconstruction / Constructability Review • Best Practices - Constructability • Decisions Log / Betterments / Alternates • Bid Packages • QMS Workbook and A3 • Master Schedule • BIM / REVIT access • Reference QMS Best Practice documents	• Project set-up checklist • Roles and responsibilities (QMS specific) • Best practices - construction • QMS Master Inspections workbook • Procurement log (Procore functions?) • Submittal log (Procore functions?) • Bouten Firewall mock-up (Future) • Procore meeting minute templates	• QMS Master Inspections workbook • Listing and schedule of required pre-install meetings • Procore pre-install meeting minutes • Reference QMS Best Practice documents	• Procore inspections tool • Project schedule • Last Planner System ® • Reference QMS Best Practice documents	• Procore inspection templates • Procore observations (crewed individually and via inspection tool) • Daily inspection logs for city inspectors. • Detailed city inspection list. • Reference QMS Best Practice documents	• Procore meeting minute templates • Project schedule • Commissioning log • Best practices • Lean final quality check • Reference QMS Best Practice documents	• Procore meeting minute templates • Bouten standard closeout checklist • O&M tracking log • Commissioning log • Lean final quality check	• Warranty log • Outlook invitations	• Lessons learned log • Retrospect/lessons learned template
TRAINING/ IMPLEMENTATION	• Training for Bouten Key Employees - to navigate process (Record All company meeting on Groover 6)	• Case Studies (In progress)	• Record PE training on how to set up the inspections templates	• Trade partner procore training (Use procore videos and publish in trades)	• Video of a first work install example	• Develop Procore video training for BCC/trade partners to demonstrate observation tool • Develop Procore video training for BCC to demonstrate QR code/inspection template tool & process	• Procore video training for owner, architect, and trade partner to demonstrate punch list and observation tool		• Training for Bouten key employees - to navigate process	

Quality Management System – Columbia Valley Center for Recovery

Last Updated:

BOUTEN CONSTRUCTION COMPANY

PLAN — The project specific QMS plan will be mutually developed by the project manager, project engineer, and superintendent. The quality management specialist is to be included in the plan development.

DO — Review the plan in detail with the project team, assigning roles and responsibilities and who is responsible for which scope.

CHECK — Each milestone from page one can be used to check progress and effectiveness of the QMS plan. Review the Procore QMS Dashboard for specific accomplishments and outstanding items.

ACT — The Project Team shall follow through on noncon formities and make sure they are addressed. Track any lessons learned during the project.

Field Execution Tips and Tricks

1. Walk with trade partners.
2. Walk the site entering at a new location or walk in reverse of your typical job walk.
3. Visit another project and volunteer a quality control walk.
4. Walk as a team—complete a Gemba walk.
5. Be curious—inspect something you know nothing about.
6. Quality management needs to be intentional—make time for it.

Definable Features of Work-Responsibility

The matrix below is a quick reference guide to identify which project team members are leading each scope of work section. For a detailed review of Quality Management System Roles and Responsibilities, reference the complete project roles and responsibilities matrix.

		PROCUREMENT/ QMS PLAN	PRE-INSTALL	FIRST WORK/ INSTALL	OBSERVATIONS/ ONGOING TRACKING	FINAL QC
SITE WORK						
1	Grading, excavation, soils, & compaction					
2	Underground utilities					
3	Curb, asphalt, concrete					
STRUCTURE						
4	Concrete foundations, slabs, and elevated decks					
5	Structural steel					
6	Precast or architectural concrete					
7	Misc. steel, decorative steel					
BUILDING ENVELOPE						
8	Exterior framing, sheeting, and air barrier					
9	Windows and flashings					
10	Exterior cladding, metal panels, EIFS, or masonry					
11	Roofing and flashings					
MECHANICAL (ROUGH AND FINAL)						
12	Fire protection					
13	Plumbing					
14	HVAC and controls					
15	Electrical					
16	Commissioning					
FINISHES						
17	Casework and mill-work					
18	Ceilings					
19	Special systems					
20	Flooring, paint, and other finishes					

Design Team and Owner Project Inspection Contacts and Frequency

	OWNER/ARCHITECT	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	CIVIL ENGINEER	GEOTECHNICAL
Inspection type(s)					
Frequency					
Responsibility					
Report format					
Report uploaded to Procore					
Defiency follow-up responsibility					

Project Inspection Requirements and Contacts

The matrix below provides a quick reference for each of the inspection agencies typical to a project. The project team is responsible to verify and modify this listing to be inclusive with the project requirements. Reference the Quality Management System workbook for additional details and criteria.

AUTHORITY HAVING JURISDICTION

The Authorities Having Jurisdiction (AHJ) includes all agencies with jurisdictional authority of any particular aspect of the project. The AHJs would typically include the city, county, state, fire department, Department of Health, and Labor and Industries (for elevator and electrical). These AHJs will be responsible for completing plan reviews (if required), periodic project inspections, final inspections, and sign-off for receiving certificates of occupancy.

ITEM	INSPECTION	AHJ	CONTACT	EMAIL	PHONE
1	Public Works				
2	Storm Water				
3	Water				
4	Sanitary				
5	Gas/Electric				
6	Building				
7	Mechanical				
8	Electrical				
9	Fire				
10	Planning/Site				
11					

SPECIAL INSPECTIONS

Special inspections typically include 3rd party inspections required per code or the construction documents. Special inspections may include earthwork and soils, underground utilities, soils compactions, concrete, steel, or fireproofing. It will include reports which must be documented in parallel to the Bouten QA and QC inspections.

ITEM	INSPECTION	AHJ	CONTACT	EMAIL	PHONE
1	Site/Soils				
2	Concrete				
3	Steel				
4	Fireproofing				
5	Fire Sealants				
6	Structural Supports				
7	Flooring Moisture				
8					

CONSULTANTS OR THIRD-PARTY INSPECTIONS

Additional consultants may be retained, and are recommended, for systems such as the exterior envelope, air barriers, curtainwall systems, roofing, and acoustical systems. These consultants will be responsible to assist with constructability reviews, provide input on lared hrrehs and successes with specific project details, review submittals, mock-ups, complete site visits to verify installations, and complete performance testing. It is important to involve consultants early in the process to help indentify and address and potential conflicts with design and performance requirements.

ITEM	INSPECTION	AHJ	CONTACT	EMAIL	PHONE
1	Envelope				
2	Roofing				
3	Acoustics				
4	Curtainwall				
5					
6					

12.2 Design Quality Management (3.11c)

ORGANIZATION:

NAC is a corporation performing professional services. Principals are shareholders (owners of the Company) and manage the Company's operations. Staff working for the Company includes project managers, project architects, engineers, construction administrators, specification writers, and other technical support personnel.

All staff report to Principals-In-Charge of individual projects. Within the Company there are no permanent assignments or fixed hierarchies. Every project is assigned a unique team led by the Principal-In-Charge, with the team size and composition determined by the project size, type, and complexity. Additional administrative and corporate staff members provide support to all project teams.

In some cases the same team may continue on multiple projects for a particular client, or on multiple projects of a particular type. Experience shows this leads to excellent quality control by applying any lessons learned to subsequent projects of a similar nature.

Depending on the size and complexity of a project, the project team may be as small as one person, or comprised of a large number of team members. In smaller projects, team members may fill multiple roles described in this QA/QC program. The descriptions which follow should not be interpreted to mean that every project team must consist of a specific number of individuals with specific and singular titles and responsibilities. It is not uncommon for a relatively small number of team members to fulfill multiple roles simultaneously.

To a limited extent afforded by the degree of control given to NAC over other parties involved in the design and construction process, the QA/QC plan extends to the work of consulting engineers and designers employed by NAC under NAC's prime contract with the client, and to a lesser extent to the work of other consultants working directly for the client. NAC's control over these other parties is limited by the extent of professional responsibility and control defined in agreements between NAC and its consultants, and to the extent of professional control assigned to NAC by clients' agreements with those consultants under the direct control of the clients. NAC endeavors to elevate the work of all parties contributing to the design effort to the highest level possible.

DOCUMENTATION:

Document control is the cornerstone of an effective QA/QC plan to ensure that only the latest and most accurate documents, specifications, and standards are used throughout the design and construction teams to perform the work related to the project. It is essential to properly document project events, conversations, decisions, conditions and/or outside influences affecting the project. When documents are no longer relevant or are outdated, the process of archiving and disposing of obsolete and unnecessary documents is systematic and orderly.

All pertinent records related to the Company's projects are retained at least 7 years from the final completion date of each project. The Company has established written policies regarding file organization, filing documents related to projects, and conversion of hard copy / physical documents to electronic format for long-term storage. These policies are reviewed and updated periodically as new technology emerges to facilitate efficient storage and retrieval of filed project documents.

All communications with attorneys and insurers representing NAC and its clients are kept separate from other project files.

All team members are directed to maintain thorough and accurate records of discussions, visits, meetings, and any other communications regarding the project.

While good faith efforts are made to abide by these procedures, due to the volume of documents involved, the complexities of professional practice, and the inevitability of Murphy's Law, there may be instances where documents will be retained for longer or shorter periods than described in NAC's document retention policies. Failure to comply with these policies should be presumed to be inadvertent. No duty or obligation, beyond those imposed by law, is made or inferred to any third-party regarding retention of documents pertaining to any project.

QA and QC program implementation processes are documented and retained for each project. The extent of documentation and retention varies by the size and complexity of the project.

OPERATING PROCEDURES:

Principals-in-Charge, or a delegated project manager, assign project roles to members of each project team. Particularly on large or complex projects, each person (and sometimes consultants hired for such purposes) may have a distinct and solitary role in development and execution of the QA/QC plan for the project. On smaller projects, a limited number of people may fulfill multiple roles.

One or more team representatives will be responsible for developing a QA plan for the project, often following draft plans or templates developed by NAC for this purpose. And one or more team representatives will be responsible for checking the work of internal and external team members to verify the QA plan has been executed to ensure control over the quality of the finished product.

Responsibilities vary during the various phases of design and construction of a project. During early phases of design, many team members may be involved in QA and QC. Often, many team members ensure QC during preparation of construction documents such as drawings and specifications for bidding or procurement of the construction contract. During the later phases of a project, such as construction administration and closeout, the number of team members responsible for QC may be limited. Roles and responsibilities of the project team are described below under "Roles and Responsibilities".
The QA plan for each project consists of the program elements described below, under "QA/QC Program Elements".

ROLES & RESPONSIBILITIES:
Key roles assigned to team members at various stages of development and implementation of the QA/QC plan are:

- Developing the QA/QC Budget
  - How much of the team's resources are dedicated to QA/QC.
- Staffing
  - Ensure the necessary team members, both individuals and consultants, are assigned to the project, and assign roles and responsibilities for development and implementation of the QA/QC plan for the project. This may include one or more persons with the following responsibilities:
    - Principal-In-Charge or Delegated Project Manager
      - Responsible for staffing and assignment of roles and responsibilities. Manages contracts with clients and consultants. In conjunction with the client, is responsible for establishment of the scope of services, budget, schedule, and any other duties necessary to satisfy the requirements of the agreement between the Owner and the Architect/Engineer.
    - Project Leader
      - Responsible for coordination of all QA/QC efforts by the entire project team, including consultants and other contributors. Typically, this person also has primary responsibility to ensure project budgets, estimates, schedules, and scopes of work are consistent with the agreed goals of the client and the design team. This ensures a solid connection between adherence to the QA/QC program and evolution of the design and construction process, for a comprehensive approach to fulfilment of the agreement between the Owner and the Architect/Engineer. The Project Leader is also typically responsible for ensuring the design team does not exceed the authority or responsibility given to them in the role of design professionals. Examples: 1) Performance of work beyond the scope of professional services in their agreement with the client. 2) Giving directions to contractor(s) regarding means and methods of performing the construction work.
    - Document Control
      - Responsible for coordination and distribution of all design documents, including drawings, specifications, addenda, clarifications, changes, and other related documents. Also includes management of project files, correspondence, and similar collateral produced by all members of the project team.
    - Building Information Management (BIM)
      - Responsible for adherence to standards, best practices, and client-specific or project-specific requirements for all documents produced by the design team.
    - Design Lead (Originator)
      - Responsible for design intent, and extent to which documentation of that intent is complete.
    - Checker (Reviewer)
      - Responsible for checking the work of others, including the Design Lead, to ensure the design intent is clearly conveyed for others unfamiliar with the Originator's intent.
    - Back-Checker
      - Reviews corrections identified by the Checker.
    - Construction Administrator
      - Responsible for checking the work of the contractor to ensure it conforms to the intent of the design team.
- Assigning Responsibilities and Deadlines
  - A number of design team members may assign responsibilities to execute the QA/QC plan, and establish the schedule or deadlines for completion of those responsibilities. In general, the Project Leader is responsible for major responsibilities and milestone deadlines, while responsibilities and deadlines for specific tasks may be delegated to other team members by those responsible for major responsibilities and deadlines. Example: The project leader may assign responsibility to complete the checklist for the Design Development phase to another team member, and may establish the deadline for completion of the checklist prior to the date deliverables are scheduled to be presented to the client. A member of the design team is also assigned responsibility to document information required from others, including the client, and a timeline for receipt of this information so that the design team can respond efficiently to this information.

QA/QC PROGRAM ELEMENTS:

- Quality Control Budget
  - A budget for development of a QA/QC plan, and implementation of that plan, is included in every level of the Company, and in every project. Unless special requirements are stipulated in the agreement between the client and the Architect/Engineer, the budget is included within the basic A/E fee and is commensurate with the size and complexity of the project.
- Staffing
  - Dedication of personnel resources to address individual project needs, development of the QA plan, and QC monitoring.
- Checking and Review Procedures
  - Starting with the proposal, continuing through Schematic Design, Design Development, Construction Documents, Construction Administration, and Closeout phases, to ensure high-quality design and construction documentation. This includes the following tools, deliverables, and/or services.
- Checklists for Services and Deliverables, as outlined in the next section.
  - Documentation and Records
  - Consultant Procurement and Collaboration
  - Reports & Calculations
  - Drawings
  - Specifications
  - Cost Control and Cost Estimates
  - Schedule Management
  - Contacts With and Approvals from Authorities Having Jurisdiction (AHJs)
  - Bid / Procurement Support
  - Construction Administration
  - Closeout
- Peer Review Procedures
  - Consistent with the QA/QC plan, these are the procedures for internal checking and backchecking both within individual disciplines and throughout the entire design effort.
- Client Quality Assurance Procedures
  - Procedures to verify the design, deliverables, and services rendered are consistent with the contractual requirements and clients' expectations.

CHECKLISTS FOR SERVICES & DELIVERABLES:

The Company has adopted a series of outlines or templates to facilitate checking of services and deliverables. At each stage of design and construction, the checklists provide guidelines for evaluation of completeness, technical accuracy, conformance with project and code requirements, and to identify where third-party reviews may be required. Each project is unique, and consequently each team is responsible for review and customization of these checklists as necessary to plan and execute a QA/QC plan that is commensurate with the size and complexity of the project. The team must determine the level of accuracy necessary to satisfy the requirements of the QA/QC plan for the project, and any comments or approvals needed from project leaders or the client, before proceeding from one phase of the design and construction process to the next.

BASIC OBJECTIVES OF CHECKLIST:

The scope of the QA/QC plan will vary for each project. The following are basic objectives for all reviews:

• Services and deliverables accurately reflect the information provided to guide the design process.

• Services and deliverables are following requirements for the project.

• Services and deliverables are clear, understandable, and technically accurate.

• Underlying assumptions and allowances are clearly documented; risks have been identified and managed.

• Grammar and spelling are correct.

FEEDBACK & ONGOING DEVELOPMENT OF THE QA/QC PROGRAM:

An over-arching goal of the QA/QC program is the continuous improvement in the knowledge base of every member of every design team, and the quality of work produced by NAC. The Company maintains an interactive website for internal communications. This includes several tools for continuous self-improvement, some of which leverage the knowledge and experience gathered by and from all employees of the Company. Those tools include:

• A "Lessons Learned database" used to document and share what we learn from our projects during planning, design, construction, closeout, and/or post-occupancy.

• Communities of Practice consisting of NAC staff interested in subjects that are central to our work, such as sustainability, design excellence, project management, and our target markets. These core groups are central repositories for information to be shared, and for issues needing collaborative resolution.

We have an active continuing education program led by seasoned Company leaders, covering a wide range of subjects including the topics of interest to our Communities of Practice as well as building materials and systems, codes and regulations, and others relevant to our professional practice. We also organize tours of projects under construction or recently completed, to share lessons learned and celebrate successful project results.

Periodically, the Company reviews all documentation, procedures, processes, standards, and best practices, to ensure that all employees will refer to accurate, up-to-

date information that is consistent with the collective knowledge we have gathered over the life of the entire NAC organization.

LIMITATIONS OF QA/QC PROGRAM:

This QA/QC program is meant as a guideline only. The provisions contained herein, and QA/QC plans developec in accordance with this program are not a substitute for, modification of, specific contract requirements. Nothing in this QA/QC program is intended to create a warranty, express or implied, regarding the professional services o the Company or its consultants. It is not meant to replac or modify the applicable standard of care governing the performance of professional services on any given projec

Footnotes:

(1) ISO 9000:2015: Quality Management Systems – Fundamentals and Vocabulary.

13.0 EXHIBITS

13.0 Exhibits: A-M

A	Envelope Existing Conditions Report
B	Mechanical Existing Conditions Report
C	Electrical Existing Conditions Report
D	A3 - Pre-validation - Program & Budget Alignment Summary
E	Civil Narrative
F	Landscape Narrative
G	Architectural Narrative
H	Structural Narrative
I	Fire Protection Narrative
J	Mechanical & Plumbing Narrative
K	Electrical Narrative
L	Budget Scope Sketches
M	Permit Strategy - Pre-Dev - City Comments

EXHIBIT A:
ENVELOPE EXISTING CONDITIONS REPORT

Building Enclosure Condition Assessment Report Addendum | Project 29573.000

CV Center for Recovery, 900 South Auburn St, Kennewick, WA

To: Jake Closson
Bouten Construction
1060 Jadwin Ave, Suite 300
Richland, WA 99352

Submitted April 5, 2024 by
RDH Building Science Inc.
2101 N 34th Street #150
Seattle WA 98103

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Refer to Exhibit N: Envelope Existing Constitution Report Plans

1 Introduction

1.1 Terms of Reference

RDH Building Science Inc. (RDH) was retained by Bouten Construction to undertake an assessment of the current condition of the building enclosure of the building located at 900 South Auburn St, Kennewick, WA.

This report documents the current condition of elements of the building enclosure. It may also provide information related to the specific sources of moisture or other physical factors which have resulted in the observed conditions.

This report has been undertaken for Bouten Construction and is not to be relied on by others.

1.2 Report Organization

Background information relevant to this building and the condition assessment is provided in Section 1 of this report.

The report is organized in accordance with four primary elements of the building enclosure as well as interior operating conditions:

- → Walls
- → Fenestration
- → Roofs
- → At-Grade Assemblies
- → Below Grade Walls

Our specific observations and other factual data related to these elements are contained in an appendix that corresponds to each of these elements. Section 2 discusses our observations and the implications with respect to current and future building enclosure performance. Recommendations for rehabilitation and renewal of building enclosure assemblies are provided where appropriate. Further, observations regarding specific maintenance items may be made if they relate to a proposed rehabilitation or renewals recommendation; however, this report does not constitute an overall maintenance and renewals plan.

The recommendations for rehabilitation and renewal are summarized in Section 3. Proposed timing associated with the recommendations made are presented with a discussion of alternate conceptual approaches, phasing and advantages of various implementation scenarios where appropriate.

1.3 Documents Reviewed

The documents provided to and reviewed by RDH are listed in Table 1.1.

TABLE 1.1 DOCUMENTS REVIEWED	
DOCUMENT DESCRIPTION	
Property Condition Assessment Report by Wave Design Group	Issued 08/19/2021
Architectural Floor Plans by ALD Architects	Issued 04/09/2013

1.4 Building Description

A description of the buildings is provided in Table 1.2.

TABLE 1.2 DESCRIPTION OF BUILDING	
Name	Trios Auburn Property / Central Valley Center for Recovery
Address	900 South Auburn Street, Kennewick WA
Date of construction	Original construction in 1952, with multiple additions since
Number of stories	3, with partial basement
Type of construction	Concrete/steel
Principal occupancy	Unoccupied, formerly a hospital

RDH reviewed the whole building during two separate dates (February 9, and March 27, 2024). The initial visit consisted of interior openings and a review of the whole building except for what is referred to as the Spaulding addition. The second visit consisted of exterior openings through the EIFS and roof assembles as well as review of the Spaulding addition. This report includes information from both reviews as an addendum which includes new sections for the various new review areas in addition to all the information in the original report dated March 15, 2024. All new information is shown in blue.

The building is an unoccupied former hospital built in various phases. The original hospital building is a two-story cross-shaped structure built circa 1952 and consists of painted concrete walls with interior metal framed furring walls behind the concrete. There are also mechanical and elevator penthouses that are metal framed with stucco cladding as well as mass masonry. The original floors and roof structure are also concrete.

There have been multiple additions to the original building, primarily in 1980 and 1990, which now comprise the majority of the exterior enclosure. These additions occur at each quadrant of the original cross-shaped structure. These newer additions consist of metal framed walls clad with a face-sealed exterior insulation and finish system (EIFS). The newer additions are steel structures with composite metal/concrete decks. The glazing consists of mostly fixed metal-clad wood windows and single-hung metal-clad wood windows, with areas of aluminum storefront and glass block. There are also sloped glazing canopy systems over the main entrance on the east elevation and the west elevation. Doors are primarily hollow metal frames, and larger entrances are aluminum framed sliding doors.

The Spaulding addition was completed between 1987-90, which also is comprised of a steel structure with composite metal/concrete decks. The enclosure consists of EIFS cladding, aluminum storefront ribbon windows and punched openings, and a

thermoplastic roof membrane. Doors are also hollow metal frames and larger entrances are aluminum framed sliding doors.

Overall observation mark-ups are included in Appendix A, Roof locations and notes in Appendix B, and Photographs in Appendix C.

1.5 Building History

Although we do not have a detailed timeline of events related to the building enclosure, we did note several key events as reported to us.

1.5.1 Roof replacements

There is evidence of several roof replacements and repairs over much of the roof area. A mixture of low slope membranes (built-up roof, PVC, and TPO) with varying degrees of weathering indicates that portions of the roof have been replaced at different times throughout the life of the building.

2 Discussion of Building Enclosure Performance

2.1 Interior Operating Conditions

The building is unoccupied and there is limited heating that is operational during our review. Portions of interior finishes have been demolished, and there have been numerous previous roof leaks and plumbing leaks that have resulted in damage to interior finishes. We understand that the intended scope of work to repurpose this building will include complete removal of interior finishes.

2.2 Walls

Conditions and performance of the wall assemblies at interfaces that occur between the walls and other major elements of the enclosure (windows, doors, and roofs) are discussed in later sections of this report. This section therefore focuses on the wall assembly itself as well as penetrations and other features within the wall areas.

The bulk of the exterior walls are made up of a steel stud wall with a face sealed EIFS system over it. There are also exterior walls that are made up of painted concrete with interior metal framed backup walls, as well as two rooftop penthouses that are metal framed with stucco cladding. There is also a limited amount of mass masonry wall (brick and CMU) at the elevator overrun.

2.2.1 EIFS

After review of limited as-built drawings and several interior and exterior openings we confirmed the assembly to consist of the following:

- → Painted drywall
- → Polyethylene vapor barrier
- → 6” metal studs filled with fiberglass batt insulation
- → Paper-faced gypsum sheathing
- → 2-inch extruded polystyrene insulation adhered to sheathing with rows of adhesive (1.75-inch at the Spaulding building addition)
- → Reinforced modified cementitious outer coating (aka Lamina)
- → Exterior paint coating

This wall assembly is considered a face-sealed system in which the primary water control layer plane is at the outermost face of the system. The intactness and continuity of the outer lamina layer is directly related to the water penetration resistance and airtightness of the overall wall system.

We noted small but widespread cracking of the lamina throughout the areas we reviewed, most commonly originating from corners of windows and at the base of wall where the EIFS extends down to meet the exterior sidewalk (see Photos 01 through 09). We also noted several locations with significant cracks ranging from 1/16” to ¼” as well multiple

penetrations that lack sealant. We also noted that there are very few movement joints within the EIFS walls, which may be contributing to the lamina cracking.

At the ground level we noted signs of mechanical damage of varying degrees, from small scuffs to large holes in the lamina.

In our experience, these types of fine cracks tend to allow for the localized accumulation of water within the EIFS assembly which results in concealed damage to the gypsum sheathing.

At several interior locations, small cuts were made at the interior drywall finish to make observations within the concealed stud cavity. We observed damp gypsum sheathing facing the stud cavity, and also observed with small test cuts that the paper facer on the gypsum sheathing debonds from the gypsum core which indicates prior moisture exposure. At two locations we also observed signs of prior sealant and spray foam application made from the interior of the wall cavity, which may have been a prior attempt at addressing a water leak. Our overall findings with associated frequency at the eight (8) exploratory openings are as follows:

- → Isolated dark organic staining (1/8, 13%)
- → Light surface corrosion observed at fasteners or steel framing (3/8, 38%)
- → Prior water stains at interior side of paper-faced sheathing (5/8, 63%)
- → Active moisture measured (1/8, 13%)
- → Signs of prior repair attempts in wall cavity (2/8, 25%)
- → No observed signs of water or water-related damage (2/8, 25%)

Using a non-destructive moisture meter, we measured elevated moisture readings at multiple locations along the exterior base of wall, indicating there is potentially water migrating past the face sealed system and becoming trapped within the inner portion of the assembly. These observations correlated with the observed dampness at one of the exploratory openings performed.

In addition, we also made the following key discrete observations at the EIFS:

- → Gypsum sheathing is visible at the underside of the EIFS system at several locations at the exterior of the building (see Photo 10). This indicates a potential gap in the building's air barrier at these locations.
- → The majority of the EIFS walls are capped with metal flashings, however some small discrete coping areas are formed by the EIFS itself, and these exhibit more concentrated signs of damage. These areas are showing organic growth, damage, and significant cracking (see Photo 70
- → At the EIFS coping at the top of the ICU mechanical penthouse the outer layer of lamina has failed and the reinforcing mesh is visible at many locations.
- → EIFS cladding adjacent to the entry sloped glazing exhibits moisture staining and signs of water saturation (see Photos 47, 48 and 51).

2.2.2 EIFS Spaulding Building Review

We reviewed the Spaulding building EIFS during the second day of review. We observed that overall condition of the assembly is consistent with what was previously noted at the rest of the building, which includes cracking (typically at window sill locations), mechanical damage, and a lack of control joints in the assembly.

We made the following additional key discrete observations at the Spaulding Building EIFS:

- There are multiple locations where the EIFS extends below the exterior grade or concrete sidewalks (Photos 77-78).
- There are sloped EIFS used at the SW corner of the Spaulding building over the terraces, the coating is failing at this location and there is significant signs of staining of the EIFS (Photo 79).
- Multiple failed sealant joints at inside corners (Photo 80).
- Cracking occurring at inside corners at SW corner terraces (Photo 81).
- At the SW corner L2 terrace when viewed into the soffit there are signs of leaks at the base of the exterior wall above the soffit (Photo 82).

2.2.3 EIFS Exterior Openings

We performed 8 follow-up EIFS exploratory openings from the exterior at base of wall conditions where cracks occur and where elevated moisture meter readings are present. We used a Delmhorst moisture meter to confirm the moisture content of the wall sheathing at each opening. We observed staining, organic growth, damage to the sheathing, and high moisture readings at the wall sheathing at locations where the EIFS is damaged or where large cracks occur (three locations, 37.5%) (Photos 83-84). At other non-damaged EIFS areas, we observed no staining and low moisture readings (5 locations, 62.5%).

Discussion and Recommendations

Due to the face-sealed nature of the EIFS system, these walls are highly sensitive to any breaches of the exterior lamina or failed exterior sealant or any other water ingress pathways such as window installations or other cladding transitions. In our experience, these walls tend to perform poorly when the outer moisture barriers are not maintained, and when the wall is subject to an imbalance between wetting and dry such that damage occurs over time.

The conditions observed at the EIFS indicate that while the steel stud framing is sound, isolated water damage has occurred at the wall, with the base of the wall being a known issue at some locations. This water damage is concentrated at the exterior gypsum sheathing, and manifests as isolated areas of organic growth, as well as signs that the gypsum sheathing is deteriorating.

The exterior openings indicate that concealed wall sheathing damage is typically correlated to outwardly visible damaged EIFS locations and base of wall conditions. At intact EIFS locations the assembly and wall sheathing are intact. There are locations where EIFS is used in locations which are not recommended, such as in sloped conditions, and

below exterior grade. At these locations the coating is damaged and there are high moisture readings at the EIFS.

Overall, this wall cladding is nearing the end of its effective service life and various repair and rehabilitation options are possible. These include:

- → Comprehensive Approach: This would entail replacing all of the EIFS and exterior sheathing with a new system. This could be a new modern EIFS system which incorporates a drainage system and concealed water barrier, or a modern rainscreen wall consisting of a new air and water barrier on new sheathing, exterior insulation, as well as a new cladding material such as metal panels.
- → Targeted Approach: Targeted replacement and EIFS repairs are likely possible given the limited extent of damage observed at openings to-date. Replacement should occur where damage is found, such as along base of wall conditions, at parapets, and around windows where replacement is planned. The wall system would be replaced with a system as noted in the comprehensive option, and the remainder of the original EIFS would be renewed to provide a new face-seal system with control joints added into the assembly at key areas.
- → Overcladding Approach: As a more long-lasting alternative to renewing portions of the EIFS barrier system, overcladding may be possible depending on the condition of exterior sheathing. In this approach the EIFS would remain in place with some localized replacement of the cladding where damaged, and a new drained cavity would be created between new cladding and existing EIFS. More architectural review is recommended for this approach from an aesthetic standpoint.

RECOMMENDATION	
1	Investigate EIFS with exterior openings in order to determine the extent of concealed damage to the exterior sheathing. (Completed)
2	Plan to address EIFS with either a comprehensive replacement or targeted repair.
3	As part of a comprehensive exterior wall plan, add cap flashings over EIFS where it occurs at parapets
4	As part of a comprehensive exterior wall plan, improve air barrier detailing at base of EIFS walls
5	As part of a comprehensive exterior wall plan, plan to add waterproof flashing at sidewalk interfaces, and counter flash with new replacement wall cladding.

2.2.4 Painted Concrete

The original hospital walls are painted concrete with a framed interior-insulated furring wall. The paint appears aged and is exhibiting cracking and flaking in several areas. There are also two locations with large cracks in the concrete with signs of spalling (see Photos 25 through 28).

Discussion and Recommendations

The concrete walls are less sensitive to moisture than EIFS, but still rely on the exterior surface as the primary water control layer. Cracking and spalling should be addressed prior to re-painting. Any spalled areas should have all loose material removed and any exposed rebar should be cleaned of any rust prior to patching with new concrete. Spalled

areas can be patched with a high strength repair mortar. Smaller surface cracks can be routed and sealed. After repairs are made, new paint can be applied.

These concrete walls are also good candidates for over-cladding with new water barrier membranes, exterior insulation and cladding in order to improve overall energy performance of the building.

RECOMMENDATION	
6	Remove existing paint coating from concrete walls and repair spalls at concrete. Install new silicone elastomeric coating and silicone sealants at transitions and exterior joints.
7	Consider upgrading the energy performance of repaired concrete walls by over-cladding them with a new air and water barrier, exterior insulation and finish material.

2.2.5 Stucco

There are two mechanical penthouses and are clad with stucco. All are in fair to poor condition, with many cracks (see Photo 34), failed paint, and unsealed penetrations that have been roughly cut through the walls. These all present pathways for water ingress and should be addressed. Stucco of this vintage also largely relies on the exterior surface as the primary air and water control layer, and based on its condition it is not an effective air or water barrier.

At the Spaulding building there is stucco applied over the exterior concrete columns at the southwest entrance. We observed cracking and sections of stucco delaminating from the base of each column (Photo 93).

Discussion and Recommendations

We recommend fully replacing the stucco at these penthouses and installing a more modern cladding system with a concealed air and water barrier, exterior insulation and exterior cladding.

At the exterior columns we recommend removing the failing stucco and coating the concrete with an elastomeric coating or cladding over the columns with a new system.

RECOMMENDATION	
8	Replace existing stucco cladding at penthouses with a new modern rainscreen wall system.
9	Replace the stucco cladding at the southwest entrance concrete columns with an elastomeric coating on the concrete.

2.2.6 Brick

There are two small areas of painted brick at the elevator penthouse. There are multiple stair-step cracks throughout the mortar joints (see Photos 30 through 33) These cracks present a pathway for water ingress and should be addressed.

Discussion and Recommendations

We recommend re-pointing the brick where there is cracking in the mortar, followed by re-painting. Alternatively, a lightweight rainscreen cladding system could be installed over

the existing brick following structural repairs. This would also present an opportunity to add exterior insulation for improved thermal performance of this assembly.

RECOMMENDATION	
10	Remove existing paint coating from brick walls, perform repointing and repair at damaged mortar joints, and apply a new silicone elastomeric coating. Alternately, overclad or replace the repaired masonry wall with new exterior cladding for a more durable finish.

2.2.7 Concrete Masonry

The south side of the elevator penthouse is constructed of concrete masonry units (CMU) which has been painted. The paint is in fair condition but is showing minor cracking and appears aged. Similar to the concrete walls, the CMU is primarily reliant on the exterior surface as the primary water control layer.

Discussion and Recommendations

The CMU walls should be repainted within the next 5 years. Alternatively, a lightweight rainscreen cladding could be installed over the CMU.

RECOMMENDATION	
11	Remove existing paint coating from CMU walls, perform repointing as required and apply a new silicone elastomeric coating. Alternately, overclad or replace the repaired CMU wall with new exterior cladding for a more durable finish.

2.3 Windows & Doors

2.3.1 Windows

During our review, the majority of windows in the building are covered with temporary plywood sheathing at the exterior, and therefore our review of the windows and associated exterior detailing is limited.

There are several types of windows on the building. The majority of the windows are clad wood windows, with single hung windows in the original building within the concrete walls, and fixed windows within the newer EIFS-clad portion of the building. There are also aluminum storefront windows in the old ICU portion of the building and at least one glass block window.

At the Spaulding addition the windows are primarily comprised of aluminum storefront ribbon windows. These are also boarded up at the first two levels therefore limited review is performed from the exterior. From the interior we observed numerous cracked or fully broken IGUs within the window frames.

The clad wood windows include a removable interior pane of glass (see Photo 35 and 36), and therefore lack the more common sealed insulated glass unit (IGU) which is the norm for contemporary windows today. We found evidence of some condensation-related moisture staining on the wood frames (see Photo 37 and 38), but they are otherwise in fair condition.

Exterior sealants between clad frames and adjacent EIFS are typically weathered and beginning to fail. Exterior sills at windows generally include painted precast concrete (see Photo 39 through 46), or a shallow EIFS return detail. Often this sill exhibits hairline cracks visible through the paint coating, or at the EIFS itself below the jambs of the window.

Window installations of this vintage generally lack any sub-sill flashing or waterproofing. We find that the windows themselves can often be a source for water ingress at the EIFS itself, but in this case the degree of observed water ingress is fairly limited.

We understand that part of the upcoming scope of renovation will include a full replacement of all windows with more modern code-compliant and tamper-resistant models. As such we recommend you take advantage of the opportunity to improve the installation of the new windows by incorporating rough opening waterproofing and flashing around window perimeters.

2.3.2 Sloped Glazing

A section of sloped glazing occurs above the main entry driveway. This glazing consists of a barrel-style aluminum frame supporting glass units (see Photos 47 through 49). There are general signs of water ingress below the window frames at the EIFS-clad structure. We recommend planning to at minimum replace exterior seals between sections of glazing, and to improve the flashing detail at the EIFS-clad structure. As noted previously, the EIFS cladding at this structure should be replaced in order to address any concealed structural damage.

Discussion and Recommendations

During removal of windows, we recommend removing a portion of the EIFS around the windows to allow for the installation of membrane flashing and a sill pan in the rough opening. This will provide a drainage path for any water ingress through exterior perimeter sealant or through future window frames to safely escape to the exterior. Depending on the EIFS repair/renewal option chosen, it may also be prudent to remove sections of EIFS between windows to provide better compartmentalization between new and existing wall types.

RECOMMENDATION	
12	Plan to replace windows with a modern energy-efficient frame with insulated glass units. In association with the new windows, include new waterproofing and flashing membranes at the rough opening in order to provide additional protection against water ingress and to promote airtight construction.
13	Plan to renew seals at sloped glazing, and to improve the sill flashing condition at the sub-structure to better manage water.

2.3.3 Doors

The majority of exterior doors are hollow metal frames with opaque hollow metal doors. Many of these doors are showing failed paint and significant corrosion, especially at the bottom of the doors (see Photo 54).

There are also aluminum-framed storefronts which are also boarded up at the main entry. We were unable to fully review these storefronts, but based on their age you should

expect them to require at minimum replacement of all gaskets and sealants, and likely renewal of insulated glass units.

The Spaulding building doors are consistent with the above noted observations.

RECOMMENDATION	
14	Plan to refinish hollow-metal doors with a high-performance exterior paint coating and renew exterior sealant joints.
15	For aluminum-framed storefront entries, plan to replace entirely or renew all exterior gaskets and sealant joints. Provide enhanced sill detailing at base of system with new flashings and membrane to protect structure below. Additional review will be necessary to confirm which insulated glass units require replacement.

2.4 Roofs

This section contains information related to our review of the various roof areas. We performed a review of 25 roof areas at the original hospital building as well as the addition wings. There are three main types of roof systems installed which consist of the following based on our visual review.

- Built-up roofing
- Single-ply roofing (TPO)
- Single-ply roofing (PVC)

Six openings are made through the various roof assemblies. The description of the findings are discussed in Section 2.4.6

During the walkthrough of the interior 2nd floor, RDH was made aware of 4 active leak locations associated with the single-ply roof of Roof Area D and K (see Photos 55 through 58). While on-site, some repairs were performed by the building maintenance staff to puncture damaged areas of the PVC roof membrane.

Each roof consists of the following:

Asphalt Based Built-Up Roofs (BUR)

- Hot asphalt felt reinforced roof membrane with gravel ballast covering
- Smooth polymer modified asphalt based base flashings
- Multiple layers of perlite board insulation (assumed)
- Metal roof deck
- Dropped ceiling
- Interior space

Thermoplastic Polyolefin (TPO) Roofs

- TPO roof membrane mechanically attached and adhered
- Insulation layers both adhered and mechanically attached (assumed)
- Roof substrate (assumed to be metal roof deck)
- Dropped ceiling

→ Interior space

Polyvinyl Chloride (PVC) Roofs

→ PVC roof membrane mechanically attached and adhered

→ Insulation layers both adhered and mechanically attached (assumed)

→ Roof substrate (assumed to be metal roof deck)

→ Dropped ceiling

→ Interior space

The roof areas include roof drains and through-wall scuppers to capture draining water. Overflow scuppers are located at the BUR roofs. Most of the roofs have 12-inch high parapets that transition to the EIFS cladding system. Three-foot high parapets are present at the higher elevation roofs that have sheet metal coping caps that cover the top of the concrete walls. Large air handler units, exhaust vent curbs and routed electrical lines are present on the higher elevation roof areas. We have included a description of each roof area reviewed on the attached roof plan for location of each roof area in Appendix B. Please refer to Photos 60 through 76 for select photos of roof conditions described below.

2.4.1 Roof Area A

There are 2 roof sections with the same roof system located at the lowest roof level at the southeast end of the side entrance of the building. The 2 roof sections are comprised of a tan colored mechanically attached thermoplastic roof system. Powered exhaust vents rooftop curbs, pipe penetrations and exhaust vents are located on the raised roof section to the east with a canopy roof to the west. EIFS wall cladding system is present at the canopy portion of the roof section and provides the parapet wall coping for the raised roof area. Through-wall scuppers provide the primary drainage for the raised roof section with roof drains present at the canopy roof. In general, the roof membrane is in fair to poor condition with items in need of repair to maintain. The following items were observed during the site visit.

→ Voids or openings in the seams of the wall flashings.

→ Cracked damaged EIFS coping.

→ Open termination at EIFS interface with canopy roof edge flashing.

→ Punctures to membrane.

2.4.2 Roof Areas B, C, R, U and X

These roof areas are located at the large south end addition (B), third floor south end (C), side and main entrance small roof sections (R, U, X). These roof areas are comprised of built-up asphalt with felt reinforcement roof system with gravel ballast covering. The insulation appears to be multiple layers of perlite 1-inch-thick insulation where it can be seen through an open pipe penetration lead flashing. Perimeter base and wall flashings are a smooth surface polymer modified asphalt reinforced membrane. At Roof Area B, large air handlers, exhaust vent curbs, pipe penetrations and routed piping are located on the roof. An expansion joint is present along the southwest side of roof area B. At Roof Area C, rooftop curbs for routed piping, rooftop exhaust vents, power exhaust vent curbs, pipe penetrations and metal support stands are present on the roof section. EIFS coping is

present along the roof perimeter edges of roof areas B, C, U and X while Roof Area R a sheet metal coping cap is present at the tops of the concrete walls on the north and south sides of the small roof section. Roof drains are present as the primary drainage points for the roof areas with overflow scuppers present at the primary roof drains at Roof Area B. In general, the roofs are in fair to poor condition with the following items observed in need of repairs:

- Openings in seams of perimeter base and wall flashings. Common to all roof areas reviewed.
- Openings at seams of rooftop curb flashings. Common to all roof areas reviewed.
- Deteriorated sealant at rooftop curb sheet metal flashings. Common to all roof areas reviewed.
- Lead flashing missing pipe penetration and is open to the interior (roof Area B).
- Improperly installed lead flashing at pipe penetration with openings at top edge of penetration (Roof Area B and C).
- Lead flashing installed without pipe penetration and improperly sealed to the roof membrane (Roof Area B).
- Damaged EIFS coping. Common to all roof areas reviewed.
- Open laps at roof drain repair (Roof Area B).
- Rooftop vent curb missing roof flashing (Roof Area B).
- Damaged wood sleeper curbs roof flashing (Roof Area C).
- Rooftop penetration sheet metal flashings and rooftop vent curb sealed with asphalt roof mastic and missing proper roof membrane flashing (Roof Area C).
- Metal support frame posts in direct contact to roof membrane surface (Roof Area C).
- Glass canopy gutter trough drains onto the main entrance roof at Roof Area R. The stainless steel gutter trough ends are sealed with asphalt roof mastic where the roof area perimeter interfaces with the trough draining edge.
- Open top of sheet metal flashing for ganged pipe penetrations (Roof Area X).

2.4.3 Roof Areas E, F, G, H, I, J, P, S and Y

These roof sections are along the original portions of the building as well as the additions to the east and west sides of the building. These roof sections are comprised of TPO roof membranes that are both mechanically attached and adhered. We understand that some of the TPO roof installed date to 1996 based on the Firestone Building Products manufacturer's production date stamp observed on the membrane sheets. Various rooftop HVAC equipment, exhaust vent curbs, pipe penetrations and powered exhaust vent curbs are present at each roof area. Through-wall scuppers provide the primary water drainage for Roof Areas E, F, G and H with roof drains located at Roof Areas I, J, P, S and Y. Wall flashings are present at all the roof areas with sheet metal coping caps at the top of the parapet walls with the exception of Roof Area I which has EIFS coping. 2 custom built fiberglass skylights are present at Roof Area S. In general, the roofs are in fair to poor condition with the following items observed in need of repairs:

- → Voids or openings in the seams of the wall flashings. Common to all roof areas reviewed.
- → Puncture damage to roof membrane. Common to all roof areas reviewed.
- → Collected water and debris on surface of TPO membrane at mid-level penthouse roof. (Roof Area G).
- → Sealant applied base flashing vertical terminated edge at mid-level penthouse roof. (Roof Area G).
- → Unsealed pipe penetration through sheet metal coping cap at parapet wall. (Roof Area H).
- → Collected water with dirt accumulation at 1 through wall scupper. (Roof Area H).
- → Openings in wall flashings at through-wall pipe penetration. (Roof Area H).
- → Collected HVAC unit debris on roof membrane surface. (Roof Area H).
- → Small areas of accelerated heat aging of roof membrane surface. (Roof Area H and I).
- → Damaged EIFS coping. (Roof Area I).
- → Large openings in metal framed EIFS wall for routed conduit piping where the TPO wall flashing is unadhered and open. (Roof Area J).
- → 2-inch TPO flashing height with termination bar along window sill of roof area. (Roof Area P).
- → Openings in pourable sealer at field fabricated pipe penetration TPO flashing (Roof Area Y).
- → Missing pipe penetration flashing. (Roof Area Y).
- → Open sealant joint at perimeter sheet metal counterflashing. (Roof Area Y).

2.4.4 Roof Area W

Roof Area W is located at the central section adjacent to the Spaulding Building and is the open air courtyard area. A mechanically attached single-ply roof system is installed at the west and east open roof areas with a single-ply roof membrane installed at the open roof areas planter boxes. At the courtyard walkways areas, 24-inch by 24-inch 2-inch thick concrete paver overlay a single-ply roof membrane system. An additional separation sheet of a roof membrane is present between the concrete pavers of the underlying single-ply roof system at the walkways. At the east and west planter boxes, the roof membrane appears to be installed over a fiber board insulation layer. In general, the roof is in fair to poor condition with the following items observed in need of repairs:

- → Puncture damage to roof membrane.
- → Sealant used to seal handrail post to roof membrane curb flashing.
- → Voids or openings in the seams of the base flashings.
- → Collected water with dirt accumulation on surface of single-ply roof membrane at planter boxes.
- → Open edge of membrane flashing at vent pipe penetration.

2.4.5 Roof Areas D, K, L, M, N, O, Q, T and V

These roof sections are along the original portions of the building as well as the additions to the east and west sides of the building. These roof sections are comprised of PVC roof membranes that are both mechanically attached and adhered. We understand that the majority of the roof membranes are Sarnafil roof based on the manufacturer's product stamp on the membrane sheets. Roof Area M does not have an identifying marker on the installed roof membrane sheets but is presumed to be a PVC roof membrane as the sheets tie onto the PVC roof membrane at Roof Area N. Rooftop HVAC equipment, exhaust vent curbs, pipe penetrations and powered exhaust vent curbs are present at each roof area. Primary water drainage for the roof areas are roof drains with overflow scuppers with the exception of Roof Areas L and O that have overflow drains, Areas of replaced roof membrane sections were observed at the north end of Roof Area D and south end of Roof Area K. Parapet walls are present at Roof Areas D, K, M, N, Q, T and V with wall flashings and sheet metal coping caps. In general, the roofs are in fair to poor condition with the following items observed in need of repairs:

- → Puncture damage to roof membrane. Common to all roof areas reviewed.
- → Voids or openings in the seams of the wall flashings. Common to all roof areas reviewed.
- → Openings in perimeter wall flashing from dislodged conduit pipe supporting bracket. (Roof Area D).
- → PVC flashing terminated to side of concrete pad with an elastomeric coating applied to topside of concrete pad. The elastomeric coating is deteriorated and has openings. (Roof Area D).
- → Modified concrete parapet wall top for routed conduit piping. A sheet metal cover provides coverage of parapet wall top but the terminated edge of the wall flashing is not properly sealed. (Roof Area D).
- → Water behind concrete pad base flashing. (Roof Area M).
- → Open top of sheet metal flashing for ganged pipe penetrations (Roof Area Q).
- → Unadhered pipe penetration flashing. (Roof Area Q).
- → Damaged base flashing at door threshold. (Roof Area T).
- → Openings in pourable sealer at field fabricated pipe penetration sheet metal flashing (Roof Area T).

2.4.6 Spaulding Roof Observations – Roofs Z, AA, BB, CC, DD, EE, FF

We performed a visual review of the existing roofs of the Spaulding Building and Spaulding additions as noted and updated on the roof plan as Roof Areas Z, AA, BB, CC, DD, EE and FF in Appendix B. Roof Areas Z, AA, BB, CC, DD and FF are mechanically attached single-ply roof membrane installed over an assumed insulation system. We understand that Roof Areas Z and BB date to 1993 based on the Firestone Building Products manufacturer's production date stamp observed on the membrane sheet. Roof Area FF has Firestone's production stamp marking dating to 2002. No identifying markings were observed at Roof Areas CC and DD. Roof Area AA is a tan colored single-ply membrane that ties onto Roof Area Z to the east and Roof Area CC to the north.

Roof Area EE includes terrace decks on the second and third floors of the Spaulding Building. The terrace decks are radius decks covered with 24-inch by 24-inch concrete pavers set on rubber pedestals and shims. Under the concrete pavers is a single-ply roof membrane with the Firestone production markings dated 09/93. The single-ply roof system terminates to the concrete sill of the storefront windows for the interior spaces with a separate EIFS parapet wall on the exterior side of the deck. Adjoining the terrace decks is an outer planter/well. The planter/well consists of a metal liner with solder laps that is coated with a coating. An additional reinforcing strip membrane flashing is installed along the horizontal laps of the metal liner. Each planter/well has drainage outlets at either end. These planter/well areas are highlighted orange on the updated Roof Area roof plan.

In general, the roof areas are in fair condition with the exposed roof membrane experiencing puncture damage and aging as observed on other roof areas. The roof membranes located at the terrace decks which are covered with the concrete pavers are in better condition. The termination of the terrace deck roofs is in poor condition and will need to be repaired. It should be noted that our visual review of Roof Area FF (Spaulding Building Main Roof) was limited to cordoned sections as actively broadcasting cellular towers are located on this roof area.

2.4.7 Roof Opening Observations

Six openings were performed into various roof areas from our initial visual roof review. The purpose of the openings was to confirm the roof system components and existing conditions of the roof system components. We have included the location of the roof openings in Appendix B for ease of review.

Exploratory Opening 1 – Roof Area B (BUR Roof)

At Roof Area B, we observed the following roof system components and condition of each from top to bottom:

- Gravel ballast.
- 4-layer fiberglass reinforced felt set in asphalt bitumen (roof membrane).
  - Weathered and aging.
- 1-inch kraft with asphalt backing laminated fiberglass insulation coverboard.
- 2-ply fiberglass reinforced felt set in asphalt bitumen (night seal).
- 2-inch mauve colored insulation board spot adhered in asphalt to roof deck surface.
  - This is an older type of insulation, which is no longer used.
- Galvanized sheet metal roof deck.

The roof system components at this location are in fair to poor condition (Photo 85).

Exploratory Opening 2 – Roof Area D (PVC Roof)

At Roof Area D, a roof opening was performed where a section of the roof appeared to have been replaced. Two openings were performed on the replace section as well as the

original section and have been separated here as Part A and Part B. We observed the following roof system components from top to bottom:

Part A (Original)

- PVC roof membrane with Sarnafil markings (adhered).
  - Chalking and aging of the membrane observed.
- 3-inches of a black core insulation board with heavy laminated paper facer.
  - This is an older type of insulation, which is no longer used.
- 3-inches of expanded polystyrene (EPS) foam insulation board.
- Concrete roof deck.
  - Spot areas of dampness at concrete with high moisture readings.

Part B (Replaced Section)

- Single-ply roof membrane (presumed PVC) adhered.
  - Chalking and aging of the membrane observed.
- ½-inch Gypsum coverboard.
- 3 ¼-inch polyisocyanurate insulation board.
- 2 ¾-inches of expanded polystyrene (EPS) foam insulation board.
- Concrete roof deck.
  - Spot areas of dampness at concrete with high moisture readings.

The roof system components at this location are in fair to poor condition (Photos 86-87).

Exploratory Opening 3 – Roof Area W (Open Courtyard Area)

At Roof Area W, we observed the following roof system components from top to bottom at the open area adjacent the Spaulding Building:

- Single-ply roof membrane mechanically attached with Firestone markings.
  - Chalking and aging of the membrane observed.
- 2-layers of 2 ¼-inches of polyisocyanurate insulation boards.
- Galvanized sheet metal roof deck.

The roof system components at this location are in fair to poor condition (Photo 88).

Exploratory Opening 4 – Roof Area W (Planter Area)

At Roof Area W, we observed the following roof system components from top to bottom at the planter area of the courtyard:

- Single-ply roof membrane with Firestone markings.
- 1-inch fiber board insulation (labeled Carlisle).
  - This is saturated with water.
- Concrete roof deck.
  - The concrete surface is wet.

The roof system components at this location are in poor condition (Photo 89).

Exploratory Opening 5 – Roof Area K (PVC Roof)

At Roof Area K, we observed the following roof system components from top to bottom:

- PVC roof membrane with Sarnafil markings (adhered).
  - Chalking and aging of the membrane observed.
- 3 ½-inches of a black core insulation board with heavy laminated paper facer.
  - This is an older type of insulation, which is no longer used.
- 1 ½-inches of expanded polystyrene (EPS) foam insulation board.
- Concrete roof deck

The roof system components at this location are in fair to poor condition (Photo 90).

Exploratory Opening 6 – Roof Area H (TPO Roof)

At Roof Area H, we observed the following roof system components from top to bottom:

- TPO roof membrane with Firestone markings (adhered).
- 2 ½-inch polyisocyanurate insulation board spot adhered in asphalt.
- 2 ¾-inch polyisocyanurate insulation board adhered in asphalt.
  - Bottom ½-inch of insulation is saturated with water.
- Asphalt layer on top of concrete roof deck.
  - Surface is wet.

The roof system components at this location are in fair to poor condition (Photos 91-92).

All system components that were removed were reinstalled on the same day. Target patches were hot air welded over the respective roof single-ply roof membranes. Each repair target patch was probed for openings and adhesion with no discontinuities observed. We were informed during the site visit that PVC was used to repair the roof membrane at exploratory openings 3 and 4.

The following is a summary of the key findings at the roof openings:

- High moisture content or wet concrete deck surfaces at 3 locations (50% of locations).
- Wet insulation observed at 2 locations (33% of locations).
- Dry insulation and concrete deck substrate at 3 locations (50% of locations).
- Weathered membranes at all locations. Brittle and weathered at BUR and Chalking and weathered at PVC/TPO membranes (100%).
- Older style insulation, which may include toxic chemicals or corrosive properties if they get wet (50% of locations).

Summary and Recommendations

A majority of the thermoplastic single-ply roofs are experiencing widespread puncture damage from objects being dropped on the surface and from heat related aging fractures. The exception to these roof areas are the ones which are covered with concrete pavers.

From our visual review and follow-up openings, the single-ply membranes vary between being stiff and brittle to having some flexibility remaining. Other signs of heat related aging are present with top laminate surfacing separation or “alligatoring”. Surface “chalking” or plasticizer polymer release was observed during the cleaning process of the PVC membrane when repaired after the openings were performed. Past repairs were performed at Roof Area D and K where large sections of the single-ply roof membrane were replaced. Most of the surface of the asphalt-based BUR roof membrane could not be observed due to the gravel rock ballast covering with the exception of the opening performed at Roof Area B. We noted that the roof membrane is in fair condition with the felt layers adhered to the asphalt bitumen. Perimeter and rooftop curb flashings are in poor condition due to age and heat related damage. Spot repairs were performed at various roof areas that now have open overlapping seams and repair edges becoming unadhered. Sheet metal rooftop curb and penetrations at Roof Area C were observed installed to the surface of the BUR membrane with edges sealed with roofing mastic where a roof membrane flashing is needed to provide a proper seal to the roof system.

During the walkthrough of the 25 hospital roof areas as well as the remaining 7 roof areas of the Spaulding Building with additions, the roof systems that are installed are aged and have reached the point where extensive repairs will need to be performed to maintain past their useful life. From our visual of Firestone product manufacturing date stamp, the TPO roof areas are approximately 28 to 31 years old. We assume that the Sarnafil PVC roof membranes were within the same timeframe with the BUR roofs being older based on system configuration and system components.

The openings confirmed that water is penetrating through the membrane and since we observed water at 50% of the 6 openings and consistent puncture damage and perimeter termination failures we anticipate many other parts of the roof will have trapped water.

The older style insulation we observed potentially contains chemicals which are no longer approved for use and/or will become corrosive if they react with water. We recommend sending these two types (the black and mauve colored insulation in openings 1,2, and 5) in for testing to confirm.

Given the state of the membrane via visual review and openings we anticipate the following two possible options for roof renewal:

Option 1:

Installing an overlay to prolong the life of the current assembles at select locations on the roof where water is not trapped within the assembly. This will require confirming the locations of trapped water with additional openings and a complete thermal camera scan roof. This would also include updating parapet and base of wall transition detailing during this work with new wall transitions, new cap flashings and high-temperature membrane underneath the coping cap.

Option 2:

Alternatively, we recommend planning on renewing all of the roof areas in the complex if it is not desired to do additional openings to confirm the extend of the trapped water in the assemblies. As part of roof renewal, additional insulation can be added to improve slope on the roofs and to increase the overall energy efficiency of the building. Depending on the extent of the planned renovations, energy code provisions will likely require additional insulation. We recommend the following basis of design for consideration:

- → New 2-ply torch-applied modified bitumen membrane
- → New fully-adhered coverboard
- → New fully-adhered tapered insulation
- → New torch-applied air/vapor barrier

In addition, we recommend that parapet caps be detailed with new wood blocking, high-temperature resistant self-adhered membranes as well as new sheet metal cap flashings.

In the short term, we recommend planning to renew failed sealant joints at penetrations and termination bars. Consider also applying a maintenance coating to the roofs to provide a short-term service life extension.

RECOMMENDATION	
16	Send in samples of the older style mauve and black rigid roof insulation for chemical testing.
17	Option 1 – Perform additional roof openings and thermal imaging to confirm all trapped water locations. Replace complete assembly at these locations and install an overlay at dry locations.
18	Option 2 – Plan to replace all roof assemblies at the complex, including scuppers and downspouts. Renew exterior steel coatings throughout roof areas.
19	In the near term, renew sealants at penetrations and terminations at the roof, and perform targeted patches at damaged areas.
20	Consider applying a maintenance coating at roof areas for a temporary service life extension.

2.5 At-Grade and Below-Grade Assemblies

A limited basement area occurs below the main hospital area. We observed signs of water seepage at the south wall of the basement, but the structure otherwise appears sound.

The typical at-grade condition around the building consists of a concrete sidewalk (see Photo 52 and 53). In various locations we documented signs of water-related damage near the base of the EIFS walls, and as such we recommend planning to remove portions of the EIFS around the base of wall areas in order to repair damage, add membranes, protective flashings, and improve the overall detail.

Additionally, as noted in section 2.2.2, we observed areas at the Spaulding building where the EIFS extends below the exterior grade and sidewalk. At these areas the soil and sections of the concrete will need to be removed in order to remove the existing EIFS cladding and install a new detail which includes below-grade rated membranes on the wall substrate and a base of wall metal flashing.

RECOMMENDATION	
21	Repair water seepage at basement area with hydraulic cement and/or urethane grout injection
22	Improve at-grade detailing by replacing existing cladding near base of the wall. Incorporate new waterproof membranes and protective flashings to limit wetting of new wall assemblies.

RECOMMENDATION	
23	To address EIFS sections which extend below exterior grade and sidewalks remove soil and sections of concrete in order to install a below-grade rated membrane and then a base of wall flashing.

3 Recommendations

3.1 Summary of Rehabilitation Needs

Our recommendations are based on a combination of factors including a review of design drawings and other available documentation, information collected at the building through visual observations and exploratory openings, as well as experience and knowledge gained from investigations of many other buildings with similar assemblies and details.

Overall the building enclosure is in a weathered condition, but the underlying structure where reviewed is sound. Main roof membranes are generally at the end of their effective service life, although we are only aware of limited water ingress at this point in time. The exterior wall assemblies all rely on exterior paint coatings and sealants in order to maintain watertightness. At this point, the paint coating is weathered and failing, and the underlying substrate, whether it be EIFS, concrete, or masonry, exhibits localized deterioration. This type of face-sealed exterior wall water management approach is highly sensitive to regular maintenance and the soundness of the underlying substrate. Therefore, in order to improve the performance of the exterior walls widespread localized substrate repairs are required prior to applying new paint and sealant. Some areas which warrant EIFS replacement include base of wall areas where water damage is present, as well as other areas such as parapet caps and sloped EIFS sections where damage to the lamina is concentrated.

These observations and recommendations are consistent also for the Spaulding building and in addition there are sections of EIFS which extend below-grade which will require removal of soil and sidewalk demo to correct the assembly.

As part of the planned repair work, we recommend you plan to replace the existing windows to suit the new building program, which would require removal of a portion of the EIFS to integrate new flashings and modern perimeter detailing.

To maximize the future service life of the wall systems, we recommend you consider full replacement of the wall assemblies with new rainscreen-type systems which have more redundancy in terms of water management, or a more uniform targeted replacement of key details such as at the base of exterior walls and adjacent to windows.

Further targeted approaches and phased approaches to the repair and maintenance work can be possible, but this will come with an increased risk of water ingress compared with a brand-new enclosure.

Two roof repair methods are outlined, either whole roof replacement or targeted replacement and an installation of a roof overlay. The overlay would require additional investigation to confirm the extent of trapped water in the roof to confirm where this would be possible.

3.2 Summary of Recommendations

The following table lists all building enclosure rehabilitation and renewal tasks that were identified in Section 3 of this report.

TABLE 3.1 SUMMARY OF RECOMMENDATIONS	
1	Investigate EIFS with exterior openings in order to determine the extent of concealed damage to the exterior sheathing. (Completed)
2	Plan to address EIFS with either a comprehensive replacement or targeted repair.
3	As part of a comprehensive exterior wall plan, add cap flashings over EIFS where it occurs at parapets
4	As part of a comprehensive exterior wall plan, improve air barrier detailing at base of EIFS walls
5	As part of a comprehensive exterior wall plan, plan to add waterproof flashing at sidewalk interfaces, and counter flash with new replacement wall cladding.
6	Remove existing paint coating from concrete walls and repair spalls at concrete. Install new silicone elastomeric coating and silicone sealants at transitions and exterior joints.
7	Consider upgrading the energy performance of repaired concrete walls by overcladding them with a new air and water barrier, exterior insulation and finish material.
8	Replace existing stucco cladding at penthouses with a new modern rainscreen wall system.
9	Replace the stucco cladding at the southwest entrance concrete columns with an elastomeric coating on the concrete.
10	Remove existing paint coating from brick walls, perform repointing and repair at damaged mortar joints, and apply a new silicone elastomeric coating. Alternately, overclad or replace the repaired masonry wall with new exterior cladding for a more durable finish.
11	Remove existing paint coating from CMU walls, perform repointing as required and apply a new silicone elastomeric coating. Alternately, overclad or replace the repaired CMU wall with new exterior cladding for a more durable finish.
12	Plan to replace windows with a modern energy-efficient frame with insulated glass units. In association with the new windows, include new waterproofing and flashing membranes at the rough opening in order to provide additional protection against water ingress and to promote airtight construction.
13	Plan to renew seals at sloped glazing, and to improve the sill flashing condition at the sub-structure to better manage water.
14	Plan to refinish hollow-metal doors with a high-performance exterior paint coating and renew exterior sealant joints.
15	For aluminum-framed storefront entries, plan to replace entirely or renew all exterior gaskets and sealant joints. Provide enhanced sill detailing at base of system with new flashings and membrane to protect structure below. Additional review will be necessary to confirm which insulated glass units require replacement.
16	Send in samples of the older style mauve and black rigid roof insulation for chemical testing.
17	Option 1 – Perform additional roof openings and thermal imaging to confirm all trapped water locations. Replace complete assembly at these locations and install an overlay at dry locations.

TABLE 3.1 SUMMARY OF RECOMMENDATIONS	
18	Option 2 – Plan to replace all roof assemblies at the complex, including scuppers and downspouts. Renew exterior steel coatings throughout roof areas.
19	In the near term, renew sealants at penetrations and terminations at the roof, and perform targeted patches at damaged areas.
20	Consider applying a maintenance coating at roof areas for a temporary service life extension.
21	Repair water seepage at basement area with hydraulic cement and/or urethane grout injection
22	Improve at-grade detailing by replacing existing cladding near base of the wall. Incorporate new waterproof membranes and protective flashings to limit wetting of new wall assemblies.
23	To address EIFS sections which extend below exterior grade and sidewalks remove soil and sections of concrete in order to install a below-grade rated membrane and then a base of wall flashing.

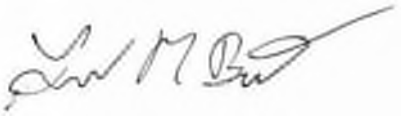
3.3 Next Steps

The condition assessment report presents conceptual level recommendations with respect to rehabilitation and renewal activities. It is important to understand that these recommendations do not provide a basis for implementing remedial work. Conceptual recommendations need to be developed, refined, and documented in detail before the construction work can be tendered to contractors or a building permit obtained.

The next step typically begins with the design process where the consultant and team review alternative ways of addressing existing problems and in consultation with the Owner to make decisions with respect to specifics of the rehabilitation program. Once decisions are made, the selected design is developed and documented in greater detail in the form of drawings and specifications. These documents indicate the exact extent and nature of the remedial work including materials to be used.

We look forward to meeting with you to review in more detail.

Yours truly,



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Appendices A through C

573.000 - CV Center for Recovery BECA Appendix C - Photographs

Photo 01

Photo 02

Photo 03

Photo 04

Photo 05

Photo 06

573.000 - CV Center for Recovery BECA Appendix C - Photographs

Photo 07

Photo 08

Photo 09

Photo 10

Photo 11

Photo 12

573.000 - CV Center for Recovery BECA Appendix C - Photographs

Photo 13

Photo 15

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Photo 19

573.000 - CV Center for Recovery BECA Appendix C - Photographs

Photo 20

Photo 21

Photo 22

Photo 23

Photo 24

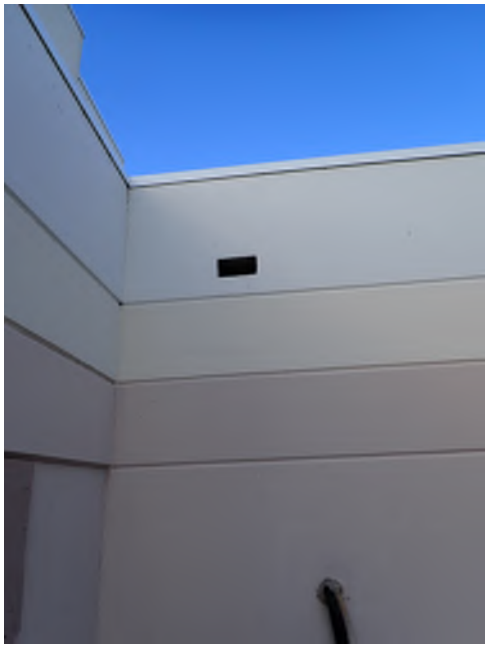

Photo 25

573.000 - CV Center for Recovery BECA Appendix C - Photographs

Photo 26

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Photo 31

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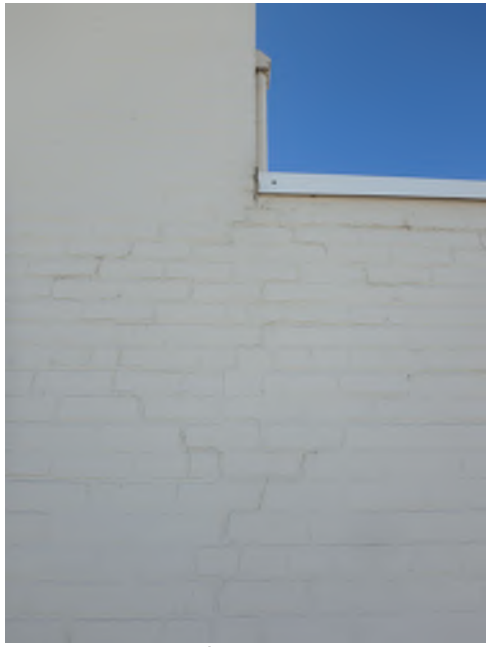

Photo 32

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Photo 48

Photo 49

573.000 - CV Center for Recovery BECA Appendix C - Photographs

Photo 50

Photo 51

Photo 52

Photo 53

Photo 54

Photo 55

573.000 - CV Center for Recovery BECA Appendix C - Photographs

Photo 56

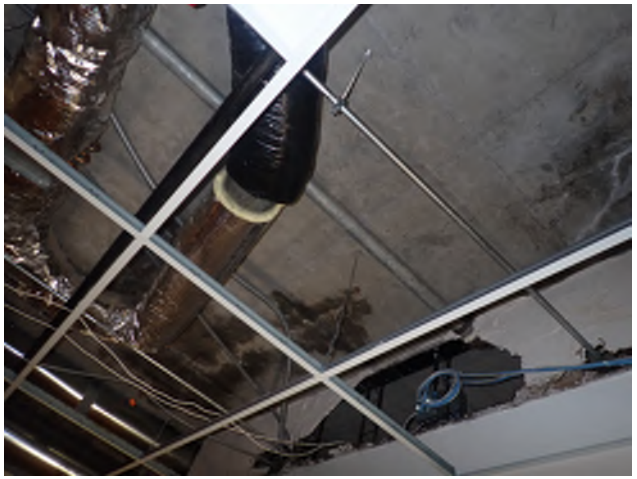

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Photo 86

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Photo 89

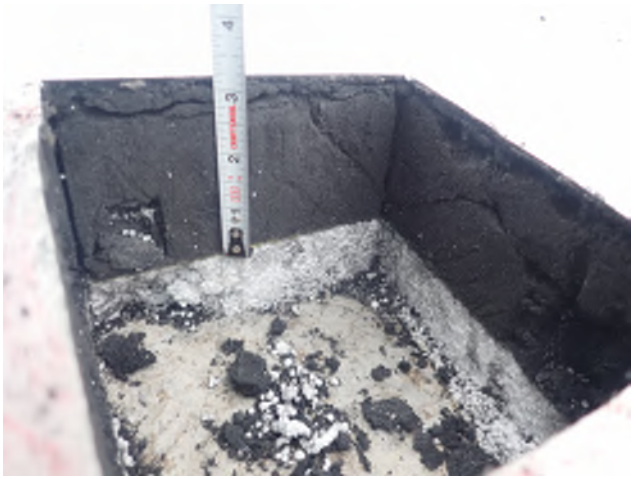

Photo 90

Photo 91

573.000 - CV Center for Recovery BECA Appendix C - Photographs

Photo 92

Photo 93

EXHIBIT B:
MECHANICAL EXISTING CONDITIONS REPORT

SITE OBSERVATION REPORT

Date: 4/1/2024
Project: CVCR – Kennewick General Hospital
Date Observed: 03/29/2024
Observed By: TEM / BNB / MSI

GENERAL

The purpose of the site observation performed by the mechanical trade partner team of TEM, BNB and MSI was to expand on the 2021 WAVE assessment report with an eye toward what, if anything, could be reused and identify areas within the facility that are preferred from a mechanical standpoint for the new behavioral health program.

The following narrative and associated observation reports focus on areas of the building that are relevant to the proposed project (i.e., small zones with atypical equipment are not a focus).

MECHANICAL SYSTEMS NARRATIVE

The building has had several additions and remodels that have led to just as many separate mechanical systems and various generations of equipment, all of which were described in the WAVE report. While the air distribution for the different additions is mostly isolated to those areas, the heating (steam and hot water), cooling (chilled water) and plumbing systems are very much intertwined.

Heating:

- Much of the facility's heating is through low pressure steam distributed to air handler coils. With some exceptions, these air handlers are coupled with zone level terminal units with hot water reheat coils.

- Steam Boilers: The steam source is the central boilers in the basement. In addition to being well beyond their expected life as noted in the WAVE report, these boilers are now abandoned in place with all fluids drained exposing wetted surfaces to the elements and accelerated degradation / corrosion. From a life span, condition, reliability, energy and safety standpoint, these boilers should not be considered practical for continued operations.

- Heating Water: The heating hot water is generated from the low-pressure steam through shell-and-tube heat exchangers or in some cases by dedicated gas-fired hot water boilers. The hot water boilers are also abandoned in place with fluids drained and surfaces exposed to the elements. While some of these units may technically have a few years of life left, their condition (see WAVE report) makes future operability highly unlikely. In addition, any future use would require they pick up the additional heating load left by a loss of the central steam plant, which they are not sized for.

- Air Handler Coils: The heating coils in the various air handlers are largely steam. With the systems abandoned in place and obvious signs of pipe failures due to freezing elsewhere around the building, the

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condition of the heating coils within the air handlers is highly suspect. In addition, any future projects would be without steam in which case these coils cannot be used.

- Terminal Units: Terminal units with hot water reheat coils found throughout the building are in questionable condition due to the likelihood that the coils are fouled from extended exposure to both untreated water and the likelihood they are plugged from sediment running through the system prior to being drained. Any future work should consider replacing these terminal units to ensure they are functional and right sized for revised zoning.

Cooling:

- Much of the facility's cooling is provided by air cooled chillers which distribute chilled water to air handler coils.

- The chillers have been abandoned in place and all fluids drained. In addition to being near end-of-life as noted in the wave report, their condition has degraded more quickly as they've sat empty suggesting they are not viable for continued operations.

- The above grade piping has visibly failed in several places and was cut off in others. The interior of these pipes has now been exposed to the elements for some time and is showing signs of corrosion. This condition is presumed to extend into the chiller internals.

Ventilation:

- Ventilation throughout the facility is typical of a hospital with a high percentage of outdoor air. In some areas the systems are 100% outdoor air with dedicated exhaust and heat recover coils.

- The ventilation and air distribution in general appears to be in reasonable condition. Any new project could consider reuse where it makes sense if coupled with selective pressure testing on the medium pressure ductwork and a thorough duct cleaning.

Controls:

- Control systems throughout the building are mostly obsolete and, with a few exceptions, not reusable. The Spaulding building does have some DDC controls that might be able to integrate with new DDC systems but would need verification from the controls supplier.

HVAC Piping Systems

- The steam, condensate return, heating water, and chilled water piping systems that distribute heating and cooling throughout the building have all been essentially abandoned in place which has accelerated their degradation. As such, all steam traps, valves, strainers, pumps tanks, heat exchangers, etc. are likely internally corroded, seized, or plugged and no longer reliable. In some instances, the piping has clearly failed and even fallen apart. While there are some areas that appear in usable condition, replacing the systems in a piecemeal fashion would be more costly.

Plumbing:

- Plumbing fixtures were not thoroughly assessed as any new project will likely include new fixtures.

- Assessment of the plumbing piping is limited by what is visible and what can be scoped under-slab. Visual inspection of the piping throughout the building indicates some sections might be in usable condition with typical piping materials and hangers, while other areas appeared in poor condition showing signs of leakage, corrosion at unprotected hangers, and incorrect materials (galvanized for example). In general, the Birthing Center area was in slightly better condition. The Spaulding building

ceiling was still in place limiting visual inspection but is new enough that the plumbing isn't as much of a concern.

- One of the few areas that could be accessed for scoping was in the Birthing Center which did not indicate any structural integrity concerns. The interior of the pipe appeared reasonable as well. However, the true condition of the pipe requires exposing a section of it. The sewer line where the scoping was performed was 8-ft deep. Further assessment of the under-slab piping at that depth will require extensive demolition.

DETAILED OBSERVATION REPORTS:

- See TEM observation report.

- See BNB plumbing and hydronic observation report.

CONCLUSIONS AND RECOMMENDATIONS:

With an eye toward areas of the building that are practical for a single tenant of the size proposed for the behavioral health program, two areas of the building are most practical from a mechanical systems standpoint.

1- Spaulding
   a. This area of the building has the newest systems and the greatest amount of ceiling space to work within. The systems consist of steam heat to the air handlers, hot water boilers for the terminal unit reheat coils, and chilled water from the chillers. To occupy this area, the steam would be eliminated, the hot water boilers would be replaced and upsized, and new heating water pumps, piping and controls would be installed. A new chiller water system would also be needed.
   b. The plumbing systems are independent of the older parts of the hospital.

2- Birthing Center
   a. This area is next to the Spaulding building and has a similar mechanical system configuration with steam, hot water boilers, and chilled water. To occupy this area, the steam would be eliminated, the hot water boilers would be replaced and upsized, and new heating water pumps, piping and controls would be installed. A new chiller water system would also be needed.
   b. The heating water piping in this area is interconnected to the older section of the hospital. This connection would need to be severed.
   c. The plumbing systems are interconnected with the older section of the hospital. Short of all new services, separating the two will require further evaluation.

While there are several other areas that individually could accommodate small parts of the program, the mechanical systems in those areas (everything north of the Birthing Center) are largely served by multizone systems that are significantly more complex to replace and rezone, and are located in areas of the building with extremely tight ceiling spaces to work within.

End of Report

TOTAL ENERGY MANAGEMENT, INC.

HVAC · ELECTRICAL · CONTROLS

2521 STEVENS DRIVE, RICHLAND, WA 99354
LIC#TOTALEM121ON (509) 946-4500

Bouten Construction

Mechanical Conditional Assessment Report

Date:
3/29/2024

Prepared for:
Bouten Construction
900 S Auburn St
Kennewick, WA 99228

Prepared by:
Cody Fetcho
509-946-4500
cfetcho@teminc.com

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Scope:

Inspect and give a summation of overall unit condition and age.

Most units surveyed have either disconnects turned to the off position or are not currently functioning. Many units show signs of neglect and less than ideal maintenance activities.

Roof Top Package/Air Handling Units - Air handling units have disconnects in various positions. Witnessed very few units running or energized. Status of heating and cooling is unknown as most units are currently inoperable. This may be due to no power supplied, building controls, boiler operational condition or chiller operational condition. No major defects were noted other than age, lack of functionality, lack of maintenance and cabinet conditions.

Building Controls – Most of the building is served by older JCI controls. Operational status of these controls is unknown. A small portion of the building is served by Alerton controls of unknown age or operational status.

Typical life expectancy of equipment of this style is approximately 20 years. Over 85% of equipment surveyed has surpassed that useful life expectancy. As well, building controls operations is unknown. Water and steam treatment or contamination is also unknown. This can have a sever effect on the interior piping and coil structures.

Following is the list of equipment surveyed. Tag numbers have been changed from old numbers to new numbers to correlate with the WAVE report as necessary. Some units were not accessible during this visit.

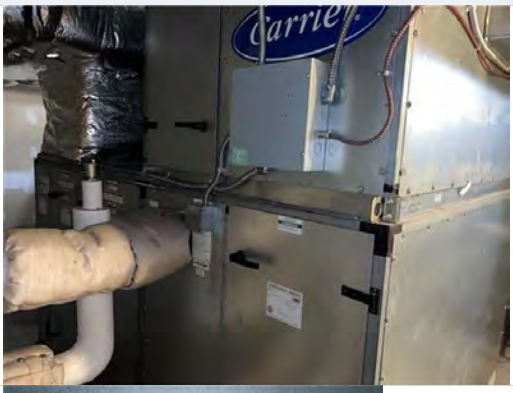
Inventory of Equipment

Assets

Qty	Equipment	Manufacturer	Model	Serial#	Location	Area Served	Asset Note
1	AHU-01	Carrier	39MHSTW05KB DBKXX1X	2911U30977	1ST Floor Mechanical Room		Per Wave Report
1	AHU-02	Unknown	Unknown	461204-04	Penthouse Central		Could Not Gain Access to Penthouse **No Pictures**
1	AHU-03	Trane	MCCB010UA0D OUB	K03K54631A	Penthouse Central		Could Not Gain Access to Penthouse **No Pictures**
1	AHU-04	Trane	MCCA025GAVO ACA000J0CCA00 BAA0000AC000A 0000000	K98L23127A	Penthouse		Per Wave Report
1	AHU-05	Trane	MCCA017GAVO ABA000GOCCA0 0BAA0000AC000 8000000A0-	K98L23235A	Penthouse		Per Wave Report
1	AHU-06	Trane	MCCB012UADO UA	K02F87541	Penthouse North	Imaging	Per Wave Report
1	AHU-07	Temtrol	WF-DV6	79655	Penthouse NW		Could Not Gain Access to Penthouse **No Pictures**
1	AHU-08	Temtrol	WF-RD5	79656	Penthouse NW		Could Not Gain Access to Penthouse **No Pictures**
1	AHU-09	Trane	CCMB21WURFR 40	K88E16225	Penthouse ICU		Per Wave Report
1	AH-10	York	XTO-39X57	N/A	ICU Stepdown Roof	Kitchen	Per Wave Report
1	AHU-11	Trane	CLCH-IM-16A	N/A	ICU Stepdown Roof	Kitchen	Per Wave Report
1	AHU-12	York	CP125DWDEAF1 50208	AALM010916	Pediatric Roof		Per Wave Report
1	AHU-13	York	XT-042X060JEHG017 A	AGPM XT 0238	Pediatric Roof		Per Wave Report
1	AHU-14	Trane	CBDB21503EA50 3P	K88E16341	Penthouse FBC	FBC	Per Wave Report
1	AHU-15	York	CP125DWDIAF15 0460	ADNM014281	FBC Roof	FBC	Per Wave Report
1	AHU-16	York	XTO-48X75JAKA046A	ACUM XT0036	FBC Roof	FBC	Per Wave Report
1	AHU-19	Haakon Industries		93666-03	Spaulding Roof	Spaulding Facility	Per Wave Report
1	MAU-1	Greenheck	DG-109-H10HDBC		Dining Room Roof	Dining Room/Kitchen	Per Wave Report Could Not Gain Access to Roof
1	RTU1	Trane	WCH090C300BC	L31103766D	Administration Roof	Admin	Per Wave Report
1	RTU2	Trane	WCD075C300BC	L301029510	Administration Roof	Admin	Per Wave Report

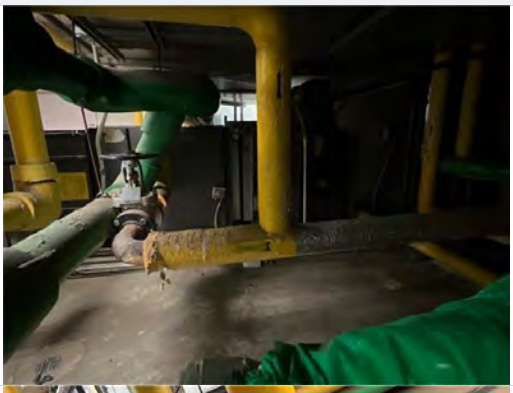
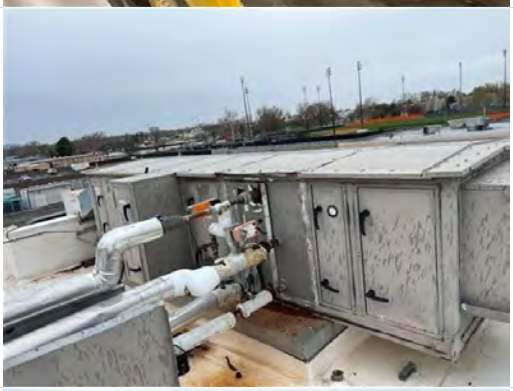
1	RTU-3	Carrier	38ARZ008---611--	1709G50042	Spaulding Roof	Cath Lab	Per Wave Report
1	AHU-U2	Temptrol	??-RD5	79656	Lower Roof		Per Wave Report No old tag or new tag # Unknown Air Handler 2

Asset Pictures

Unit	Description	Picture
AHU-01	Unit age is 10 years. System Condition: Fair	
AHU-01		
AHU-04	System age is 17 years. This is nearing the end of the useful life expectancy of 20 years. System Condition: Poor	

Unit	Description	Picture
AHU-04		
AHU-05	System age is 22 years. This exceeds useful life expectancy of 20 years. System Condition: Poor	
AHU-05		
AHU-06	System age is 17 years. This is nearing the end of the useful life expectancy of 20 years. System Condition: Poor	

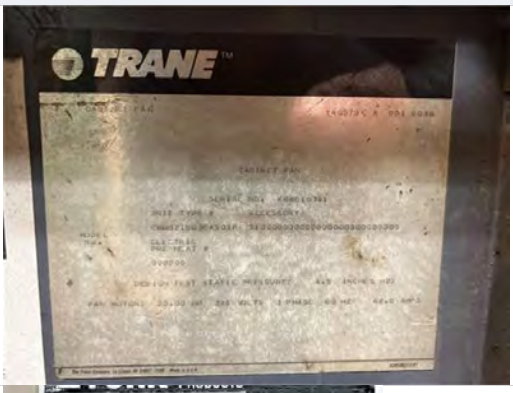
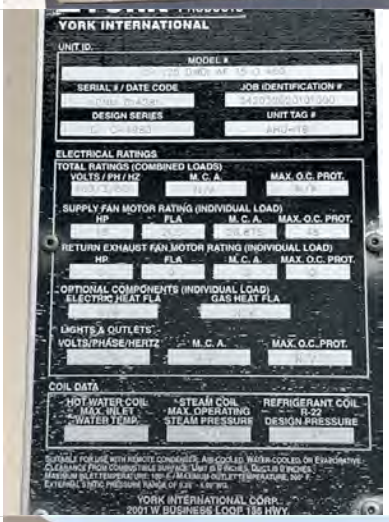
Unit	Description	Picture
AHU-06		
AHU-06		
AHU-09	System age is 33 years. This exceeds useful life expectancy of 20 years. System Condition: Poor	

Unit	Description	Picture
AHU-09		
AHU-09		
AH-10	System age is 16 years. This is nearing the end of the useful life expectancy of 20 years. System Condition: Poor	
AHU-11	System age is 17 years. This is nearing the end of the useful life expectancy of 20 years. System Condition: Poor	

Unit	Description	Picture
AHU-11		
AHU-12	System age is 20 years. This is right at the useful life expectancy of 20 years. System Condition: Poor	
AHU-12		

Unit	Description	Picture
AHU-13	System age is 16 years. This is nearing the end of the useful life expectancy of 20 years. System Condition: Poor	
AHU-13		
AHU-13		
AHU-13		

Unit	Description	Picture
AHU-13		
AHU-13		
AHU-14	System age is 33 years. This exceeds useful life expectancy of 20 years. System Condition: Poor	
AHU-14		

Unit	Description	Picture
AHU-14		
AHU-15	System age is 17 years. This is nearing the end of the useful life expectancy of 20 years. System Condition: Poor	
AHU-15		

Unit	Description	Picture
AHU-16	System age is 12 years. This is nearing the end of the useful life expectancy of 20 years. System Condition: Poor	
AHU-16		
AHU-19	System age is 27 years. This exceeds useful life expectancy of 20 years. System Condition: Poor	

Unit	Description	Picture
AHU-19		
AHU-19		
AHU-19		

Unit	Description	Picture
AHU-19		
MAU-1	System age is 16 years. This is nearing the end of the useful life expectancy of 20 years. System Condition: Poor	
RTU1	System age is 25 years. This exceeds useful life expectancy of 12-15 years. System Condition: Poor	
RTU1		

Unit	Description	Picture
RTU2	System age is 25 years. This exceeds useful life expectancy of 12-15 years. System Condition: Poor	
RTU2		
RTU-3	System age is 15 years. This is at the end of the useful life expectancy of 12-15 years. System Condition: Poor	

Unit	Description	Picture
RTU-3		
AHU-U2	System age is ?? years. Useful Life Expectancy: 20 years System Condition: Poor	
AHU-U2		

EXHIBIT C:
ELECTRICAL EXISTING CONDITIONS REPORT

Site Observation Validation Report

4444 N Freya St, Spokane, WA 99217 | 509-483-6447 | Tyler@energizedelectric.com

COFFMAN ENGINEERS

Site Visit Observation Report

Date:	03-29-24	**Project and Location:**	Kennewick General Hospital 900 S Auburn, Kennewick WA
CEI Project No:	233131	**People Contacted On-Site:**	Tyler Cavanaugh & Brian Lee Energized Electric
Date of Visit:	03-27-24		

Coffman performed a site visit for the purposes of validation and assessment of the existing electrical distribution system.

VALIDATION CRITERIA

Current Project Assumptions:

- Electrical assumes that above all the intent is to re-use existing distribution regardless of which utility service(s) are utilized and that there will be no thought or consideration to the future use of any building space outside of the program area. Additionally, it's assumed that program space loads may be served by any of, and as many of, the existing services as needed to maximize re-use of equipment and minimize cost.
- Electrical assumes that the only requirement for the non-program space is fire alarm and minimum egress and safety lighting. No other electrical power is required and existing power distribution to non-program spaces can be disconnected and removed as needed for this project. Maintaining current power to equipment and devices outside of the program space, if it creates more scope or cost to do so, will not be required.
- Non program space lighting will be maintained wherever possible and re-circuited if necessary to meet minimum levels for egress and security. Emergency fixtures batteries will be tested and replaced if required to meet code.
- It is assumed that all code issues beyond the scope of our project will not be addressed.
- Mechanical equipment to be re-used or replaced in-kind to be re-fed from existing equipment feeder source.
- Voltage and ampacity requirements for new mechanical equipment assumed to be fed by existing distribution equipment. Electrical capacity assumed available.
- Rooftop electrical raceways will remain and be re-used where already utilized for distribution to program space.
- New branch wiring will be provided for our program space only

SITE ASSESSMENT

General Observations:

- The condition of the existing electrical distribution equipment does not imply a definitive preference either for, or against, a chosen program location.
- The condition of the existing electrical utility services does imply a desire to avoid utility service (3), due to anticipated utility upgrades including transformer upgrade and relocation.

Panelboards

- All isolated panelboards within the program space should be removed and associated feeders demoed back to source unless re-used for new distribution.
- Existing normal power panelboards will mostly be in sufficient condition for re-use. Demolition and replacement of panelboards will be dependent on final programming layout and desired panel locations.

Utility Services:

- Service 3 480/277V, 800A (if utilized) will require new service disconnect due to code issues with existing installation.
- Service 1 480/277V, in the equipment yard (if utilized), will require replacement of PDP-1 gear due to condition and code constraints.
- Service 2, 208/120V, anticipated to be utilized and feeds the panelboards found in the currently planned program space. Water issues will need to be resolved in the penthouse electrical room.
- Service 4 (Spalding) program space not anticipated to be in Spalding. No issues with distribution equipment observed.

Emergency Power

- Existing transfer switches and generator distribution panels are in sufficient condition for re-use.
- Existing generator 1 is not suitable for use. Generators 2 and 3 condition was provided in 2019 with last service. No discernable updates to add. Project can be designed to feed specific critical loads from existing generator distribution for future considerations. (Previous Generator Report Attached)

RECOMMENDATION

Electrical recommendation is that the current programming space utilizing the labor and delivery wing is the best option. This location provides the most options to avoid the use of utility service 3 and utilizes more existing electrical distribution equipment than other potential locations.

END OF REPORT

Site Observation
Generator Report

4444 N Freya St, Spokane, WA 99217 | 509-483-6447 | Tyler@energizedelectric.com

WSE GENERATOR SET INSPECTION NORTHERN REGION

Dealer Process

● 0 ● 0 ● 58 ● 3

Inspection Number	7083672		
Make	ONAN	Customer No	0025747
Serial Number	H980786638	Customer Name	RCCH Trios Health LLC
Model	500DFED	Equipment Family	GENERATOR
Completed On	10/18/2021 2:19:09 PM	SMU	735.2 Hours
Inspector	Braden Likness	Location	900 S Auburn St, Kennewick
Work Order	SC312551	Coordinates	121.121870040894, 46.1999388603265, -119.120158291861
PDF Generated On	10/19/2021		
Technician			

General Info & Comments

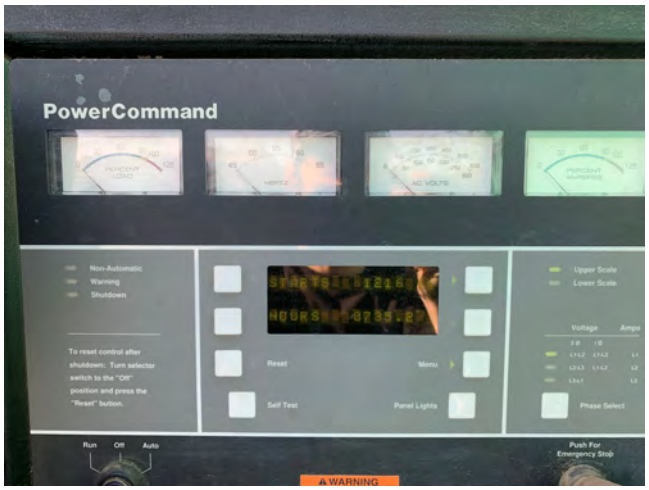
● **General info/Comments** *NORMAL*

Green - PHOTOGRAPH GENERATOR SET

● **1.1 TAKE FOUR CORNER PICTURES OF GENERATOR SET.** *YES*

1.2 PHOTOGRAPH ALL DATA PLATES, CONTROL PANEL, ATS AND SWITCH GEAR

YES

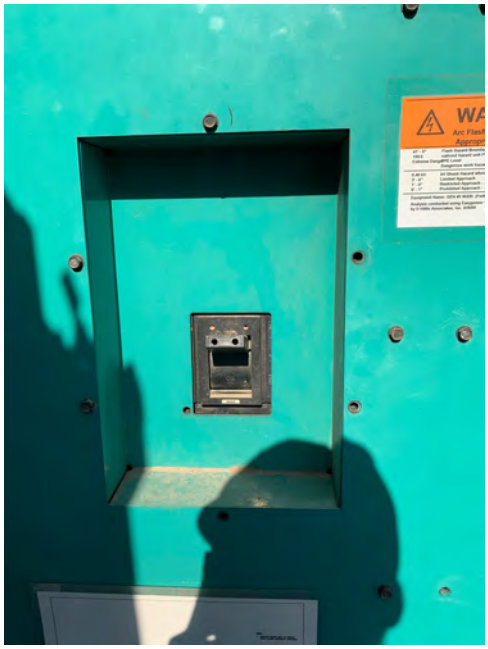


Engine No. 37184435
Model KTA19-G4
S.O. No. 65306
Date of Mfg. 08/96
Ref. No. 190-3311-01
Advert. HP 755 at 1800 RPM
Advert. HP at RPM
Valve Lash Cold .014 .027
Inj. Set 90 INCH-LBS
Manufactured by: Cummins Engine Co., Inc. Made in U.S.A.

755
.014 .027
90 INCH-LBS
K-19
WARNING: Injury may result and warranty is voided if fuel rate, RPM, or attitudes exceed published maximum values for this model and application.
Warranty St. Date

SENS IBC SEISMIC LABEL OF COMPLIANCE
Battery charger models beginning with FC, FCA, LC, NRG, Q
Best battery selector models beginning with BBS
Approved Performance Characteristics: Maximum S_{ds} of 2.28 g
SENS
LONGMONT, CO USA
(303) 678-7500
BATTERY CHARGER
MODEL: NRG22-10-RC
SERIAL NO: 271691 05 09
2009 Feb 05
AC INPUT: 120/208-240 VAC
DC OUTPUT: 12/24 VDC (NOM)
80 Hz 1 Ø 50 AMPS
18 AMPS
CAUTION
FOR SUPPLY CONNECTIONS USE WIRES SUITABLE FOR AT LEAST 90° C
REPLACE DEFECTIVE CORDS OR WIRES IMMEDIATELY
CHARGE ONLY LEAD ACID OR LIQUID ELECTROLYTE NICKEL-CADMIUM BATTERIES. OTHER TYPES OF BATTERIES MAY BURST CAUSING PERSONAL INJURY AND DAMAGE
DO NOT EXPOSE TO RAIN
This device complies with Part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.
c UL us LISTED File# E109740
2627
BATTERY CHARGER

Carbonator Pump Motor
MOD NO 6K160D
E47479
HP 1/4 RPM 1725/1425 BRG Sleeve PH 1
ENCL ODP MAX AMB 40 °C KVA CODE T
VOLTS 115/230 HZ 60/50 DUTY Cont INS CL B
AMPS 4.8/2.4/6.0/3.0 SF 1.0 SFA 4.8/2.4/6.0/3.0
MTR REF 5K50DMZN-6936 MFG NO MM98C
HUT REQ'D WITH CONDUIT FITTING
Thermally Protected Automatic
Relubricate With 30 Drops S.A.E. 20 Non-detergent Oil Once A Year
Manufactured for Dayton Electric Mfg. Co.



Green - MAINTENANCE INFORMATION

2.1 ENTER DATE AND HOURS AT LAST OIL AND FILTER CHANGE — *PASS*

Comments: 10-12-20
713 Hrs

2.2 ENGINE OIL AND FILTERS CONDITION / PART NUMBERS — *PASS*

Green - PRE CHECK LIST

3.1 GENERATOR BREAKER CLOSED — *PASS*

3.2 CONTROL SWITCH IN THE AUTO POSITION — *PASS*

3.3 CHECK CONTROL PANEL FOR ACTIVE ALARMS — *PASS*

3.4 CHECK BATTERY CHARGER OPERATION / RECORD CHARGE DC VOLTAGE — *PASS*

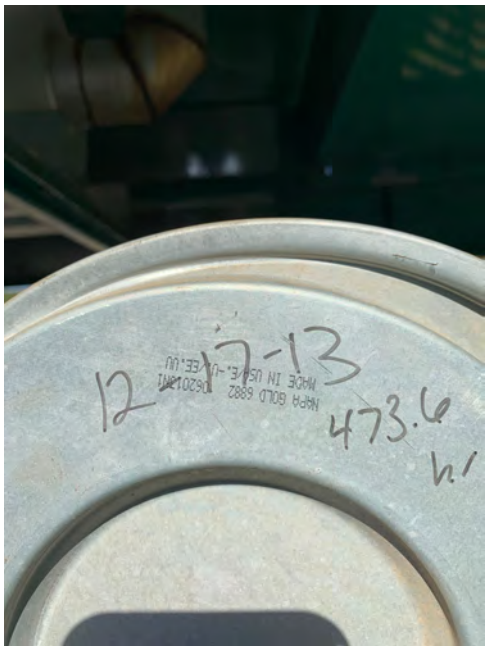
Comments: 25.5 VDC

3.5 CHECK ALL DRIVE BELTS / CONDITION AND PART NUMBERS — *PASS*

3.6 CHECK ALL BELT PULLEY CONDITION — *PASS*

●	**3.7 CHECK ALL BELT / FAN GUARDS**	*PASS*
●	**3.8 CHECK GENERATOR SET MOUNTS AND HARDWARE FOR CONDITION AND SECURITY**	*PASS*
●	**3.9 CHECK CONDITION OF VIBRATION ISOLATION EQUIPMENT**	*PASS*
●	**3.10 VISUALLY INSPECT AIR INTAKE SYSTEM**	*PASS*
●	**3.11 CHECK INTAKE AIR FILTERS / DOCUMENT PART NUMBERS**	*PASS*

Comments: Recommend replacement



●	**3.12 INSPECT ALL INTAKE AIR HOSE CLAMPS**	*PASS*
●	**3.13 VISUALLY CHECK EXHAUST SYSTEM**	*PASS*
●	**3.14 INSPECT EXHAUST RAIN CAP**	*PASS*
●	**3.15 CHECK STARTER CONNECTIONS**	*PASS*

Green - ENGINE STARTING BATTERIES

●	**4.1 BATTERY GROUP NUMBER / CCA / QUANTITY / DATE INSTALLED**	*YES*

Comments: #153-5700
1125 CCA
06/2020
2 batteries

●	**4.2 BATTERY CONNECTIONS**	*YES*
●	**4.3 INSTALL BATTERY ANTI-CORROSION PROTECTION**	*PASS*
●	**4.4 BATTERY LOAD TEST. LIST VOLTAGE AND AMPS FOR EACH BATTERY IN THE COMMENTS BELOW.**	*PASS*

Comments: Battery 1: 10.3 VDC @ 575 amps
Battery 2: 10.4 VDC @ 575 amps

Green - COOLING SYSTEM

●	**5.1 CHECK ENGINE COOLANT LEVEL**	*PASS*
●	**5.2 INSPECT RADIATOR CAP**	*PASS*
●	**5.3 INSPECT BLOCK HEATER**	*PASS*
●	**5.4 CHECK COOLING SYSTEM FREEZE POINT**	*PASS*

Comments: -65 F

5.5 CHECK COOLING SYSTEM CONDITIONER LEVEL *PASS*

5.6 TYPE OF COOLANT IN SYSTEM? STANDARD OR EXTENDED LIFE COOLANT (ELC). ENTER RESULTS IN COMMENT *PASS*

Comments: Standard

5.7 CHECK FOR COOLANT SYSTEM CONTAMINANTS *PASS*

5.8 INSPECT COOLING SYSTEM HOSES, CLAMPS AND WATER PUMP FOR CONDITION AND LEAKS *PASS*

5.9 VISUALLY INSPECT ENGINE RADIATOR *PASS*

5.10 CHECK FOR EXTERNALLY PLUGGED RADIATOR *PASS*

Comments: Small areas have blockage

5.11 IS THE COOLING SYSTEM OVERDUE FOR FLUSH AND REPLACEMENT *PASS*

Comments: No

Green - FUEL SYSTEM

6.1 FUEL SYSTEM TYPE / TANK LEVEL / CAPACITY *PASS*

Comments: Diesel
3/4 full

6.2 VISUALLY CHECK FUEL SYSTEM FOR LEAKS	*PASS*
6.3 CHECK ALL FUEL SYSTEM HOSE FOR CONDITION AND SECURITY	*PASS*
6.4 CHECK OPERATION OF THE DAY TANK IF INSTALLED	*PASS*
6.5 PRIMARY AND SECONDARY FUEL FILTERS CONDITION / PART NUMBERS	*PASS*

Green - LUBE SYSTEM

7.1 CHECK LUBE OIL LEVEL	*PASS*
7.2 CHECK FOR ENGINE OIL LEAKS	*PASS*
7.3 CHECK CONDITION OF EXTERIOR OIL LINES AND HOSES	*PASS*
7.4 PULL ENGINE OIL SAMPLE	*YES*

Green - AUTOMATIC TRANSFER SWITCH

8.1 CHECK OPERATION OF ENGINE STARTING SYSTEM	*PASS*
8.2 RECORD ATS VOLTAGE ON LINE AND EMERGENCY SOURCES	*PASS*

●	**8.3 VISUALLY INSPECT ALL CONNECTIONS**	*PASS*
●	**8.6 CHECK AND/OR REPLACE BACKUP BATTERY**	*PASS*

Green - GENERATOR SET RUNNING CHECKS

●	**9.1 CHECK OPERATION OF ENGINE STARTING SYSTEM**	*PASS*
●	**9.2 CHECK OPERATION OF ENGINE CHARGING ALTERNATOR**	*PASS*
●	**9.3 CHECK OPERATION OF ALL METERS AND GAUGES**	*PASS*
●	**9.4 RECORD GENERATOR A/C VOLTAGE AND FREQUENCY**	*PASS*

Comments: 480 VAC
60.0 Hz

●	**9.5 CHECK FOR EXCESSIVE ENGINE / GENERATOR NOISE**	*PASS*
●	**9.6 CHECK OPERATION OF SAFETY SHUTDOWNS**	*PASS*
●	**9.7 CHECK OPERATION OF REMOTE ANNUNCIATORS**	*PASS*

Green - POST INSPECTION

●	**10.1 CHECK THAT ALL BREAKERS ARE IN THE CLOSED POSITION**	*PASS*
●	**10.2 RETURN GENERATOR CONTROL SWITCH TO THE AUTO POSITION**	*PASS*

Green - ITEMS FOUND DURING CURRENT INSPECTION

●	**11.1 LIST ANY ITEMS FOUND DURING THIS INSPECTION THAT REQUIRE ADDITIONAL ACTION**	*PASS*

Grey - AUTOMATIC TRANSFER SWITCH

●	**8.4 CHECK OPERATION OF TRANSFER SWITCH**	*N/A*

●	**8.5 CHECK EXERCISER OPERATION**	*N/A*

Grey - GENERATOR SET RUNNING CHECKS

●	**9.8 CHECK PROPER OPERATION OF LOUVERS**	*N/A*

Site Observation Photos

Service 1 - MDP-1 800A (277/480V)

Service 2 - MDP-2A 2000A (120/208V)

PDP-1 800A (277/480V) Only feeding
1ea 30A trash compactor load

4444 N Freya St, Spokane, WA 99217 | 509-483-6447 | Tyler@energizedelectric.com

Electrical Room #2

MDP-2B 2000A (120/208V)

Electrical Room #2

4444 N Freya St, Spokane, WA 99217 | 509-483-6447 | Tyler@energizedelectric.com

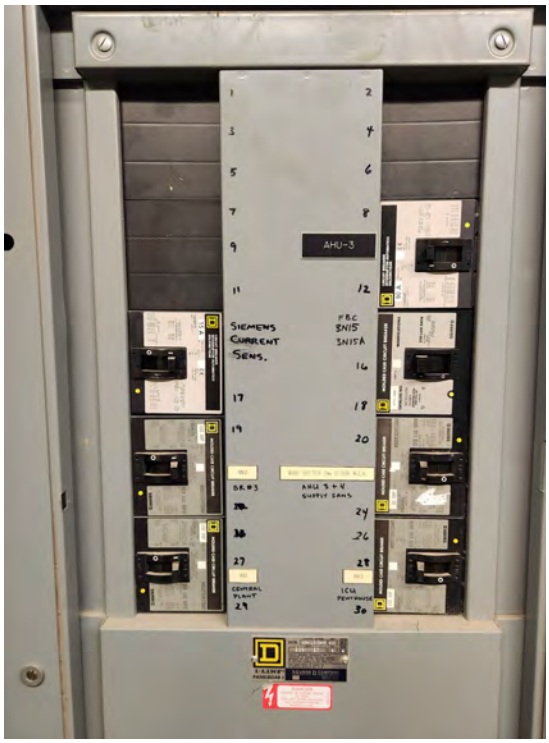
Electrical Room #2

MEDP-3 1000A (120/208V)

EDP-2 800A (120/208V)

NDP-4 400A (120/208V)

NDP-4 400A (120/208V)



4444 N Freya St, Spokane, WA 99217 | 509-483-6447 | Tyler@energizedelectric.com

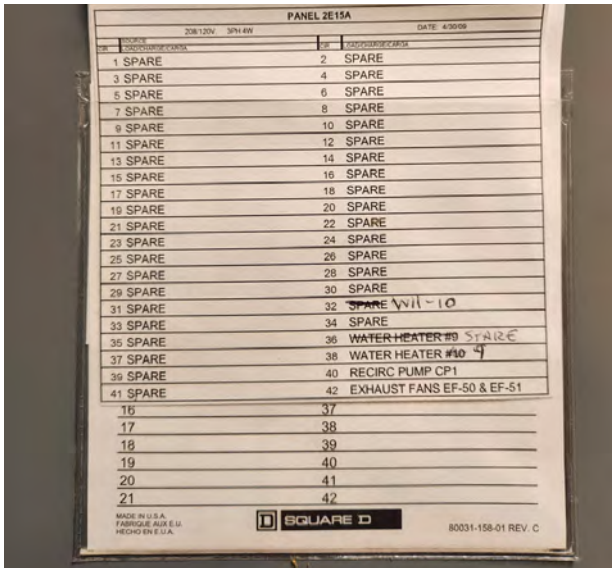
Family Birthing Electric Room (Main floor, exterior access)

Would need to covert these panels to normal power, but lots of capacity

PANEL 1E5

208/120V. 3PH 4W DATE: 4/30/09

CIR	SOURCE LOAD/CHARGE/CARGA	CIR	LOAD/CHARGE/CARGA
1	SPARE	2	LTG CORRS 126, 100B
3	NURSE CALL CABINET	4	LTG CORR 127
5	SPARE	6	SPARE
7	SPARE	8	SPARE
9	SPARE	10	SPARE
11	SPARE	12	SPARE
13	SPARE	14	SPARE
15	SPARE	16	SPARE
17	SPARE	18	SPARE
19	SPACE FOR FUTURE USE	20	SPACE FOR FUTURE USE
21	SPACE FOR FUTURE USE	22	SPACE FOR FUTURE USE
23	SPACE FOR FUTURE USE	24	SPACE FOR FUTURE USE
25	SPACE FOR FUTURE USE	26	SPACE FOR FUTURE USE
27	SPACE FOR FUTURE USE	28	SPACE FOR FUTURE USE
29	SPACE FOR FUTURE USE	30	SPACE FOR FUTURE USE
31		32	
33		34	
35		36	
37		38	


PANEL 2E15A

208/120V. 3PH 4W DATE: 4/30/09

CIR	SOURCE LOAD/CHARGE/CARGA	CIR	LOAD/CHARGE/CARGA
1	SPARE	2	SPARE
3	SPARE	4	SPARE
5	SPARE	6	SPARE
7	SPARE	8	SPARE
9	SPARE	10	SPARE
11	SPARE	12	SPARE
13	SPARE	14	SPARE
15	SPARE	16	SPARE
17	SPARE	18	SPARE
19	SPARE	20	SPARE
21	SPARE	22	SPARE
23	SPARE	24	SPARE
25	SPARE	26	SPARE
27	SPARE	28	SPARE
29	SPARE	30	SPARE
31	SPARE	32	~~SPARE~~ WH-10
33	SPARE	34	SPARE
35	SPARE	36	~~WATER HEATER #9~~ SPARE
37	SPARE	38	WATER HEATER #10 4
39	SPARE	40	RECIRC PUMP CP1
41	SPARE	42	EXHAUST FANS EF-50 & EF-51
15		37	
17		38	
18		39	
19		40	
20		41	
21		42	

MADE IN U.S.A. FABRIQUE AUX E.U. HECHO EN E.U.A. SQUARE D 80031-158-01 REV. C

Basement Electrical Room

PDP-2 600A (277/480V)
Could use for new mechanical loads

EDP-5 800A (120/208V)

PDP-3 225A (277/480V) Could use as our lighting panel

4444 N Freya St, Spokane, WA 99217 | 509-483-6447 | Tyler@energizedelectric.com

Family Birthing Electric Room Conduit Installation. All conduit installed on the roof will remain as is.

Electrical Room #2 Conduit Installation.
All conduit installed on the roof will remain as is.

4444 N Freya St, Spokane, WA 99217 | 509-483-6447 | Tyler@energizedelectric.com

EXHIBIT D:

A3 - PRE-VALIDATION - PROGRAM & BUDGET ALIGNMENT SUMMARY

Pre-Validation Program and Building Area Evaluation Executive Summary

Columbia Valley Center for Recovery

Progressive Design-Build | Validation Phase

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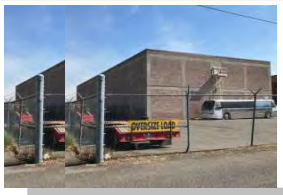
March 19, 2024

OPTION 1 - BRUNEAU PROPERTY



PROGRAM AND COST

BLDG & PROGRAM AREA
Building
20,000
Program Area
22,500 - 27,000
*Cost/SF Values based on 24,500SF

BUDGET BREAKDOWN

ITEM	TOTAL	COST/SF
Site and Demolition	$ 1,349,273	$ 55
Structure	1,395,372	57
Envelope	1,699,677	69
Interiors	4,181,750	171
Equip. & Specialties	852,535	35
Mechanical	2,888,798	118
Electrical	2,366,768	97
Subtotal	$ 14,734,173	$ 601
D/B Fees, GC's, Cont.	$ 8,255,744	$ 337
Total	$ 22,989,917	$ 938

GRADING

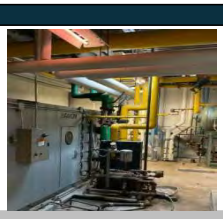
PROGRAM AREA	COST
RISKS (UNKNOWNS)	DURATION

DESIGN AND COST FACTORS

*costs shown represent direct cost values

1 $500k in additional site improvement costs compared to other options
2 $1.2M in additional structural costs based on structural analysis; includesa mezzanine
3 Site does not work without purchasing adjacent property and/or major code variances from City
4 Significant program challenges with lack of ability to add windows, courtyards and natural daylight. One of our conditions of excellence.
5 $800k in additional skin costs compared to other options
6 $2.5M total in added cost as compared to other options equates to 4k-5k in less program

OPTION 2 - HOSPITAL AREA



PROGRAM AND COST

BLDG & PROGRAM AREA
Building
27,000 - 45,000
Program Area
27,000 - 32,000
*Cost/SF Values based on 29,000SF

BUDGET BREAKDOWN

ITEM	COST	COST/SF
Site and Demolition	$ 822,879	$ 28
Structure	161,491	6
Envelope	891,881	31
Interiors	4,129,769	142
Equip. & Specialties	1,882,992	65
Mechanical	4,026,506	139
Electrical	2,644,000	91
Subtotal	$ 14,559,518	$ 502
D/B Fees, GC's, Cont.	$ 8,426,944	$ 291
Total	$ 22,986,462	$ 793

GRADING

PROGRAM AREA	COST
RISKS (UNKNOWNS)	DURATION

DESIGN AND COST FACTORS

*costs shown represent direct cost values

1 $800k in additional costs to upgrade the existing, adjacent building fire alarm and fire sprinkler
2 $500k in interior demolition
3 $500k in repairs to roof and addressing exterior envelope, sealants and painting
4 $800k in window replacements
5 $250k included exterior site improvements

OPTION 3 - SPAULDING AREA

PROGRAM AND COST

BLDG & PROGRAM AREA
Building
29,000 - 50,000
Program Area
29,000 - 36,000
*Cost/SF Values based on 34,500SF

BUDGET BREAKDOWN

ITEM	TOTAL	COST/SF
Site and Demolition	$ 686,568	$ 20
Structure	51,325	1
Envelope	893,595	26
Interiors	4,160,273	121
Equip. & Specialties	1,581,128	46
Mechanical	4,509,547	131
Electrical	2,732,557	79
Subtotal	$ 14,614,993	$ 424
D/B Fees, GC's, Cont.	$ 8,378,769	$ 243
Total	$ 22,993,762	$ 666

GRADING

PROGRAM AREA	COST
RISKS (UNKNOWNS)	DURATION

DESIGN AND COST FACTORS

*costs shown represent direct cost values

1 $700k to upgrade the existing, adjacent building fire alarm and fire sprinklers
2 $425k in interior demolition
3 $500k in repairs to roof and addressing exterior sealants and painting
4 $850k in window replacements
5 $250k included exterior site improvements

OPTION 4 - NEW BUILDING (FOR COMPARISON ONLY)

PROGRAM AND COST

BLDG & PROGRAM AREA
Building
24,500
Program Area
24,500
*Cost/SF Values based on 24,500SF

BUDGET BREAKDOWN

	TOTAL	COST/SF
Direct Costs	$ 14,600,000	$ 596
D/B Fees, GC's, Cont.	$ 8,378,769	$ 342
Total	$ 22,978,769	$ 938

GRADING

PROGRAM AREA	COST
RISKS (UNKNOWNS)	DURATION

NEXT STEPS - ASSUMING ONE OR BOTH AREAS OF AUBURN CARRIED THROUGH TO VALIDATION

1 Further visual mechanical assessment. Timeframe: 3-4 weeks
   i. Go through as-builts
   ii. Identify usable / non-usable MEP systems at KGH facility
   iii. Site walk to observe any visible constraints (includes opening panels, covers, testing power, etc.)
   iv. Produce equipment schedule / grading of equipment / assessment
2 Provide report on feasibility and plan to get MEP systems operating (at validation)
3 Confirm RDH comments and plan to address exterior envelope issues (at validation)
4 Update program, specific to findings (2 weeks)
5 Provide validation report with target budget, scope and program alignment (Total duration 6-8 weeks)

EXHIBIT E:
CIVIL NARRATIVE

10 E. Bruneau Ave Site

SITE

Civil work will consist of upgrading asphalt parking areas, accessible concrete walks, and full street improvements to Alder Street between E. Bruneau Avenue and E. Columbia Avenue. Existing Alder Street is a 20' paved alleyway with no curb, gutter, or sidewalk improvements. Improved Alder Street would extend the ROW from 20' to 40', with a 36' roadway, curb, gutter, and attached 5' sidewalk on the eastern side. An 18' easement on the eastern side of the road would be required by the City for dry utilities. The additional public right of way needed for the widening of Alder Street would be required from four (4) separate properties not currently owned by Benton County. The total right of way acquisition would total approximately 7,010 square feet.

Based on site analysis and the existing building footprint size, there is a minimal amount of room for required parking spaces in the redeveloped parking lot along the east face of the building. Ingress and egress movements in and out of the site are limited due to existing site grading and existing gates for the Public Market @ Columbia River Warehouse located on both ends of Bruneau street between Alder Street and Beech Street.

UTILITIES

The Bruneau Site existing building is the old Welch's Grape Juice warehouse, the building is built on two different parcels and the existing water and sewer utility stubs for the building are located to the south on the parcel that is not owned by Benton County. Utility stubs will need to be built to the portion of the building owned by the County and would be placed under the roadway improvements being made to Alder Street.

The new utilities in Alder Street would consist of a new 8-inch waterline and 8-inch sanitary sewer line. From these lines new utility connections would be made to the building owned by the County. These utility lines will be connected from existing lines on Bruneau Street. The upgraded Alder St would also require storm drainage upgrades to comply with City of Kennewick stormwater requirements, in addition to the stormwater improvements that would need to be made on-site to retain water within the project boundaries.

Overhead power currently exists along the east boundary of Alder Street. This power would have to be relocated and most likely placed underground to accommodate the widening of the roadway and sidewalk improvements.

ADA/ROADWAY ACCESS CONSTRAINTS

All ADA facilities onto Washington Street as well as Columbia Avenue would have to be brought up to code or established to provide pedestrian connectivity in the area.

There would be potential site distance concerns at the intersection of Alder Street and Columbia Avenue. The access currently operates as an alley between two existing buildings. The existing buildings block driver site distances and would require the improved future access to operate as a right in right out only access.

The existing alley along the north boundary of the site is currently only 20 feet wide. There are concerns that this would not meet fire access requirements for secondary access to the site. There are limited opportunities to widen access as it is fully built out on the north side of the roadway. To gain secondary access a new roadway connection would have to be constructed through the adjacent car wash property at 216 N. Washington Street to connect Washington Street and Alder Street.

900 S. Auburn St Site

SITE

Civil work will consist of ADA upgrades, concrete walkways, driveways, landscaping, parking lot striping and restoration, and utilities described below. Accessible concrete walkways will be used to collect and route pedestrian traffic from public walks and parking areas to and from the portions of the building that are being improved. Approximately 40,000 square feet of parking lot will be upgraded adjacent to the building on the southwestern portion of the site that will acess from W.

10th Avenue. Standard asphalt patching and seal coating, curbing, parking stalls, landscaping, and accessible pedestrian ramps compliant with ADA requirements will also be constructed on the interior of the site.

DEMOLITION

The site was once the old Kennewick General Hospital building and is currently unoccupied. The civil demolition involved in upgrading the site will include removing and replacing broken panels of sidewalk along the perimeter of site within the City of Kennewick ROW, removing unnecessary driveways and replacing them with sidewalk.

DOMESTIC WATER

The city has water infrastructure along W 8th Ave and W 10th Ave. An 8-inch water line crosses the site connecting the water mains on W 8th Ave and W 10th Ave, this line consists of segments of PVC 900, while a majority of the line is asbestos concrete. Replacement of the asbestos concrete water line should be considered to mitigate potential negative health effects. The City mapping indicates that water services for both domestic use and fire use are already routed to the building from the public right of way. Confirmation of the meters and backflow assembly's being up to current code and standards needs to be completed.

FIRE HYDRANTS

Five fire hydrants are located on-site. Two are located near W 8th Ave, two are located near W 10th Ave and one is located northeast of the heli-pad. Installation of additional on-site fire hydrants may be required depending on reconfigured site layout. The most distant portion of any proposed buildings will need to be within 400-feet of a fire hydrant, and within 90 feet of the Fire Department Connection. No additional fire hydrants have been requested by the City fire department at this time.

SANITARY SEWER

The City has sanitary sewer infrastructure along W 8th Ave and W 10th Ave. A 24-inch concrete sanity sewer along W 8th Ave, and a 12-Inch concrete sanity sewer along W 10th Ave. There is an existing sanitary sewer of unknown size on the north side of the building which is served by the 24-inch sanitary sewer. An existing 8-inch PVC sanitary lateral is located on the east side of the building, which is served by the 12-inch sanitary sewer on W 10th Ave. An existing 6-inch sanitary lateral of unknown material on the west side of the building, which is served by the 8-inch PVC sanitary sewer located within the shared access easement. Installation of additional sanitary laterals is not anticipated at this time.

STORMWATER

All stormwater generated on-site is required to be retained on-site in accordance with the City of Kennewick stormwater requirements. Stormwater runoff from existing impervious surface areas is managed using drywells. City GIS shows an existing drywell in the northeast corner of the site and another drywell in the northwest corner of the site.

The City of Kennewick Municipal Code prioritizes on-site infiltration as the primary form of stormwater management which can be accomplished with Underground Injection Control (UIC) facilities.

Currently there is no reported failure of any existing storm facilities on the site and additional impervious surface creation beyond what is currently on-site are not anticipated that would require the development and construction of any new storm facilities.

TEMPORARY EROSION & SEDIMENTATION CONTROL (TESC) PLAN

A TESC plan will be developed to control erosion and off-site migration of sediment-laden water. The TESC plan will address practices, methodologies, and requirements for erosion control, as is required by the City of Kennewick. The TESC plan will be developed during the design process and be followed during construction.

EXHIBIT F:
LANDSCAPE NARRATIVE

SITE

Landscape Architecture work will consist of site design including hardscape, materials, planting, irrigation, and detailing of design elements. This work can be organized into three main categories:

1. Street frontages and parking areas.
2. Site work between the right of way and face of building.
3. At-grade courtyards.

STREET FRONTAGES PARKING AREAS

This work will consist of code-required planting and irrigation for street frontages and parking areas. Topsoil, shrubs, grasses, groundcovers, and trees will meet City of Kennewick requirements for installation and species selection. Drip irrigation will be provided where planting material is installed. Rock mulch will be provided in areas without planting.

SITE WORK

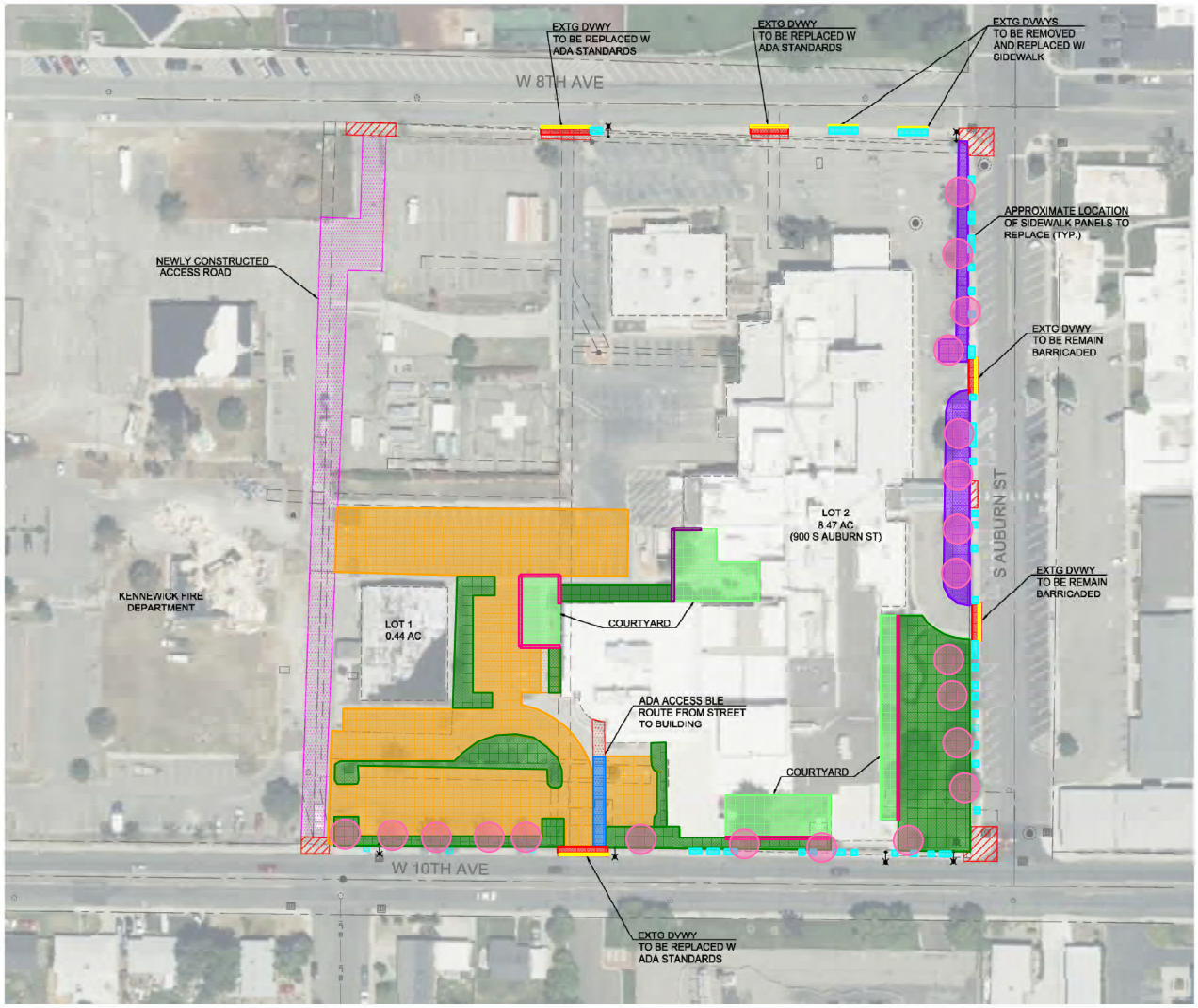
This work will consist of accessible paving associated with site circulation, foundational plantings, and site planting. Topsoil, shrubs, grasses, groundcovers, and trees will meet City of Kennewick requirements for installation and species selection. Drip irrigation will be provided where planting material is installed.

COURTYARDS

Three code-required courtyards will be included in the project. Controlled access into these courtyards will be provided from within the building, and there will be no external access unless required by code for emergency egress. These courtyards will consist of a ground plane constructed from durable, low-maintenance materials such as synthetic turf or poured-in-place rubberized surfacing. These courtyards shall contain no planting material or irrigation. Site furnishings such as immovable seat walls or anchored benches may be provided depending upon future programming requirements. Design of these spaces will consider user safety as the highest priority.

IRRIGATION

An on-site well previously provided water for irrigation. At some point the system either failed or was decommissioned, leading to the death of on-site plants and trees which were then removed. An exploration of the existing well system is currently underway to determine viability. Irrigation will either be provided by the well system, or via a new domestic water service. This decision is currently TBD.



- 32 1200 Asphalt Seal Coat - Q1 41,597 SF
- 32 1800 Artificiatl Turf - Q1 11,473 SF
- 32 3100 Fence/Screen - Q1 415 LF
- 32 3100 Fence/Screen (Reuse Existing) - Q1 86 LF
- 32 9000 Landscaping - Q1 24,016 SF
- 32 9000 Aggregate Surfacing - Q1 5,751 SF
- 32 1600 Replace Concrete Drive Apron - Q1 900 SF
- 32 1600 Replace Curb & Gutter - Q1 231 LF
- 32 1600 Replace Concrete Sidewalk - Q1 1,490 SF
- 32 1600 New Concrete Sidewalk - Q1 799 SF
- 32 9000 Street Trees - Q1 21 EA

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 108
Richland, WA 99352
509.942.1600
pbsusa.com

	ADA - UPGRADED - DOES NOT NEED TO BE REPLACED
	ADA - TO BE UPGRADED
	ASPHALT & PARKING AREA (APPROX. 40,000 SF, 99 STALLS)
	LANDSCAPE (APPROX. 27,550 SF)
	ROCK MULCH (APPROX. 5,500 SF)
	SIDEWALK PANELS TO REPLACE (APPROX. 65, 5'x5')
	NEWLY CONSTRUCTED ACCESS RD - DOES NOT NEED UPGRADE
	STREET LIGHTS TO UPGRADE (6)

Scale 1" = 50'

0 25 50 100

THREE RIVERS BEHAVIORAL HEALTH RECOVERY CENTER - KGH PROPERTY

Filename: L:\Projects\6500\6520\6520-000\CIVIL\CAD\Working\Exhibits\ConstructionExhibit_KGH.dwg Layout Tab: 1 User: Amy.Nikolaus CAD Plot Date/Time: 4/15/2024 2:47:03 PM

EXHIBIT G:
ARCHITECTURAL NARRATIVE

Introduction

The new Columbia Valley Center for Recovery, (CVCR) is the first step toward providing Southeast Washington State an integrated behavioral health campus. There is a great need in the region for such services. CVCR will start by providing four services to include, crisis stabilization, evaluation, and treatment, 23-hour observation and residential inpatient.

Validation Scope Area

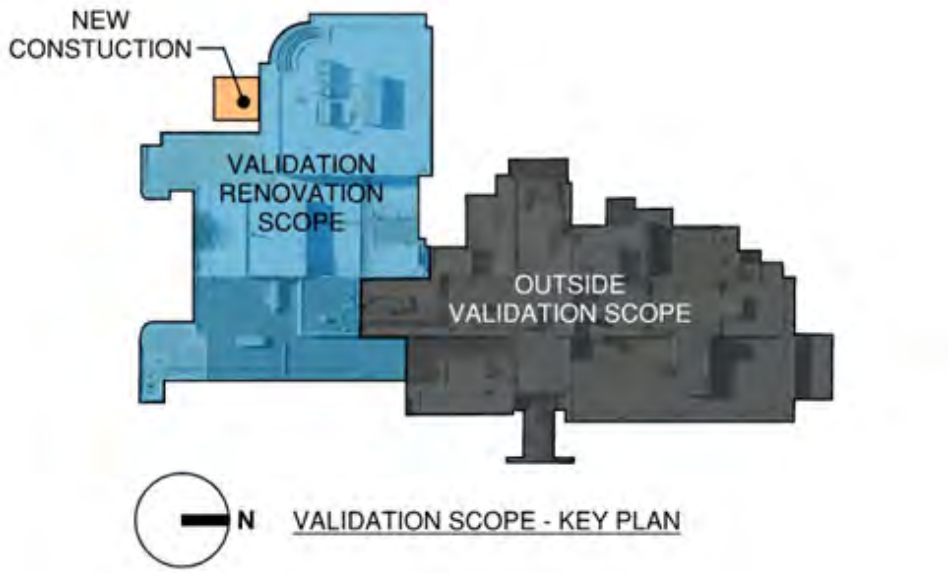
The basis of design focuses on the south half of the Auburn building from the Spaulding 3-story tower on the southwest to what was the KGH labor and delivery wing on the southeast. The basis of design includes upgrades to the exterior in the area indicated in blue on the plan below. These upgrades include roofing, exterior painting, EIFS patching, new glass at existing storefront and new windows at patient areas. The basis of desgin on the interior of the building consists of a first-floor interior remodel of the areas indicated in blue on the plan below. The second & third floors of the Spaulding building will be tenant ready unrenovated space. In addition to the renovation a new covered secure drop off will be built on the southwest side of the building.

The remaining north half of the building is not part of the scope of this validation other than necessary life safety measure of fire alarm, sprinkler system and freeze protection. The intention is that these areas of the building, interior & exterior) will be upgraded in a future phase of construction under a separate scope of work.

Exterior Scope of Work

ROOFING

The scope of the roofing renovations includes the south side of the Auburn building. The northern portions of roof will be upgraded as part of future renovations and is not included in this validation effort. During validation an exterior envelope consultant and a roofing contractor visited the building and evaluated the condition of the roofing. The roofing was found to be in varying degrees of repair. The roof was installed in many phases of construction through the years and different portions received different types of roofing. Some have held up better than others. The specific approach was defined for each condition and shown on the roofing renovation key plan below. In some areas the existing TPO roofing was in fair to good condition and the intent is to patch existing TOP and flashing as needed. One large area of the roof is ballasted and appears to be in good condition with only flashing repairs needed. In one area water has made its way into the insulation and it must be removed and replaced with new insulation, TPO & flashing. In this area the new roofing will need to meet the new energy code requirements which will increase thickness of the insulation crickets which will require added height at the parapet wall.



Roof Plan

EXTERIOR ENVELOPE

The scope of the exterior renovations includes the south half of the Auburn building. The northern portions of the building exterior will be upgraded as part of future renovations and are not included in this validation effort. As part of validation an exterior envelope consultant did a thorough investigation of the existing conditions, including the condition of the Exterior Insulation & Finish System (EIFS), windows, & storefront.

EIFS

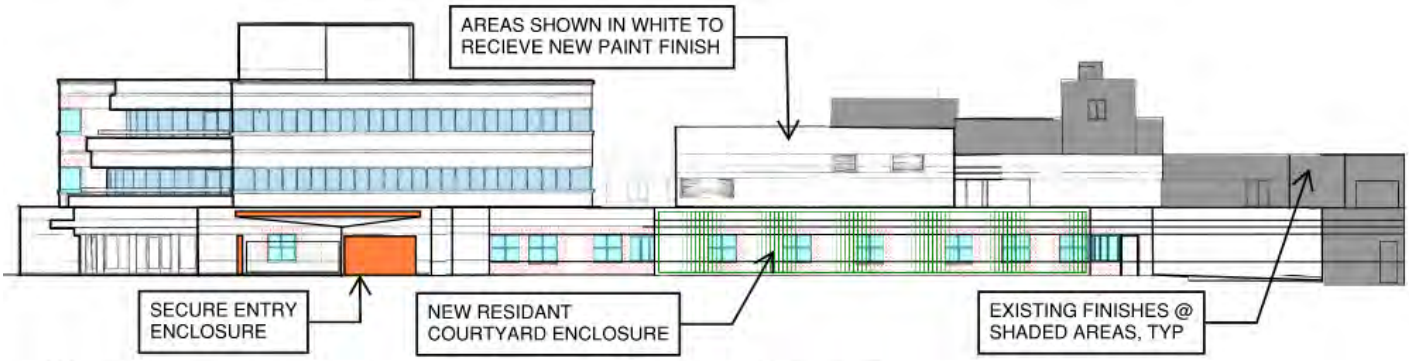
For the most part the EIFS is in fair condition. Some locations will require spot patching and repair. On the east side of the labor and delivery wing there was signs of damage most likely from site irrigation hitting the surface of the building so in that area a new skim coat will be needed over the existing surface. At location where windows are to be replaced EFIS will need to be removed around the window to install the window flashing and these areas will need to be patched back in. The basis of design approach is to paint the existing EIFS. Refer to the elevations for extent.

WINDOWS

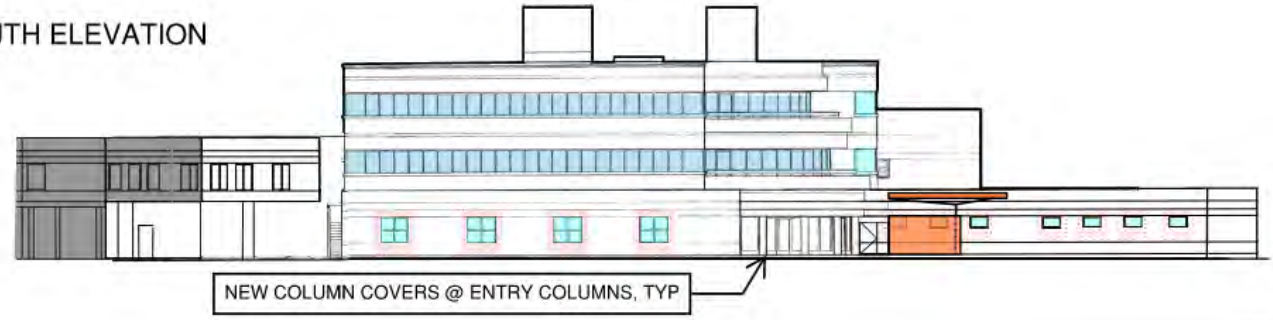
While the hospital building was sitting vacant vandals broke some of the glass out of the existing windows and storefront that now needs to be replaced. In patient rooms the existing wood cased windows will need to be replaced with tamperproof windows with laminated glass and integral blinds. Because these windows are being replaced, they will need to meet the requirements of the energy code. The windows and glazing on the north half of the building are not part of this scope and will remain boarded over until that portion of the building is renovated under a future scope of work.

NEW CONSTRUCTION

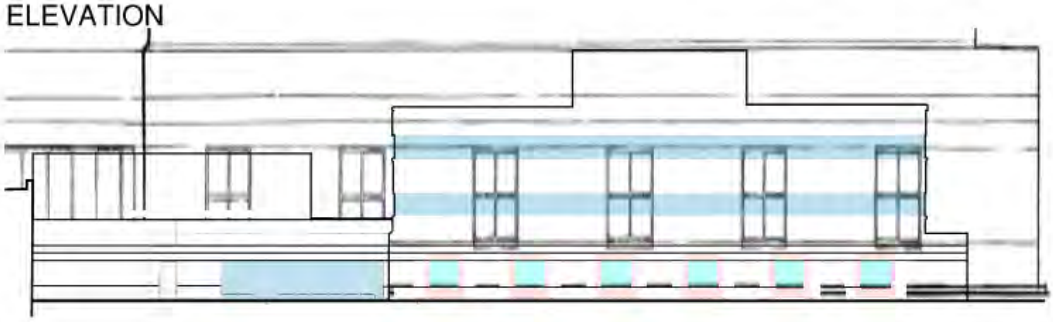
The CVCR requires a secure 24 hour covered drop off area. This will be a new open air covered structure on the southwest side of the building.



A SOUTH ELEVATION



B WEST ELEVATION

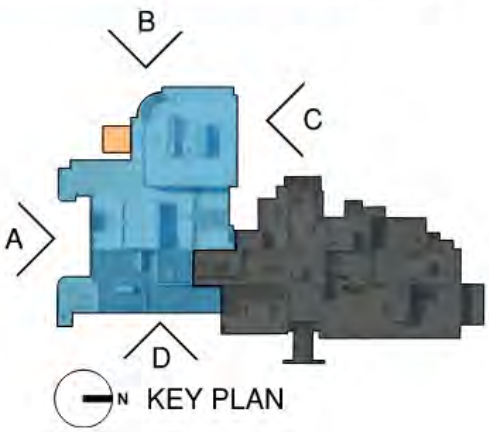


C NORTH ELEVATION

D EAST ELEVATION

ELEVATION LEGEND

- EXISTING STOREFRONT REPLACE BROKEN GLASS
- NEW WINDOW
- EIFS PATCH
- SECURE ENTRY ENCLOSURE
- COURTYARD ENCLOSURE



Interior Buildout

The scope of the interior renovations includes the south side of the Auburn building only. The northern portion of the building will be closed off and upgraded as part of future renovations and is not included in this validation effort. The second and third floors of the Spaulding tower will be unrenovated tenant ready spaces.

PROGRAMMING & SPACE PLANNING

One of the design efforts during validation was to define a program that both meets the requirements of the State of Washington and the functional needs of the services of the facility. The design team met numerous times with the with stakeholders to better understand their ideal space count and functionality. The result of this effort was a program that represented the ideal room types and count. From this program bubble diagrams were created to test adjacencies, site lines and space fit. As these layouts were tested against the budget numbers it became apparent that revisions needed to be made. It was not going to be possible to accommodate individual patient rooms as was the wish. Also, it was apparent that the best approach to keep within the budget was to reuse as much infrastructure as possible which narrowed the possibilities of where in the building this effort could be focused. The south end of the building has the most functional existing equipment. In addition, savings were found by reusing many of the existing walls, & some of the casework.

INTERIOR DESIGN CONCEPT

The new CVCR aims to become a hub of community-centric programs that will be centrally located in Benton County to help individuals with substance abuse and detox challenges. With Benton County serving as a guiding inspiration, the interior design mirrors the distinctive regional aesthetics, capturing the essence of the surrounding landscape.

Drawing from nature's artistry, the meandering Columbia River and the gentle curves of Badger Mountain serve as inspiration, which will influence the interior architecture and interior design. The regional landmarks will inspire a harmonious blend of colors and textures that will aim to evoke a sense of tranquility ad connection to nature.

Prioritizing the well-being of those seeking treatment, the interiors will be thoughtfully crafted to foster a holistic healing environment. Every design element will be meticulously chosen and coordinated to promote safety and comfort, instilling a sense of hope and optimism in patients. The goal is to cultivate a positive experience upon entry, encouraging a focus on wellness and recovery throughout an individuals stay at CVCR.

By infusing the space with positivity and support for healthy living, the renovated spaces will strive to empower individuals on their healing journey, fostering a conducive environment for growth and transformation. These items will be seen in the finish selection, lighting, and furniture selection, all strategically selected to accomplish these goals.

The vision for the new CVCR will aspire to be a beacon of hope in the Benton County area where healing takes precedence. The next phase of design will make these items described above come to life. Space types, finishes, interior design will all be part of the next design phase where the interior starts to take shape and the design intent is developed further.

INTERIOR DESIGN – ROOM FINISHES

This next portion describes the schematic level basis of interior design finishes and features. Space types are broken down into recommended material surface selections. During the next design phase, these space type sheets get further developed.

NAC ARCHITECTURE

Columbia Valley Center for Recovery
Program of Requirements - Validation

Secure Entry/Intake

20-Dec

No.	Description	Quantity	Unit Area (sf)	Total Area (sf)	Remarks
1.1	Sally Port	0.0	850.0	0	*Exterior space / Garage?*
1.2	Intake Lobby	1.0	192.0	192	
1.3	Control Station	1.0	120.0	120	
1.4	Client Storage	1.0	240.0	240	*Good Exhaust w/bedbug oven*
1.5	Assessment Rooms	1.0	120.0	120	*Chairs and counter w/computer*
1.6	Clothing Bank	1.0	210.0	210	
	Subtotal			**882**	
	Circulation/partitions	15%		132	
1.0	**Total**			**1,014**	

Public Entry/Discharge

No.	Description	Quantity	Unit Area (sf)	Total Area (sf)	Remarks
2.1	Entry Vestibule	1	120.0	120	
2.2	Entry/Discharge Lobby	1	240.0	240	
2.3	Reception	1	120.0	120	
2.4	Visitor Lockers	1	20.0	20	*8 lockers*
2.5	Visitation/Counseling	2	120.0	240	*(1) larger*
2.6	Public Toilets	1	50.0	50	
2.7	Conference Room	1	380.0	380	
2.8	Offices	2	144.0	288	*1 larger for Facility Director*
	Subtotal			**1,458**	
	Circulation/partitions	35%		510	
2.0	**Total**			**1,968**	

23-Hour Observation

20-Dec

No.	Description	Quantity	Unit Area (sf)	Total Area (sf)	Remarks
3.1	Recliners	12	40	480	
3.2	Toilet	1	50.0	50	
3.3	Toilet/Shower	3	80.0	240	
3.4	Staff Work	1	144.0	144	*Accommodate 5 staff*
3.5	Staff Toilet	1	50.0	50	
3.6	Medication Room	1	80.0	80	
3.7	Quiet Room	0	100.0	0	*Share with other stabilization unit*
3.8	Counseling / Visitation	1	120.0	120	
3.9	Small Group Room	1	180.0	180	
3.10	Open Living/Dining	1	540.0	540	
3.11	Supervisor Office	1	120.0	120	
3.12	Shared Office	1	200.0	200	*4 people*
3.13	Provider Office	1	144.0	144	
3.14	Storage	1	168.0	168	*Lockable for wallets - cell phone etc*
3.15	Nourishment	1	80.0	80	*After hours food available*
	Subtotal			**2,596**	
	Circulation/partitions	35%		909	
3.0	**Total**			**3,505**	

Columbia Valley Center for Recovery
Program of Requirements - Validation

RTF #1 - Voluntary

Crisis Stabilization / Sub Acute WM

20-Dec

No.	Description	Quantity	Unit Area (sf)	Total Area (sf)	Remarks
4.1	Single Bed w/toilet - shower	16	190.0	3,040	
4.2	Single Room	0	120.0	0	
4.3	Toilet	1	50.0	50	
4.4	Toilet/Shower	0	80.0	0	*If 8 don't have showers, we need 4*
4.5	Staff Work	1	144.0	144	*Accommodate 5 staff*
4.6	Staff Toilet	1	50.0	50	
4.7	Medication Room	1	80.0	80	
4.8	Quiet Room	1	100.0	100	
4.9	Exam	0	120.0	0	*Shared with other programs*
4.10	Counseling / Visitation	1	120.0	120	
4.11	~~Large Group Room~~	0	250.0	0	
4.12	Small Group Room	1	180.0	180	*6 people*
4.13	Dining / Activity Room	1	380.0	380	*40 sqft per bed required by WAC*
4.14	Multi-Use Day room	1	380.0	380	*included with above to get 640 sqft*
4.15	Tele-Health	1	120.0	120	*Shared with other programs*
4.16	Supervisor Office	1	120.0	120	
4.17	Shared Office	1	200.0	200	*4 people*
4.18	Provider Office	1	144.0	144	
4.19	Storage	1	144.0	144	
	Subtotal			**5,252**	
	Circulation/partitions	35%		1,838	
4.0	**Total**			**7,090**	

Columbia Valley Center for Recovery
Program of Requirements - Validation

RTF #2 - In-Voluntary / Voluntary

Eval & Treatment / Secure WM

20-Dec

No.	Description	Quantity	Unit Area (sf)	Total Area (sf)	Remarks
5.1	Single Bed w/toilet	8	180.0	1,440	
5.2	Single Room	8	120.0	960	
5.3	Toilet	0	50.0	0	
5.4	Toilet/Shower	6	80.0	480	
5.5	Staff Work	1	144.0	144	*Accommodate 5 staff*
5.6	Staff Toilet	1	50.0	50	
5.7	Quiet Room	1	100.0	100	
5.8	Seclusion Room	2	110.0	220	
5.9	Seclusion Ante	1	80.0	80	
5.10	Seclusion Toilet	1	50.0	50	
5.11	Exam	1	120.0	120	*dedicated to this program*
5.12	Counseling / Visitation	3	120.0	360	
5.13	Large Group Room / Mindfulness	1	250.0	250	*Windows would be good*
5.14	~~Small Group Room~~	0	180.0	0	
5.15	Dining / Activity Room	1	380.0	380	
5.16	Multi-Use Day room	1	380.0	380	
5.17	Tele-Health / Court	1	180.0	180	
5.18	Supervisor Office	1	120.0	120	
5.19	Discharge Planner Office	1	120.0	120	
5.20	Shared Office	1	240.0	240	*5 people*
5.21	Providers Office	1	144.0	144	*2 people*
	Subtotal			**5,818**	
	Circulation/partitions	35%		2,036	
5.0	**Total**			**7,854**	

Columbia Valley Center for Recovery
Program of Requirements - Validation

Residential Inpatient

20-Dec

No.	Description	Quantity	Unit Area (sf)	Total Area (sf)	Remarks
6.1	Single Bed w/toilet - shower	16	190	3,040	
6.2	~~Double Beds w/toilet - shower~~	0	260.0	0	
6.3	Toilet	1	50.0	50	
6.4	~~Toilet/Shower~~	0	80.0	0	
6.5	Staff Work	1	144.0	144	*Accommodate 5 staff*
6.6	Staff Toilet	1	50.0	50	
6.7	Medication Room	1	144.0	144	
6.8	Counseling / Visitation	3	120.0	360	
6.9	Large Group Room	1	250.0	250	
6.10	Small Group Room	1	180.0	180	
6.11	Dining / Activity Room	1	380.0	380	*telephone needed*
6.12	Multi-Use Day room	1	380.0	380	*games / library / computer lab*
6.13	Physical Activity	1	250.0	250	*Yoga*
6.14	Tele-Health	1	120.0	120	
6.15	Offices	2	120.0	240	
6.16	Shared Office	1	200.0	200	*4 people*
6.17	Provider Office	1	144.0	144	
6.18	Storage	1	144.0	144	
	Subtotal			**6,076**	
	Circulation/partitions	35%		2,127	
6.0	**Total**			**8,203**	

Columbia Valley Center for Recovery
Program of Requirements - Validation

Building Support / Staff Support

20-Dec

No.	Description	Quantity	Unit Area (sf)	Total Area (sf)	Remarks
7.1	Mechanical	1	1,400	1,400	
7.2	Fire Riser	1	60.0	60	
7.3	Electrical	1	360.0	360	
7.4	Electrical	2	80.0	160	*2nd floor - distance limitations*
7.5	MDF (Data)	1	120.0	120	
7.6	IDF	1	80.0	80	*2nd floor - distance limitations*
7.7	Receiving / Breakdown / Loading Dock	1	400.0	400	
7.8	Storage	1	480.0	480	
7.9	Trash/Recycle	1	144.0	144	
7.10	Housekeeping	1	180.0	180	
7.11	Dirty Linen	1	384.0	384	
7.12	Clean Linen	1	384.0	384	
7.13	Kitchen / Support Spaces	1	1500.0	1,500	
7.14	Staff Break	1	450.0	450	20 people + cabinetry
7.15	Staff Locker	1	120.0	120	*20-30 lockers*
7.16	Staff Toilet - Shower	1	80.0	80	
7.17	Laundry	1	400.0	400	
7.18	Stairs	2	400.0	800	
7.19	Elevator	2	400.0	800	
	Subtotal			**8,302**	
	Circulation/partitions	25%		2,076	
7.0	**Total**			**14,528**	
	Total All Areas			**44,162**	

Columbia Valley Center for Recovery
Program of Requirements - Validation

Exterior Spaces

20-Dec

No.	Description	Quantity	Unit Area (sf)	Total Area (sf)	Remarks
8.1	Secure Courtyard	1	1,000	1,000	
8.2	Courtyard	1	2,400.0	2,400	
8.2	Exterior Maintenance Bldg	1	900.0	900	
	Subtotal			**4,300**	
	Circulation/partitions			0	
8.0	**Total**			**4,300**	

Comprehensive DCR / Outreach

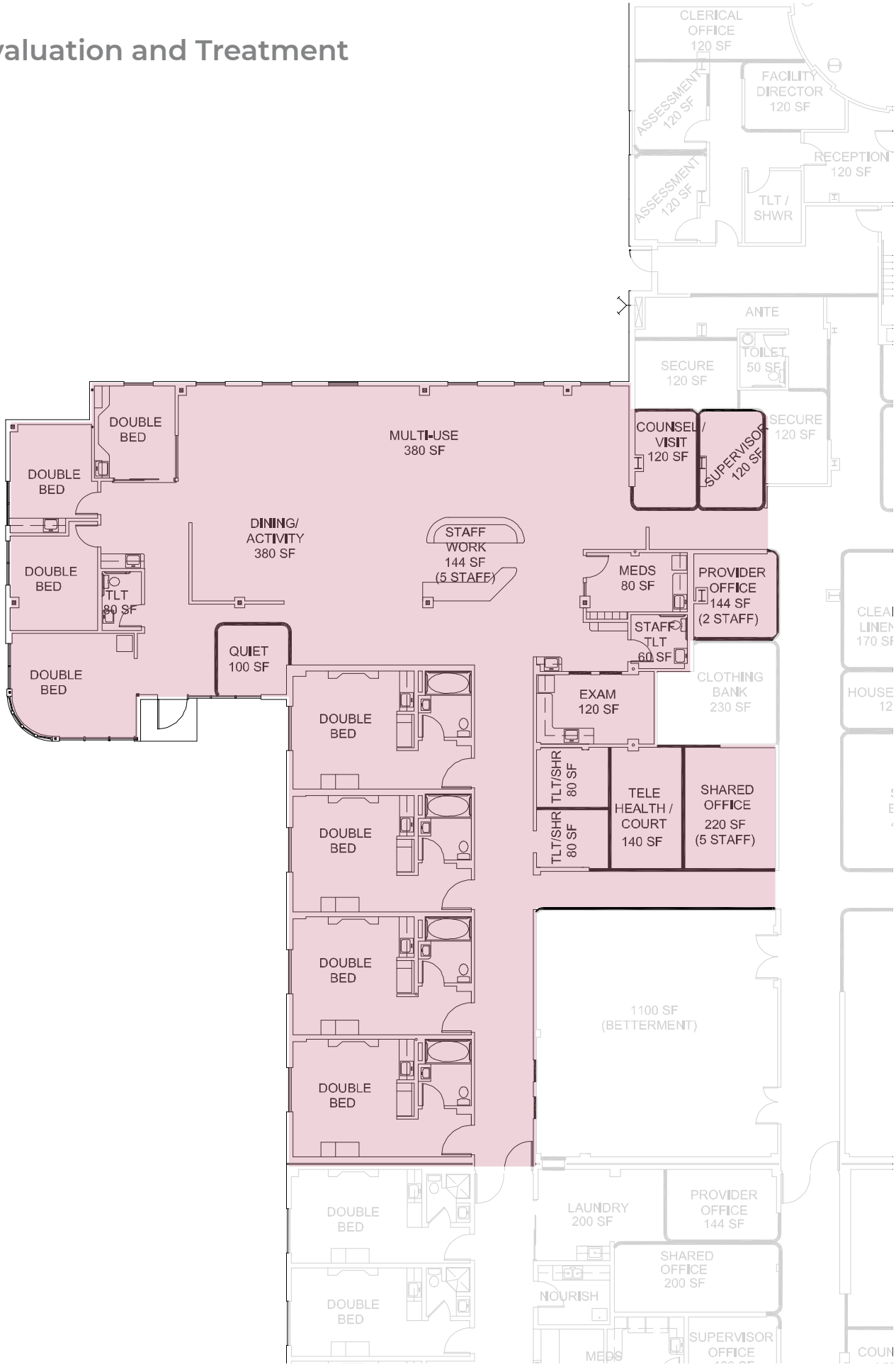
20-Dec

No.	Description	Quantity	Unit Area (sf)	Total Area (sf)	Remarks
1.1	DCR Supervisor	1.0	120.0	120	
1.2	DCR Open Office	1.0	480.0	480	*10 people*
1.3	Case Manager Open Office	1.0	432.0	432	*9 people*
1.4	Case Manger support Staff	1.0	144.0	144	*2 people*
1.5	Ourtreach Supervisor	1.0	120.0	120	
1.6	Ourtreach Open Office	1.0	288.0	288	*6 people*
	Subtotal			**1,584**	
	Circulation/partitions	15%		238	
1.0	**Total**			**1,822**	

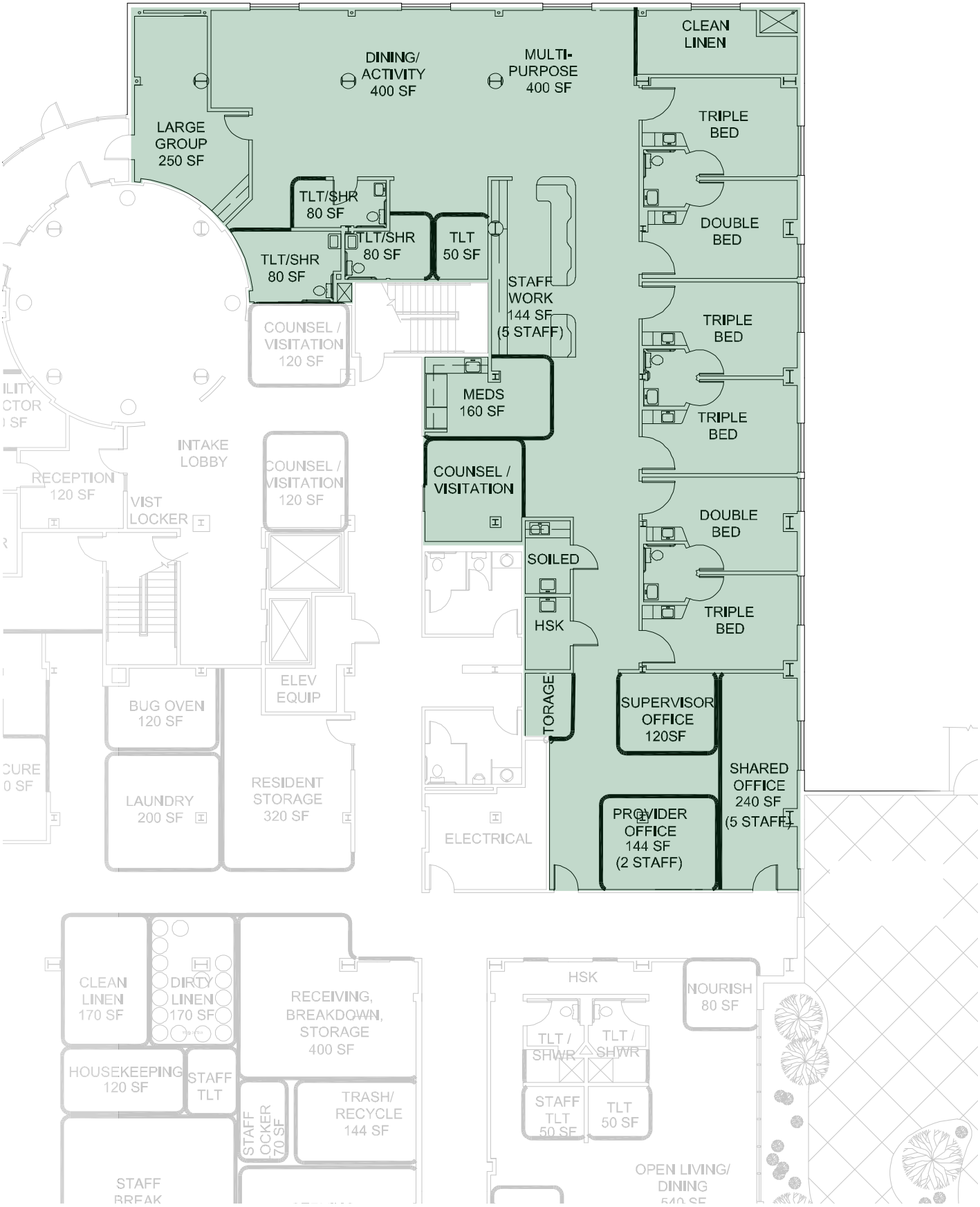
Master Plan

- Evaluation & Treatment
- Crisis Stabilization
- Residential Inpatient
- 23-Hour Observation
- Betterments

Evaluation and Treatment

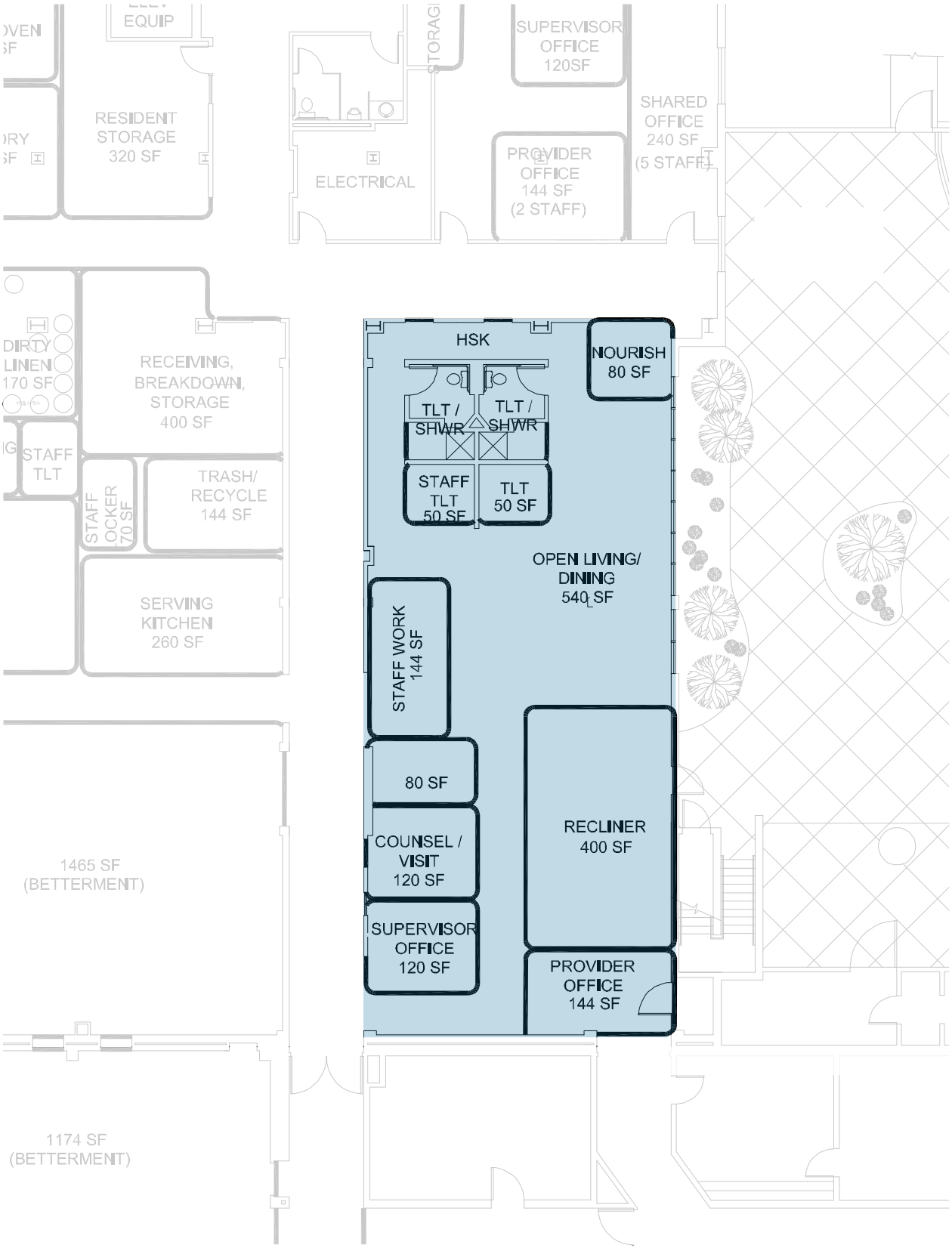


Crisis Stabilization



Resident Inpatient

23-Hour Observation



3.4 Interior Design

*This section includes schematic level basis of design interior materials and features. Included images are for reference only an are meant to display finish level of interior spaces.

PUBLIC SPACES PG. 29
CLIENT SPACES PG. 38
SUPPORT SPACES PG. 51

TYPICAL: Group Room

Ceiling: Suspended Acoustical Tile

Floor: LVT/Carpet.

Base: 4" Rubberbase

Walls: Paint

Lighting: Task 2x2

Special Features: Casework TBD

TYPICAL: Storage

Ceiling: Suspended Acoustical Tile

Floor: Resilient Sheet

Base: 4" Rubberbase

Walls: Paint

Wall Protection: Sheet wall protection to 34" with trim

Lighting: Task 2x2

TYPICAL: Nourish

Ceiling: Gypsum Ceiling

Floor: LVT

Base: 4" Rubberbase

Walls: Paint

Lighting: Task 2x2

Special Features: Casework: 6" lowers and uppers with sink

TYPICAL: Laundry

Ceiling: Gypsum Ceiling.

Floor: Sheet Vinyl flooring

Base: 6" Covebase

Walls: Epoxy Paint

Wall Protection: FRP 48"

Corner Guards: Surface Mounted, full height

Lighting: Anti-ligature recessed can lighting

Special Features: Wall hung sink and counter

TYPICAL: Office

Ceiling: Suspended Acoustic Tile

Floor: Carpet

Base: 4" Rubberbase

Walls: Paint

Windows: Manual Roller shades

Lighting: Task 2x2

Special Features:

TYPICAL: Conference Rooms

Ceiling: Suspended Acoustical Tile.

Floor: Carpet

Base: 4" Rubberbase

Walls: Paint

Windows: Manual Roller shades

Lighting: Task 2x2

Special Features:

TYPICAL: Visitation/Counseling

Ceiling: Suspended Acoustical Tile

Floor: Carpet

Base: 4" Rubberbase

Walls: Paint

Windows: Manual rollershades

Lighting: Task 2x2

TYPICAL: Medication Room

Ceiling: Suspended Acoustical Tile

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Paint

Wall Protection: Sheet wall protection to 48"

Lighting: Task 2x2

Special Features: Casework with sink and solid surface, and access control.

TYPICAL: Staff Work

Ceiling: Suspended Acoustical Tile, Gypsum Ceiling.

Floor: Resilient Sheet flooring

Base: 4" Rubberbase

Walls: Paint

Windows: Manual rollershades, security windows

Corner Guards: Surface Mounted, full height at all corners

Lighting: Task 2x2

Special Features: Solid surface counter with sink, and panic button

TYPICAL: Quiet Room

Ceiling: Gypsum Ceiling

Floor: Carpet

Base: 4" Tarket Mandalay

Walls: Paint

Wall Protection: Sheet wall protection to 48" AFF

Lighting: Anti-ligature recessed can lighting

Special Features: Wall mural, anti-ligature

SECURE ENTRY/INTAKE: Sally Port

Ceiling: Open to above

Floor: Concrete

Base: 4" Rubberbase

Walls: Paint

Lighting: Suspended light

Special Features: Client security lockers

SECURE ENTRY/INTAKE: Intake Lobby

Ceiling: Gypsum Ceiling

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Paint

Wall Protection: Sheet wall protection to 48" AFF

Lighting: Task 2x2

Windows: Manual Rollershades

SECURE ENTRY/INTAKE: Control Station

Ceiling: Gypsum Ceiling

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Paint

Wall Protection: Sheet wall protection to 48" AFF

Lighting: Task 2x2

SECURE ENTRY/INTAKE: Client Storage

Ceiling: Suspended Acoustical Tile, Gypsum Ceiling.

Floor: Sheet Vinyl flooring

Base: 4" Rubberbase

Walls: Paint

Wall Protection: Sheet wall protection to 34"

Lighting: Task: 2x2

Special Features: Client storage lockers

SECURE ENTRY/INTAKE: Assessment Rooms

Ceiling: Suspended Acoustical Tile

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Paint

Wall Protection: Sheet wall protection to 48" AFF

Corner Guards: Corner guards to 48"

Lighting: Task 2x2

SECURE ENTRY/INTAKE: Clothing Bank

Ceiling: Acoustic Tile

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Paint

Lighting: Task 2x2

Special Features: Casework tbd

PUBLIC ENTRY/DISCHARGE: Entry Vestibule

Ceiling: Suspended Acoustical Tile

Floor: Concrete

Base: 4" Rubberbase

Walls: Paint

Lighting: Suspended light

Special Features: Access control

PUBLIC ENTRY/DISCHARGE: Entry/Discharge Lobby

Ceiling: Suspended Acoustical Tile

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Paint

Wall Protection: Wall Protection to 48"

Corner Guards: Corner guards to 48"

Lighting: Ambient/suspended lighting

Special Features: Access control

PUBLIC ENTRY/DISCHARGE: Reception

Ceiling: Suspended Acoustical Tile, Gypsum Ceiling.

Floor: Walk-off carpet, carpet

Base: 4" Rubberbase

Walls: Paint

Windows: Manual rollershades

Wall Protection: Sheet wall protection to 36"

Corner Guards: Corner guards to 36"

Lighting: Ambient and task

Special Features: Casework tbd

PUBLIC ENTRY/DISCHARGE: Public Toliets

Ceiling: Gypsum Ceiling.

Floor: 12"x24" Porcelain Tile

Base: 6" Integral

Walls: Porcelain Tile full height behind toliet and sinks. Epoxy Paint on other walls.

Transitions and Trim: Provide appropriate floor to wall transitions and finish pieces on tile

Toliet Accessories: Coat hooks

Corner Guards: Surface Mounted, full height

Lighting: Ambient recessed cans

Special Features: Casework with Solid Surface counter and sink

23 HOUR OBSERVATION: Toliets

Ceiling: Gypsum Ceiling.

Floor: Sheet Vinyl

Base: Armor Cove base

Walls: Walls painted above 48" wall protection. Patient showers to have large format tile.

Wall Protection: Wall Protection up to 48"

Transitions and Trim: Provide appropriate floor to wall transitions and finish pieces on tile

Toliet Accessories: Ligature resistant

Corner Guards: Full height corner guards

Lighting: Ambient recessed cans

Special Features: Casework with Solid Surface counter and sink. Door hardware to be ligature resistant and have top door sensors. Doors to have double acting hardware.

23 HOUR OBSERVATION: Toliet/Shower

Ceiling: Gypsum Ceiling

Floor: Sheet Vinyl

Base: Armor Cove base

Walls: Walls painted above 48" wall protection. Patient showers to have large format tile.

Wall Protection: 48" Wall Protection. Showers to have solid surface wall protection.

Toliet Accessories: All shall be ligature resistant including grab bars at toliet rooms.

Lighting: Ambient recessed cans

Special Features: Casework with Solid Surface counter and sink. Door hardware to be ligature resistant and have top door sensors. Doors to have double acting hardware.

23 HOUR OBSERVATION: Open Living/Dining

Ceiling: Suspended Acoustical Tile

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Paint

CRISIS STABILIZATION/SUB ACUTE WM: Single Bed w/ Toilet/Shower

Ceiling: Gypsum Ceiling

Floor: Sheet Vinyl

Base: Armor Cove base

Walls: Epoxy Paint. In shower area walls painted above 48" wall protection. Patient showers to have large format tile.

Wall Protection: Wall Protection to 48"

Plumbing Fixtures and Accessories: All should be ligature resistant including grab bars in shower and toliet area.

Corner Guards: Full height corner guards

Lighting: Anti-ligature reccessed can lighting

Special Features: Door hardware to be ligature resistant and have top door sensors. Doors to have double acting hardware.

CRISIS STABILIZATION/SUB ACUTE WM: Toilet

Ceiling: Gypsum Ceiling

Floor: Sheet Vinyl

Base: Armor Cove base

Walls: Walls painted above 48" wall protection.

Wall Protection: 48" Wall Protection.

Corner Guards: Full height corner guards

Toliet Accessories: All shall be ligature resistant including grab bars at toliet rooms.

Lighting: Anti-ligature recessed can lighting

Special Features: Door hardware to be ligature resistant and have top door sensors. Doors to have double acting hardware.

CRISIS STABILIZATION/SUB ACUTE WM: Dining/Activity Room

Ceiling: Suspended Acoustical Tile

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Paint above 36"

Wall Protection: Wall Protection up to 36"

Corner Guards: Corner guards up to 36"

Lighting: Task 2x2

Special Features: Casework tbd

CRISIS STABILIZATION/SUB ACUTE WM: Multi-Use Day Room

Ceiling: Suspended Acoustical Tile

Floor: Carpet

Base: 4" Rubberbase

Wall: Paint

Lighting: Task 2x2

CRISIS STABILIZATION/SUB ACUTE WM: Tele-Health

Ceiling: Suspended Acoustic Tile

Floor: Carpet

Base: 4" Rubberbase

Walls: Walls painted above 48" wall protection.

Lighting: Task 2x2

Special Features: Monitor and casework tbd

EVAL & TREATMENT / SECURE WM: Single Bed

Ceiling: Suspended Acoustical Tile

Floor: Sheet Vinyl

Base: Armor Cove base

Walls: Painted above 48"

Wall Protection: Wall protection up to 48"

Corner Guards: Full height corner guards

Lighting: Anti-ligature recessed lighting

Special Features: Door hardware to be ligature resistant and have top door sensors. Doors to have double acting hardware.

EVAL & TREATMENT / SECURE WM: Seclusion Room

Ceiling: Suspended Acoustical Tile

Floor: Sheet Vinyl

Base: Armor Cove base

Walls: Paint above 48"

Wall Protection: Wall protection to 48", wall padding

Corner Guards: Full height corner guards

Lighting: Anti-ligature recessed lighting

Special Features: Door hardware to be ligature resistant and have top door sensors. Doors to have double acting hardware.

EVAL & TREATMENT / SECURE WM: Seclusion Ante

Ceiling: Gypsum ceiling

Floor: Sheet Vinyl

Base: Armor Cove base

Walls: Paint above 48”

Wall Protection: Wall Protection to 48”

Corner Guards: Full height corner guards

Lighting: Anti-ligature recessed lighting

Special Features: Door hardware to be ligature resistant and have top door sensors. Doors to have double acting hardware.

EVAL & TREATMENT / SECURE WM: Seclusion Toliet

Ceiling: Gypsum Ceiling

Floor: Sheet Vinyl

Base: Armor Cove base

Walls: Walls painted above 48” wall protection.

Wall Protection: Wall Protection to 48”

Corner Guards: Full height corner guards

Toilet Accessories: All shall be ligature resistant including grab bars at toliet rooms.

Lighting: Anti-ligature recessed can lighting

Special Features: Door hardware to be ligature resistant and have top door sensors. Doors to have double acting hardware.

EVAL & TREATMENT / SECURE WM: Tele-Health/Court

Ceiling: Suspended Acoustic Tile

Floor: Carpet

Base: 4” Rubberbase

Walls: Walls painted above 48” wall protection.

Lighting: Task 2x2

Special Features: Monitor and casework tbd

RESIDENTIAL INPATIENT: Physical Activity

Ceiling: Suspended acoustic tile

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Paint, Acoustical panels

Wall Protection: Wall Protection to 48"

Corner Guards: Full height corner guards

Lighting: Task 2x2

Windows: Manual rollershades

BUILDING SUPPORT / STAFF SUPPORT: Mechanical

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Epoxy Paint

Wall Protection: Wall Protection to 48"

Corner Guards: Corner guards up to 48"

Lighting: Suspended linear pendant

Special Features: Casework tbd

BUILDING SUPPORT / STAFF SUPPORT: Fire Riser

Floor: Concrete

Base: Tarkett Mandalay

Walls: Epoxy Paint

Lighting: Suspended linear pendant

BUILDING SUPPORT / STAFF SUPPORT: Electrical

Floor: Static Dissipative Flooring

Base: 4" Rubberbase

Walls: Paint

Lighting: Suspended linear pendant

BUILDING SUPPORT / STAFF SUPPORT: MDF (Data)

Floor: Static Dissipative Flooring

Base: 4" Rubberbase

Walls: Paint

Lighting: Suspended linear pendant

BUILDING SUPPORT / STAFF SUPPORT: IDF

Floor: Static Dissipative Flooring

Base: 4" Rubberbase

Walls: Paint

Lighting: Suspended linear pendant

BUILDING SUPPORT / STAFF SUPPORT: Receiving/ Breakdown/Loading Dock

Ceiling: Suspended Acoustic Tile

Floor: Sheet Vinyl

Base: Tarkett Mandalay

Walls: Epoxy Paint

Lighting: Task 2x2

Special Features: Casework tbd

BUILDING SUPPORT / STAFF SUPPORT: Trash/Recycle

Ceiling: Suspended Acoustical Tile

Floor: Sheet Vinyl Flooring

Base: 6" Rubberbase

Walls: Epoxy Paint above 48"

Wall Protection: Rolled Sheet wall protection to 48"

Corner Guards: Surface Mounted, full height

Lighting: Task 2x2

BUILDING SUPPORT / STAFF SUPPORT: Housekeeping

Ceiling: Gypsum Ceiling

Floor: Sheet Vinyl

Base: Integral Cove base

Walls: Epoxy Paint above 48"

Wall Protection: Rolled Sheet wall protection to 48"

Corner Guards: Corner guards to 48"

Lighting: Task 2x2

Special Features: Casework 6' of uppers and lowers with solid surface counter and mop sink.

BUILDING SUPPORT / STAFF SUPPORT: Dirty Linen

Ceiling: Gypsum Ceiling

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Epoxy Paint above 48"

Wall Protection: Wall protection to 48"

Corner Guards: Corner guards to 48"

Lighting: Task 2x2

Special Features: Casework with solid surface counter and sink.

BUILDING SUPPORT / STAFF SUPPORT: Clean Linen

Ceiling: Gypsum Ceiling

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Epoxy Paint above 48"

Wall Protection: Wall protection to 48"

Corner Guards: Corner guards to 48"

Lighting: Task 2x2

Special Features: Casework with solid surface counter and sink.

BUILDING SUPPORT / STAFF SUPPORT: Kitchen/Support Services

Ceiling: Gypsum Ceiling

Floor: Safety kitchen flooring

Base: Integral Cove Base.

Walls: Paint above 48"

Wall Protection: FRP up to 48", stainless steel wall panels

Corner Guards: Full height corner guards

Lighting: Task 2x2

Special Features: Stainless Steel Counter with 3 compartment sink.

BUILDING SUPPORT / STAFF SUPPORT: Staff Break

Ceiling: Suspended acoustic tile

Floor: Sheet Vinyl

Base: 4" Rubberbase

Walls: Paint

Lighting: Task 2x2

Special Features: Casework 6' of upper and lower cabinets with solid surface counter and sink

BUILDING SUPPORT / STAFF SUPPORT: Staff Locker

Ceiling: Suspended Acoustic tile

Floor: Sheet Vinyl

Base: 4" Rubberbase.

Walls: Paint

Lighting: Task 2x2

Special Features: Staff lockers

BUILDING SUPPORT / STAFF SUPPORT: Staff Toilet - Shower

Ceiling: Gypsum Ceiling

Floor: Porcelain tile

Base: Porcelain tile cove base.

Walls: Porcelain Tile to 48", walls painted above 48"

Toilet Accessories: Robe hook.

Lighting: Recessed can lighting

Special Features: Shower unit

BUILDING SUPPORT / STAFF SUPPORT: Stairs

Floor: Rubber flooring

Base: 6" Rubberbase

Walls: Paint

Lighting: Suspended pendant

Special Features: Railing

BUILDING SUPPORT / STAFF SUPPORT: Elevator

Ceiling: Suspended acoustic tile

Floor: LVT

Base: 4" Rubberbase

Walls: Paint, plastic laminate panels

Wall Protection: Chair rail

Lighting: Recessed can lighting

Special Features: Grab railing

EXTERIOR SPACES: Secure Courtyard

Covering: Partial cover to be Impact resistant

Walls:

Flooring: Artifical Turf and concrete paving.

EXTERIOR SPACES: Courtyard

Covering: Partial cover to be Impact resistant glazing

Walls:

Flooring: Artifical Turf and concrete paving.

EXTERIOR SPACES: Exterior Maintenance Bldg

Floor: Concrete

Base: 4" Rubberbase

Walls: Epoxy Paint

Wall Protection: Wall Protection to 48"

Corner Guards: Corner guards up to 48"

Lighting: Suspended pendant

Special Features: Equipment tbd

BETTERMENTS: Gymnasium

Ceiling: Suspended acoustic tile

Floor: Rubber gym Flooring

Base: 4" Rubberbase

Walls: Acoustical Panels

Wall Protection: Wall Protection to 36"

Lighting: Recessed can lighting

Special Features: Grab railing

BETTERMENTS: Game Room/Art Therapy/Library

Ceiling: Suspended acoustic tile, gyp soffits, acoustical felt clouds

Floor: Carpet, and LVT

Base: 4" Rubberbase

Walls: Paint, Acoustical Panels, custom wall graphic/covering

Lighting: Recessed can lighting/pendant lighting

Special Features: Built in shelving, built in seating

BETTERMENTS: Outdoor Space

Covering: Partial cover to be Impact resistant glazing

Walls: Fencing

Flooring: Artifical Turf and concrete pavers

Special Features: Community raised garden beds, built in seating, Basketball court, volleyball court

BETTERMENTS: Technical Skills Classroom & Training Space

Ceiling: Suspended Acoustical

Floor: Carpet

Base: 4" Rubberbase

Walls: Paint

Lighting: 2x2, reccessed cans

Special Features: Projector

EXHIBIT H:
STRUCTURAL NARRATIVE

10 E. Bruneau Ave Site

This narrative addresses the re-use of an existing building located at the "Bruneau Site" in Kennewick, WA. Drawings of the existing building have not been made available. The age of the building is not known but appears to be several decades old. The last use of the building was for industrial purposes.

It is important to point out that with the change in use and occupancy, the existing building will need to meet current codes.

The existing roof framing consists of rolled steel framing with a metal deck spanning between beams. Beams are supported at girder lines that run the length of the building. Steel "H" shapes support the girder lines. It appears the gravity support for the roof framing does not rely on the perimeter walls. Existing columns are in-board of the perimeter walls, and the steel roof framing appears to cantilever out to the walls. The perimeter walls consist of a concrete frame with CMU infill. The perimeter walls appear to be providing resistance to lateral wind and seismic forces. The steel roof framing could be strengthened locally to support the addition of rooftop equipment. An exception to requirements for roof solar ready hopefully could be granted otherwise the roof would need to be analyzed and possibly strengthened.

The existing one-story building is tall enough that a second floor could be added inside the building. A likely structural system for supporting the second floor would be a composite structural steel system consisting of 6.5-inches total thickness of concrete on 3-inch composite metal deck supported by composite wide-flange steel framing. Column spacing would typically be 25 to 32 feet on center each way. Weight of the steel framing for this system would be around 8-10 pounds per square foot including columns and braced frames. Column footings using IBC presumptive soil bearing values would be around 8-feet square. Braced frames would require grade beams. Geotechnical analysis could provide better soil bearing values and reduce footing size. It is speculated that the existing slab on grade is very thick and may be heavily reinforced. If this could be confirmed it is possible the existing slab could support column loads.

It is recommended that columns and braced frames for the new second floor be no closer than 8-feet from the perimeter wall so that new footings don't conflict with existing perimeter wall footings. Structural steel can cantilever to the existing perimeter so that little gravity loading is added to the existing perimeter walls.

OPTIONS FOR RENOVATING THE EXISTING BUILDING

Concrete frames with masonry infill have historically not performed well during seismic events. We understand the existing perimeter wall will require several new openings for windows in offices and patient rooms. This will weaken the wall. Openings will need to be cut in existing walls and these openings strengthened with loose lintels. Current codes have become more restrictive on how heavy perimeter walls are connected to roof framing. It is likely the connection between the existing wall and existing roof will need to be strengthened.

More information regarding the perimeter wall system is needed such as field measurements, scanning for rebar, and performing of material tests. Analysis of the perimeter wall system to determine the load carrying capacity for in-plane and out-of-plane forces (with new penetrations) for current code requirements is needed. It is likely the existing system will need to be strengthened or replaced.

OPTION "A": Completely remove the existing perimeter walls and replace them with cold-formed steel studs. The existing perimeter footing could be utilized to support the new wall. Lateral forces due to wind and seismic could be transferred to the new second floor structure. The new perimeter wall would need to include bracing that would transfer the roof forces to the second floor. Several lightly loaded braces could be added around the perimeter to keep brace loads to a minimum. Smaller brace loads will help with the challenge of achieving ductility with connections as required by the current code. This would also help minimize the amount of strengthening required at the existing perimeter wall footings.

OPTION "B": Keep the existing perimeter wall and use the system to transfer roof lateral forces to the second floor system. Loads imposed on the perimeter wall would be transferred to the second floor structure. Verification of the existing wall would be required and strengthening of the wall may be

needed. Options for strengthening include external application of carbon fiber reinforcement and/or structural steel strong-backs. New openings would require lintels. Confirmation of this option would require extensive field verification of materials including measurements, rebar scanning, and material testing, followed by structural analysis to confirm existing wall capacity and requirements for strengthening where needed.

OPTION "C": Keep the existing perimeter wall in place but selectively remove portions and replace with reinforced CMU shear walls to work in conjunction with the second floor bracing to resist building lateral forces. The remaining existing wall construction may need strengthening (including lintels at openings), and to be tied back to the second floor for support. This would require field work and analysis as described in option "B".

900 S. Auburn Street Kennewick, WA

The most recent additions to the hospital are comprised of structural steel post and beam with composite metal decking and concrete. There are no anticipated structural upgrades needed in these areas and the design can be the most flexible. There is currently not a desire to move existing column locations. The older areas of the hospital are a little more challenging. The existing structure in these areas are concrete post and beam. The existing corridor walls are structural concrete walls that would not want to be moved or modified. Also, we have serval areas where concrete beams and decks have been comprised and would need to be analyzed and reviewed.

EXHIBIT I:
FIRE PROTECTION NARRATIVE

10 E. Bruneau Ave Site

The Fire Protection System narrative is based on reviews with the Fvire Marshall and utlizing a local trade partner to support the best approach for bringing the fire protection system up to city and fire marshall requirements. The narratives below outlines the approach to fire protection.

WET SYSTEM

Spaulding/Labor and Delivery Area:

First Floor:

- Fully remodeled based on the final construction documents.
- System will be completely feed from the riser located in the Spaulding Building.
    * Where the current wet system feeds the labor and delivery areas from the old hospital will be cut and caped at the back of wall that will separate program space from shelled space.

2nd and 3rd Floor:

Both floors of the Spaulding building must be conditioned space and maintain a 40 degree minimum.

- Current plan is to use electric furnaces to maintain the minimum temperature, but these floors will have full operational fire sprinkler and fire alarm systems per your request.
- All ceiling tiles will need to be reinstalled in these spaces.
    * We are looking at a possible fire resistant/ rated barrier that we might be able to install vs. ceiling tile. Still working on this and will update you as we validate this option.

DRY SYSTEM

The basement where the fire risers is in the old hospital MUST be always conditioned to a minimum of 40 degrees. The rest of the 1st, 2nd and 3rd floors will be converted to a dry system with the following allowances/understandings.

- Ceiling tiles will be reinstalled, so sprinklers are at ceiling level.
    * We are looking at a possible fire resistant/ rated barrier that we might be able to install vs. ceiling tile. Still working on this and will update you as we validate this option.
- Converting a wet system to a dry system will NOT be a full code compliant system as it will not have proper slope, pendent heads will not be dry pendants as required on dry systems, and there are areas that are currently installed as a gridded fire system. This will require allowances from the Fire Marshall.

SCOPE TO CONVERT SHELLED SPACE TO DRY SYSTEM

- Create an accurate survey of the fire sprinkler system and produce drawings that show elevations, pipe sizes, and scale.
- Identify all low points and trapped water areas within the system. At these locations, drum drips will be installed and accurately shown on the plans.
- Risers will be replaced with dry valve risers with accelerators for faster water delivery to each part of the system.
- System integrity will be restored from any broken lines due to prior freezes.
- Replace all fire sprinklers throughout this space with new as they have been compromised with freezing conditions (estimated to be around 875 sprinklers).
- Dvisconnect the sprinkler system in 1982 and 1996 renovation areas to be connected to Spaulding building.
- Submit plans to the Fire Marshall for approval prior to work commencing (plans will require FPE review and letter).

EXHIBIT J:
MECHANICAL & PLUMBING NARRATIVE

HVAC SYSTEMS

The HVAC System selection and design has been and will continue to be a collaboration with the architect, owner, and trade partners in order to best fit the needs of the users, patients, and the building while also balancing the goals of the budget, efficiency, sustainability, life expectancy and maintainability.

After extensive team evaluation, comparative studies, field assessments, code analysis, and preliminary engineering, it has become clear that there are two viable HVAC system options; (1) VRF w/ DOAS, and (2) VAV reheat with chilled/hot water. Refer to previous A3's and assessment reports. However, subsequent budgetary exercises have concluded that the VAV reheat approach is cost prohibitive, so the team is proposing a VRF solution.

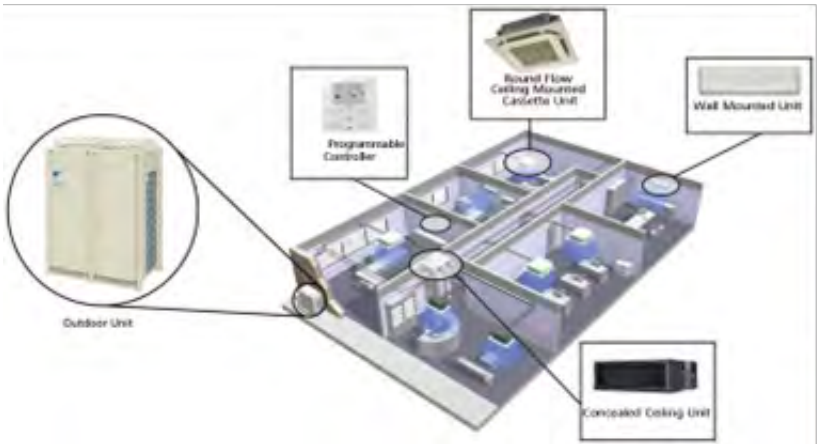
VRF HVAC SYSTEMS

Variable Refrigerant Flow (VRF) Systems are energy-efficient cost-effective HVAC systems that have rapidly become more prevalent throughout the country over the past 20 years, but most notably in Washington State with the push toward electrification and increasingly restrictive energy codes. At its core, VRF systems are an air-to-air heat pump system using refrigerant as the heat transfer medium for both cooling and heating duty. Fossil fuel boilers or heaters are not required (except as backup) as heating is provided by electrically operated heat-pump compressors.

The heat pumps in a VRF system get an efficiency boost by manifolding the refrigerant piping for a multitude of indoor fan coil units into a single shared heat pump network which allows for simultaneous heating and cooling within the network. This also provides the opportunity for heat recovery where the heat rejected in cooling mode from one space can then be utilized to heat another space. The manifold is then connected to an outdoor air-to-air heat pump unit consisting of multiple modules, each with multiple variable capacity compressors, all working as a single unit. This outdoor heat pump system interacts with the ambient air to reject or extract heat as needed to satisfy the system demand.

VRF ZONE LEVEL EQUIPMENT

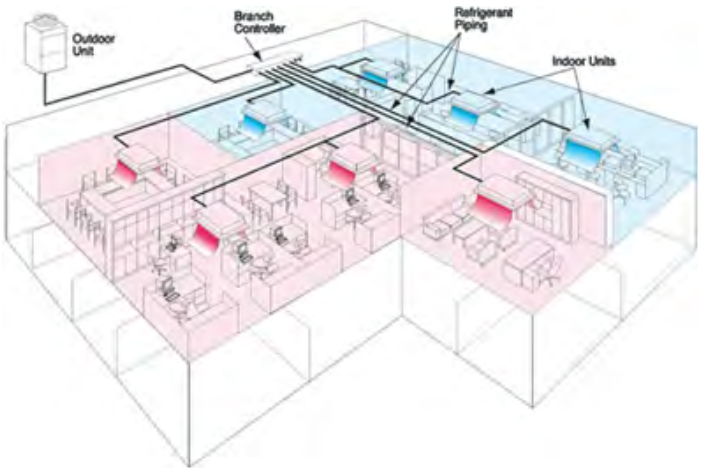
The indoor mounted fan coil terminal units come in several styles and configurations, allowing for a high degree of design flexibility. In the case of this project, it is anticipated that concealed (above ceiling) ducted fan coil type units will be used as the first choice. However patient rooms may be candidates for small ductless ceiling mounted units (cassettes) due to the small size of the rooms and the number of them in one given area. Other utility areas such as equipment rooms are likely to have exposed sidewall units. All these units have intelligent controller type room thermostats, and operate at variable speeds, allowing for good comfort, efficiency, and extremely quiet operation.



Proposed HVAC System - VRF System – Example Terminal Units and Network Schematic

VRF SYSTEM ENERGY SHARING/ HEAT RECOVERY

As described above, the indoor units of a VRF system are interconnected through a manifold which manufacturers have their own terminology for (branch box, branch selector, branch connector, etc.). This refrigerant piping network allows the multiple heat pumps in a system to "share" energy, thereby allowing efficient operation at times where zones in a cooling mode can transfer their rejected heat to other zones that may be in the heating mode, and vice versa. At times when internal heating and cooling loads are not "balanced", heating or cooling is provided by the outdoor heat-pump compressor modules.



VRF System – Example of Heat Sharing and Recovery

VRF SYSTEM OUTDOOR HEAT-PUMP COMPRESSOR MODULES

The air-to-air heat-pump compressor modules serve as the central plant of the VRF system, providing the heating or cooling capacity to the network of indoor units. The components of these outdoor heat-pump modules resemble typical residential type air conditioning condenser units but are generally much larger and higher quality. The heat-pump modules are often mounted on the roof of the facility, behind screen walls, or at ground level on the service side of the building. They can also be mounted inside a mechanical room with the appropriate amount of ventilation louvers and ducting.

The outdoor heat-pump modules are arranged in banks for an efficient foot print. Clearances around the units are necessary for good air flow and service access, but module-to-module clearances are generally not required allowing for a streamlined arrangement. Mounting stands or bases are needed to elevate the units above typical snow levels and allow for drainage of water that runs off the units when in defrost mode in cold weather. It should be noted that while the technology and controls in VRF units allow them to extract heat from even sub-zero outdoor temperatures, the coil defrost as it gets colder can shed a substantial amount of water that needs to be accounted for with adequate area drained and potential ice buildup.

TYPICAL VRF SYSTEM BENEFITS

- Highly energy efficient.
- Cost effective.

Typical VRF Outdoor Heat-Pump Module

- Indoor units come in a variety of styles and give the owner flexibility.
- Systems are quiet and have good user interface "smart" controllers.
- Don't require large indoor mechanical rooms.

TYPICAL VRF SYSTEM CHALLENGES

- Requires a thoughtful design of auxiliary heating capacity and control for very low ambient conditions.
- Requires good area drainage for prevention of ice buildup around the outdoor modules.
- Requires highly qualified installation contractor to ensure the consequences of poor piping practices are not a long-term problem (refrigerant leaks, oil return, compressor problems, etc.)
- Requires special attention on the controls, particularly if interfacing with the DDC system. Owner

training must be a priority on the VRF proprietary controls.

DEDICATED OUTLINE AIR SYSTEM (DOAS)

Although the VRF system provides an efficient method of heating and cooling the facility, it does not provide the necessary outdoor ventilation air that is also required to maintain a comfortable and healthy.

indoor air environment (i.e. indoor air quality, IAQ). The most common, and efficient, method to deliver the necessary ventilation air is by means of a Dedicated Outdoor Air System, or DOAS. This system provides the fresh outdoor air to the spaces while also exhausting used, stale, ventilation air. Because this system is independent of the heating and cooling system and delivers ventilation air directly to the spaces, the quantity of ventilation air can be tailored to each individual space much more precisely and is therefore more energy efficient.

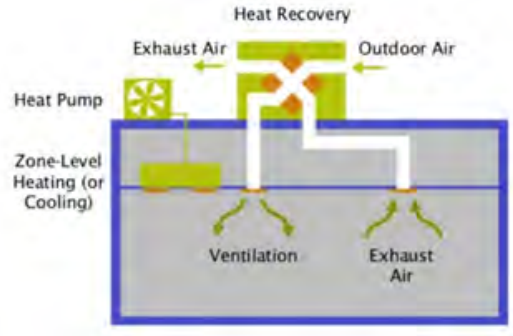
Also typical of DOAS systems is the inclusion of energy recovery where heat from the outgoing stale exhaust air stream is recovered via heat exchanger internal to the DOAS which pre-conditions the incoming ventilation air making the ventilation cycle more efficient.

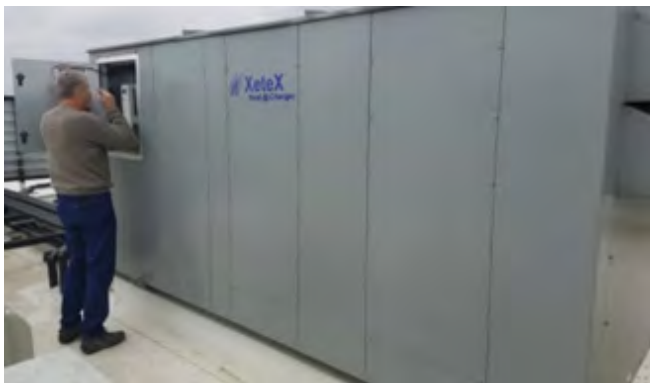
BUILDING AUTOMATION AND HVAC TEMPERATURE CONTROL SYSTEMS

VRF systems require their own internal control system to function. These systems vary between manufacturers but are all proprietary. Each manufacturer provides their own version of a “front end” control interface where the user can make individual or global adjustments to settings, schedules, and other basic program functions. Multiple thermally similar spaces such as patient rooms or small offices, may be grouped together on a single zone.

All other mechanical systems (DOAS, makeup air units, backup heat, misc exhaust fans, recirc pumps, etc.) will be controlled by a Direct Digital Controls (DDC) system. DDC occupancy sensors and/or CO2 sensors will be used to regulate ventilation air from the DOAS based on the measured space population.

If desired, the VRF control system can be monitored through the DDC control interface, however any control functions would still be performed at the VRF front end.





Example DOAS Ventilation Units and Heat Recovery Core

MECHANICAL EQUIPMENT LOCATIONS

The VRF outdoor units will be located on the roof, the exact location of which will be determined based on visibility, vibration and noise considerations, and accessibility. The DOAS unit will be located in the existing penthouse mechanical room, likely in the location of one of the existing air handlers that will no longer be utilized. VRF indoor units will be located primarily above the ceilings within the space.

AIR DISTRIBUTION

Supply air will be distributed from the VRF fan coils and DOAS units by galvanized steel sheet metal ducts. For overhead supply air, adjustable core ceiling diffusers will be utilized in areas with lay-in ceilings. Areas without lay-in ceilings will utilize rigid round ductwork constructed for exposed views. Existing ductwork may be reused where feasible.

ACOUSTICS

The location of mechanical systems relative to occupied spaces will be critical in limiting the transmission of noise and vibration. Mechanical equipment will be provided with vibration isolation mounts and hangers. HVAC generated noise levels will be generally low with a VRF system, but acoustic best practices such as low duct velocities, acoustic duct liner and flexible connections will be designed into the system to maintain sound levels below 45 dBA (approx. NC 35).

MAINTAINABILITY

Maintainability is of primary concern for mechanical systems. The design will carefully consider access areas, service clearances, filter, and coil removal. To the extent possible, the design will avoid requiring access to concealed ceiling spaces. Where it is unavoidable, the equipment will be located with 24" of the ceiling grid to avoid excessively talk ladders. Roof mounted equipment will be provided with access pathways and appropriate clearances.

REDUNDANCY

While redundancy of equipment and generator backed HVAC systems are not a requirement of the project, the VRF systems do have a degree of redundancy built in to the outdoor units with their arrays of compressors. A compressor array allows for the failure of individual compressors without the complete loss of system capacity. Backup or auxiliary electric resistance heat will also be provided for the VRF indoor units.

COMMISSIONING

The commissioning effort will be led by an agent hired directly by the owner. The Contractor will designate a member of the construction team responsible for assisting with the commissioning program including the development and execution of test procedures.

ENERGY CODE CONSIDERATIONS

Washington State Energy Code analysis has determined the repurposing of the hospital facility for a behavioral health program does not constitute a change in occupancy as both occupancies are classified as Group R by Section 1. This determination alleviates the need to bring all the systems into compliance with the current code. Instead, systems can be replaced in-kind if capacity is not being increased as required under the "Alterations" section of Chapter 5.

While that doesn't impact the decision to utilize a VRF/DOAS HVAC system which is already a fully code compliant system, it does allow for less costly replacement of other systems like domestic water heating where fossil fuel or electric resistance may remain in use.

CLEAN BUILDING ACT CONSIDERATIONS

The Clean Building Act is focused solely on the total energy consumption of a building. It does not delineate between different programs, tenants, or otherwise. In that regard, the energy consumption or savings associated with this project will only be a contribution to the total for the building. Where desired and feasible, metering will be added to assist with determining energy consumption of specific systems or areas of the building.

Areas of the building which remain unoccupied with heat only for freeze protection will naturally have a very low energy consumption rate and will only drive the total consumption further below the threshold at which high energy consumption penalties are assessed.

UNOCCUPIED SPACES

The remainder of the building outside of the renovated area will be heated for freeze protection only until future tenants renovate those spaces. This is likely to utilize electric resistance heat (allowed by the energy code if heating only to 45 degrees) as the existing steam and hydronic heating systems are mostly abandoned and non-functional. In some areas this may include unit heaters, while others may include the addition of electric or gas furnaces using the existing air distribution ductwork.

HVAC Design Criteria

BUILDING CODES

The mechanical systems will be designed to conform, at a minimum, to the following codes and standards. As an alteration of an existing building, the areas and systems of the existing building that are not directly impacted will not necessarily be required to be brought into compliance with the current codes.

- 2021 International Building Code (IBC)
- 2021 International Mechanical Code (IMC)
- 2021 Washington State Energy Code (WSEC)
- 2021 Uniform Plumbing Code (UPC)
- 2021 International Fire Code (IFC).
- 2021 International Fuel Gas Code (IFGC)
- 2021 National Electrical Code (NEC); NFPA 70.
- 2018 FGI / ASHRAE 170 (guideline only)
- National Fire Protection Association (NFPA) Standards
- Washington Administrative Code (WAC) amendments to the above codes
- Other local codes, laws, and ordinances

Environmental Design Criteria

The HVAC system sizing and selection will be based on the following environmental design conditions:

Indoor Design Conditions:

- Summer (cooling): 75˚F
- Winter (heating): 70˚F
- Relative Humidity: 35%-50% RH desired. (No active humidification is planned.)

Outdoor dry bulb temperature:

- Summer: 110°F DB/ 62°F WB (WSEC states 101°F)
- Winter: 5°F (WSEC states 11°F)

Prevailing Wind Direction: Northeast

OUTSIDE AIR VENTILATION CRITERIA

Ventilation rates will be in accordance ASHRAE 170 and IMC requirements with the following additional features:

- Demand Control Ventilation (DCV) measures will be implemented in all high-density spaces (conference rooms) as a means to reduce ventilation during low occupancy periods using CO2 sensors as a proxy for occupancy level.
- Restrooms and Custodian Rooms will be exhausted per the IMC.

PRESSURIZATION CRITERIA

Pressurization of individual spaces, whether negative, positive, or neutral, will follow the FGI guidelines as a basis if design whether required by DOH or not. The owner and design team will then evaluate whether deviations from that basis. Where space pressurization deemed necessary, this will be achieved through air balancing rather than active DDC space pressure controls.

HUMIDITY CRITERIA

As this project is not bound by the FGI requirements, there are no particular humidity design requirements and therefore no active control, humidification or dehumidification systems intended. Normal summertime dehumidification of incoming ventilation air will be a byproduct of the refrigerant based cooling provided at the VRF fan coil units. The DOAS will not have cooling of its own.

SEISMIC CRITERIA

Seismic restraints will be provided in accordance with IBC requirements for the project location specific seismic levels, and as based on system and equipment importance factors.

FIRE & LIFE SAFETY

HVAC systems will be provided with life safety elements, such as smoke and fire dampers, and fan shutdowns, as required by IBC and NFPA, and as dictated by the fire resistive construction elements in the project. Active smoke control systems are not anticipated to be required on this project.

ANTI-LIGATURE

Where required, anti-ligature features will be included in the HVAC design. This may include remote locating thermostats in return ducts to avoid having a wall mounted stat. Flat plate room sensor may also be used. Air supply and return grills, and ceiling cassettes where they are used, will be anti-ligature compliant designs. Fan coils will be placed outside the patient rooms to avoid needing to access them through the patient room.

Plumbing Systems

DOMESTIC WATER

The existing domestic water service will be reused and extended as needed for the renovated portion of the building. The existing backflow preventer will be verified and tested prior to being put into service.

New zone valving will be provided to isolate defined plumbing zones throughout the building. Valves will also be provided for each toilet room, bank of fixtures and equipment.

Domestic cold and hot water piping will be type K or L hard-drawn copper with solder joints or pressed fittings above grade. Type K copper tubing or PEX (trap primer lines only) installed below slab will have no joints.

All piping will be insulated to meet or exceed the minimum values per the Energy Code. Domestic cold water will be insulated with ½" fiberglass insulation to protect against condensation damage.

SANITARY WASTE

The condition of the existing main building waste will be verified prior to being put back into service. Soil, Waste, and Vent Piping within the building will be cast iron with no-hub couplings with heavy duty bands.

DOMESTIC HOT WATER

Domestic hot water will be provided by a new storage-tank type gas-fired water heater located in the mechanical penthouse. A DDC controlled recirculating hot water piping loop will be provided to maintain ready hot water at each use point.

STORM DRAIN

The existing roof drains and overflows will remain. If drain piping is to be rerouted to suit the renovation the new piping will be cast iron with no-hub couplings with heavy duty bands.

Roof drainage and overflow drainage piping routed horizontally within the building shall be insulated with ½" fiberglass insulation to avoid condensation.

NATURAL GAS

The existing natural gas service will be reused primarily for the domestic hot water heater.

PLUMBING FIXTURE

All plumbing fixtures will be commercial grade and anti-ligature where required. Water closets, urinals and lavatories in restrooms will be constructed of vitreous china with chrome plated brass, sensor operated flush valves and faucets. All other spaces will have lever-operated manual faucets. Lavatories, sinks and showers will have low flow, water–conserving faucets. Other sinks will be 18 GA. stainless steel with chrome plated brass, two handle lever-operated faucets with goose neck spouts. Water coolers will be commercial grade stainless steel with bottle filling option. Where required for barrier-free access, fixtures will comply with Americans with Disabilities Act (ADA) guidelines. Fixture selection will be coordinated with the owner and architect.

Floor drains will be provided at each restroom, mechanical room and for equipment condensate drains where required. All floor drains, except those provided within shower enclosures, will be provided with p-traps and trap primers.

Hose Bibs with vacuum breakers will be provided in all gang restrooms.

LABORATORY GAS SYSTEM

Lab gas systems (medical air, vacuum, oxygen, etc.) will not be used on this project. Any existing systems will be removed and capped outside of the renovated area.

EXHIBIT K:
ELECTRICAL NARRATIVE

SITE

At Kennewick General Hospital the condition of the existing electrical service #3 was the primary consideration regarding the location of program space within the facility. This service is not currently code complaint, and the utility transformer is not located per utility guidelines.

POWER DISTRIBUTION

The objective of this project is to maintain the existing electrical utility services and to re-use the existing electrical distribution system(s) to the extent possible. The proposed program space would utilize existing electrical services #2 and #4.

Existing electric utility services include:

- Service 1 480/277V, 1200A, located in the equipment yard, (if utilized) will require replacement of PDP-1 gear due to condition and code constraints.
- Service 2, 208/120V, 2000A, located in the equipment yard, anticipated to be utilized, feeds panelboards in the currently planned program space. Isolation panelboards within the program space should be removed and associated feeders demoed back to source unless re-used for new distribution. Existing normal power panelboards will mostly be in sufficient condition for re-use. Demolition and replacement of panelboards will be dependent on final programming layout and desired panel locations. Water issues will need to be resolved in the penthouse electrical room.
- Service 3 480/277V, 800A, located on the north end (if utilized) will require new service disconnect due to code issues with existing installation.
- Service 4 480/277V, 800A, located at the Spaulding building, No issues with distribution equipment observed. feeds panelboards in the currently planned program space. Service 4 distribution equipment is the newest and modifications would only be required as project dictates.

The existing main service switchgear and electrical rooms will remain. New energy source and end-use metering will be added to the existing switchgear and distribution breakers to meet the current Washington State Energy Code (WSEC) and upcoming Clean Building Performance Standards (CBPS).

Within the program space existing panelboards will be utilized where available with new branch circuiting to dedicated load types as defined by WSEC. Electrical one-lines and floor plans provided, highlight equipment anticipated to be utilized for the proposed program space. Electrical distribution panelboards and equipment outside of the program space will be left as existing on electrical services #1 and #3 or electrically disconnected and removed from distribution systems #2 and #4. Equipment or branch circuit loads required to maintain the non-program space with fire alarm, egress lighting, and freeze protection heating will be maintained.

EMERGENCY POWER

Existing generators are considered non-functioning and will not be repaired or replaced under this project scope. However, the existing transfer switches and emergency distribution systems will remain and can be utilized at a future date to provide backup power. Life-safety emergency power will be provided utilizing battery packs and integral UPSs for the proposed program space.

LIGHTING

New WSEC compliant LED lighting and controls will be provided throughout the program space. Anti-ligature luminaires will be utilized in patient rooms where required. General illumination and lighting levels will be designed to meet IES guidelines at a minimum.

New lighting controls will generally consist of fixture level sensors with individually addressable and networked luminaires and devices providing system wide programming and scheduling. Additional local control stations provided where appropriate for manual on/off, dimming, and scene selection. Interface with the building management system and security panel will be provided.

Daylight harvesting will be provided in compliance with WSEC.

Egress lighting in the program space will utilize integral batteries. Outside the program space egress fixtures and batteries will be tested and re-used, repaired, or replaced as needed.

Existing exterior site lighting will remain. Replacement of luminaires and light poles is suggested as a project

betterment. Exterior lighting controls will be modified or replaced to meet current WSEC requirements and provide integration with new program area lighting control system.

TELECOMMUNICATIONS

The existing telecommunications utility service and demarc will remain. From the basement communications fiber optic backbone cabling is anticipated to serve (2) IDF racks/cabinets located in the program space. IDF Rooms will be spaced for CAT6 cabling throughout the program area with a maximum distance of 300ft.

VOIP phones are assumed to be the basis of design requiring no separate telephone cabling. Wireless access points and a public address or intercom system are not included in the current scope but are suggested betterments.

Rough-in will be provided for owner provided audio visual equipment as needed. AV equipment could include displays, speakers, projectors, video conferencing equipment and cameras. Cable TV service and coaxial cable distribution is not provided in current project scope.

EMERGENCY COMMUNICATIONS

ERRS/DAS system to be installed, repaired, or modified as required by the AHJ.

ACCESS CONTROL & SECURITY

Access control and security systems will be installed in the program area, including card readers, IP-based surveillance cameras, and intrusion detection devices according to the specifications. Non program areas excluded from the current project scope. Monitoring software and licensing to be provided by the owner.

FIRE ALARM

A new addressable fire alarm system with carbon monoxide monitoring will be installed meeting Washington State and local Fire Department requirements for the facility. Monitoring and Licensing to be provided by the owner.

COLLABORATION & COMMUNICATION

- **Open Communication:** We maintain open communication channels with the design team, owner representatives, and all stakeholders throughout the project. This fosters transparency and allows for prompt resolution of any issues that may arise.
- **Detailed Records Management:** We maintain meticulous records of all inspections, tests, as built drawings, and maintenance activities related to the reused equipment. This ensures traceability and facilitates future maintenance and troubleshooting.

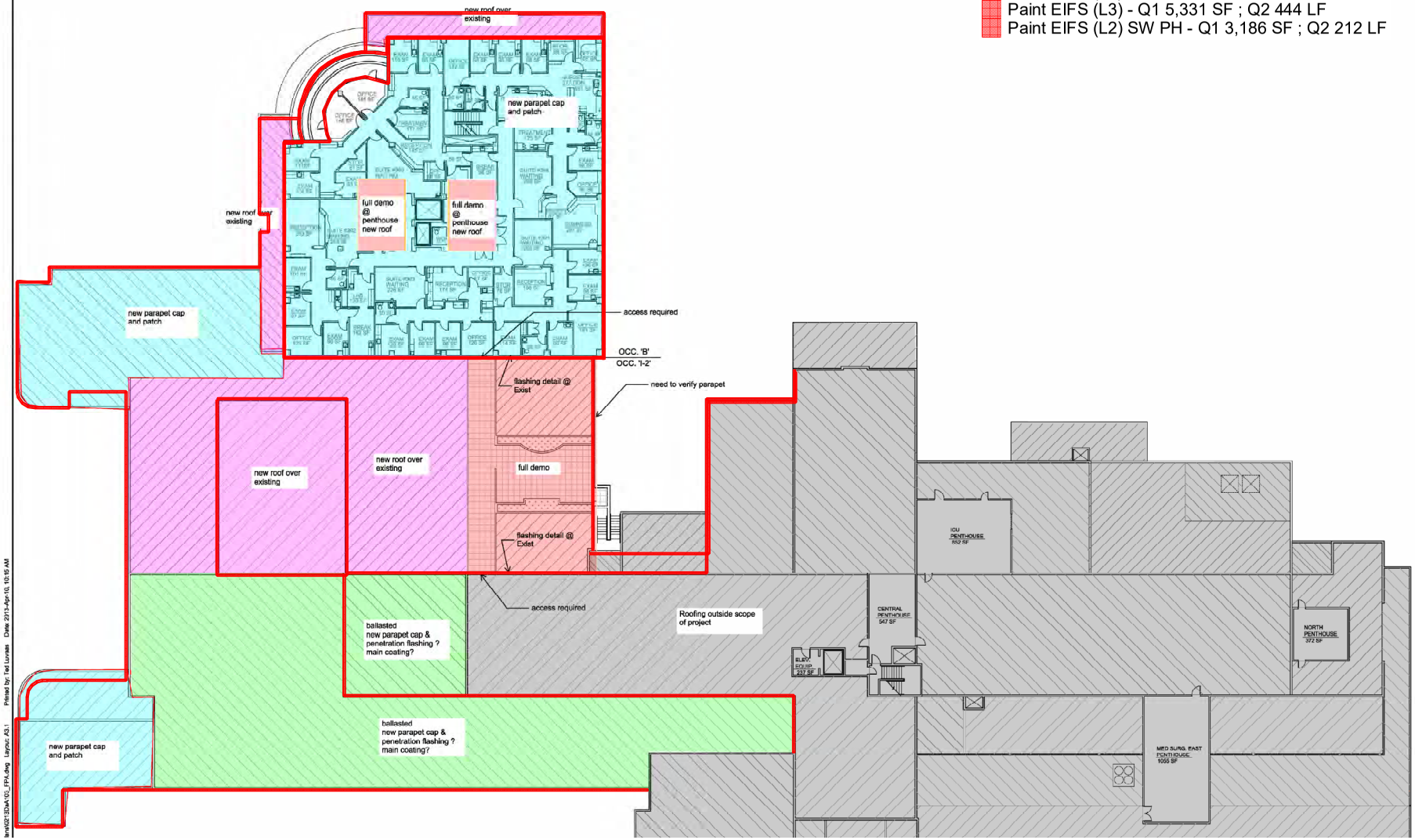
EXHIBIT L:
BUDGET SCOPE SKETCHES

Exterior Cladding

07 2400 EIFS Repair (Skim Coat Veneer to Existing) - Q1 556 SF ; Q2 185 LF

Exterior Painting

Paint EIFS (L1) - Q1 13,500 SF ; Q2 1,125 LF
Paint EIFS (L2) - Q1 7,707 SF ; Q2 771 LF
Paint EIFS (L3) - Q1 5,331 SF ; Q2 444 LF
Paint EIFS (L2) SW PH - Q1 3,186 SF ; Q2 212 LF



ARCHIBALD · LITTLE · DILLMAN
ARCHITECTS, P.S.
660 Symons Street | Richland, WA 99354
Tel 509.946.4189 | Fax 509.943.1796
www.ALDarchitects.com

KENNEWICK GENERAL HOSPITAL
ROOM AREA PLAN
900 SOUTH AUBURN ST | KENNEWICK, WA

THIRD FLOOR ROOM AREA PLAN

CAD FILE: 0213DaA103_FPA.dwg
DESIGNED: LTL
DRAWN: LTL
CHECKED:

Printed by: Tad Lucas Date: 2013-Apr-10, 10:15 AM
Layout: A3.1
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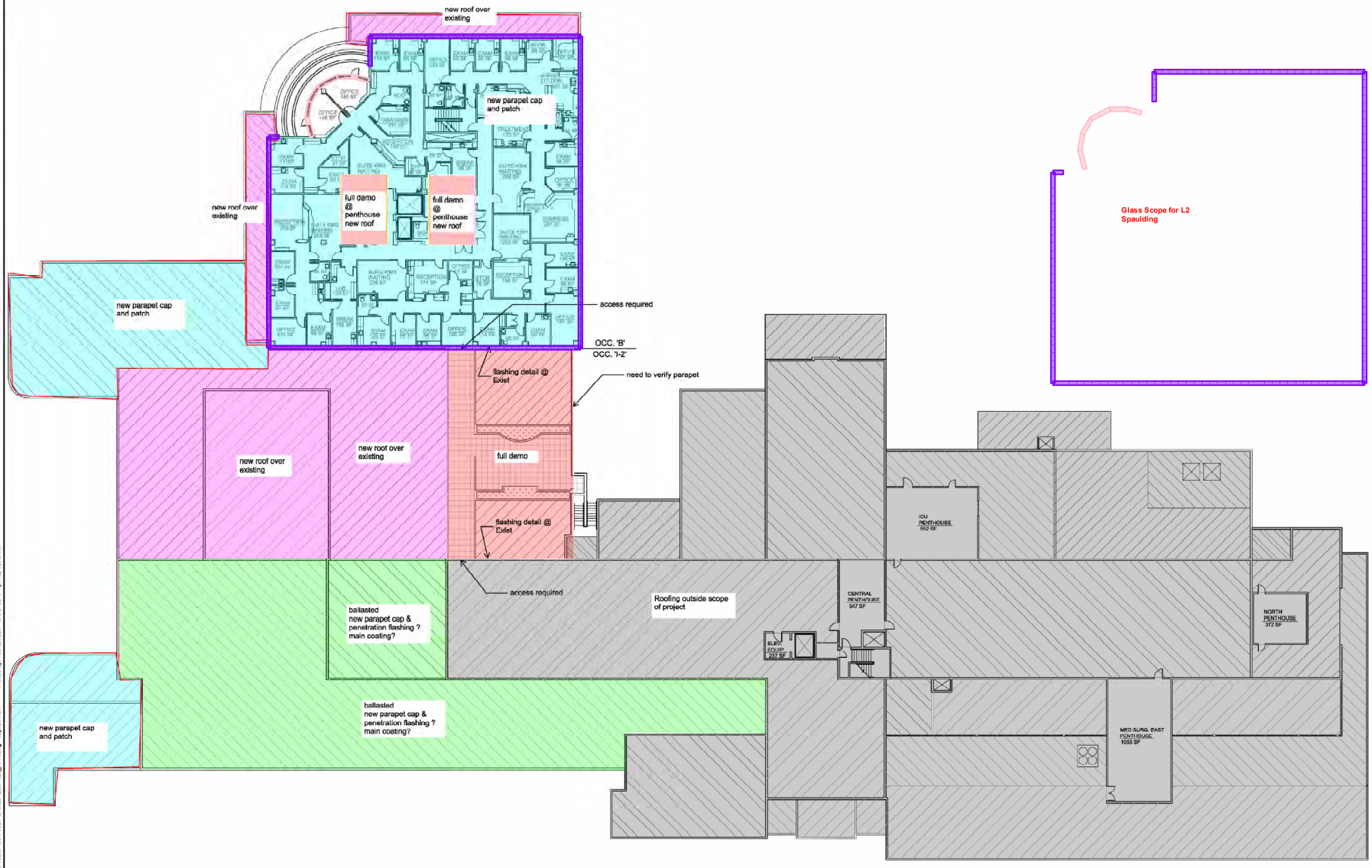
Exterior Windows

- 08 4000 Existing Storefront 8'-0" (Replace Seals) - Q1 370 SF ; Q2 46 LF
- 08 5100 Replace Existing Window w/Detn (6'-0"' x 5'-6") - Q1 990 SF ; Q2 30 EA
- 08 5100 Replace Existing Window w/Detn (4'-0"' x 5'-6") - Q1 44 SF ; Q2 2 EA
- 08 5100 Replace Existing Window w/Detn (4'-0"' x 2'-6") - Q1 70 SF ; Q2 7 EA
- 08 4000 Existing Storefront 8'-0" (Reglaze with Shatter Resistant) - Q1 244 SF ; Q2 31 LF
- 08 5100 Replace Existing Window w/Detn (17'-9"' x 5'-6") - Q1 98 SF ; Q2 1 EA
- 08 5100 Replace Existing Window w/Detn (2'-0"' x 5'-6" - Segmented Radius) - Q1 88 SF ; Q2 8 EA

Exterior Windows

08 4000 Existing Alum Storefront 4'-0" (Replace Broken Glass) Factor 25% of - Q1 3,096 SF ; Q2 774 LF

08 4000 Existing Storefront 8'-0" (No Work) - Q1 607 SF ; Q2 76 LF



THIRD FLOOR ROOM AREA PLAN

1/16" = 1'-0"

ARCHIBALD · LITTLE · DILLMAN ARCHITECTS, P.S.
660 Symons Street | Richland, WA 99354
Tel 509.946.4189 | Fax 509.943.1796
www.ALDarchitects.com

KENNEWICK GENERAL HOSPITAL
ROOM AREA PLAN
900 SOUTH AUBURN ST | KENNEWICK, WA

THIRD FLOOR ROOM AREA PLAN

CAD FILE: 0213DaA103_FPA.dwg
DESIGNED: LTL
DRAWN: LTL
CHECKED:
DATE: 2013.APR.09
REVISION:

DRAWING: A3.1

02-130

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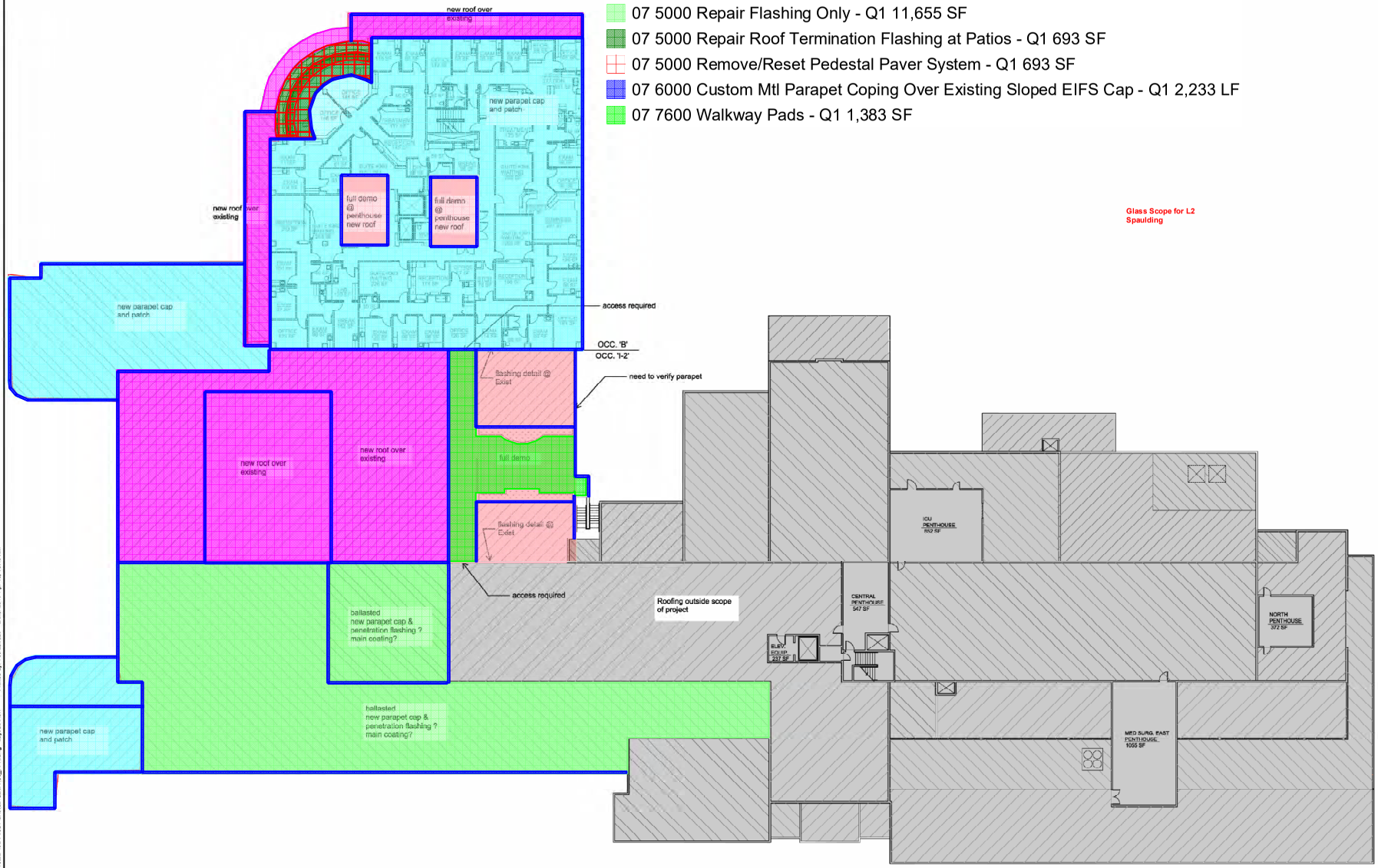
Roofing

- 07 5000 Patch Existing TPO Roof/Flashing - Q1 16,663 SF
- 07 5000 New TPO Roof/Flashing Over Existing - Q1 10,156 SF
- 07 5000 New TP Roof + Insulation - Q1 4,221 SF
- 07 5000 Repair Flashing Only - Q1 11,655 SF
- 07 5000 Repair Roof Termination Flashing at Patios - Q1 693 SF
- 07 5000 Remove/Reset Pedestal Paver System - Q1 693 SF
- 07 6000 Custom Mtl Parapet Coping Over Existing Sloped EIFS Cap - Q1 2,233 LF
- 07 7600 Walkway Pads - Q1 1,383 SF



Glass Scope for L2 Spaulding

THIRD FLOOR ROOM AREA PLAN
1/16" = 1'-0"

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KENNEWICK GENERAL HOSPITAL
ROOM AREA PLAN
900 SOUTH AUBURN ST | KENNEWICK, WA

THIRD FLOOR ROOM AREA PLAN

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CHECKED:
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REVISION:

DRAWING: A3.1

02-130

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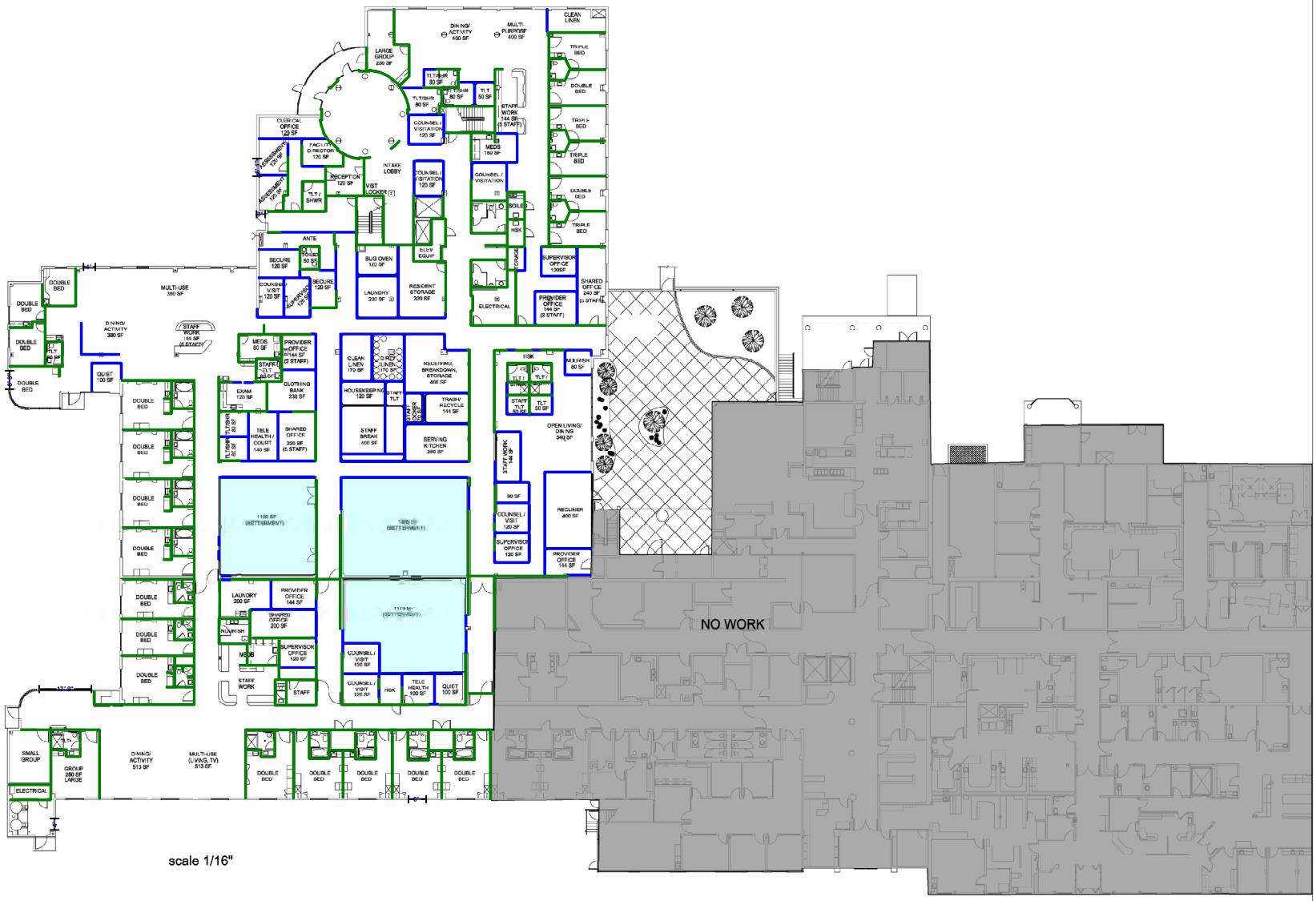
Partitions

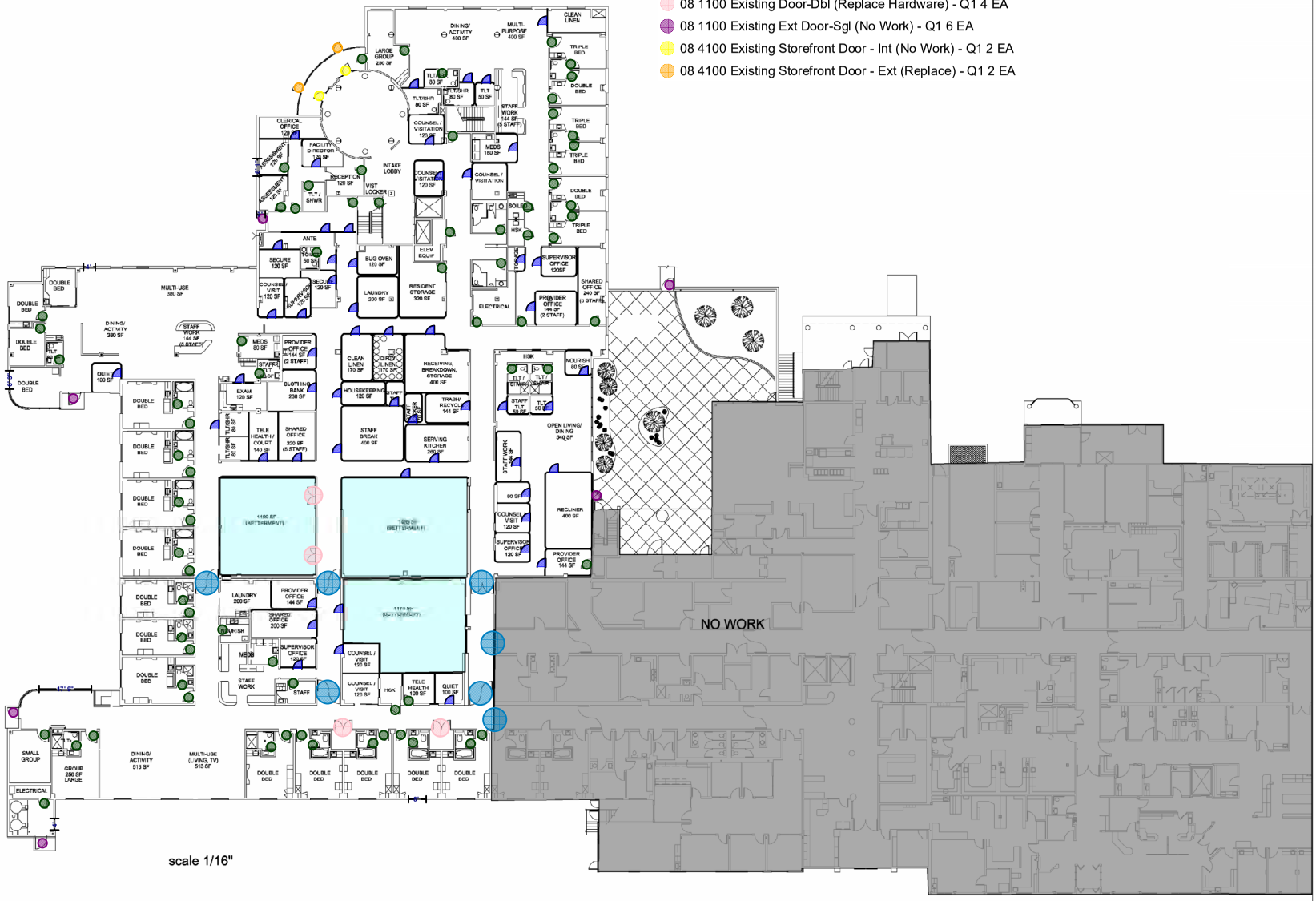
09 2900 New Walls - Q1 1,547 LF

09 2900 Existing Walls (Patch & Repair) - Q1 2,912 LF



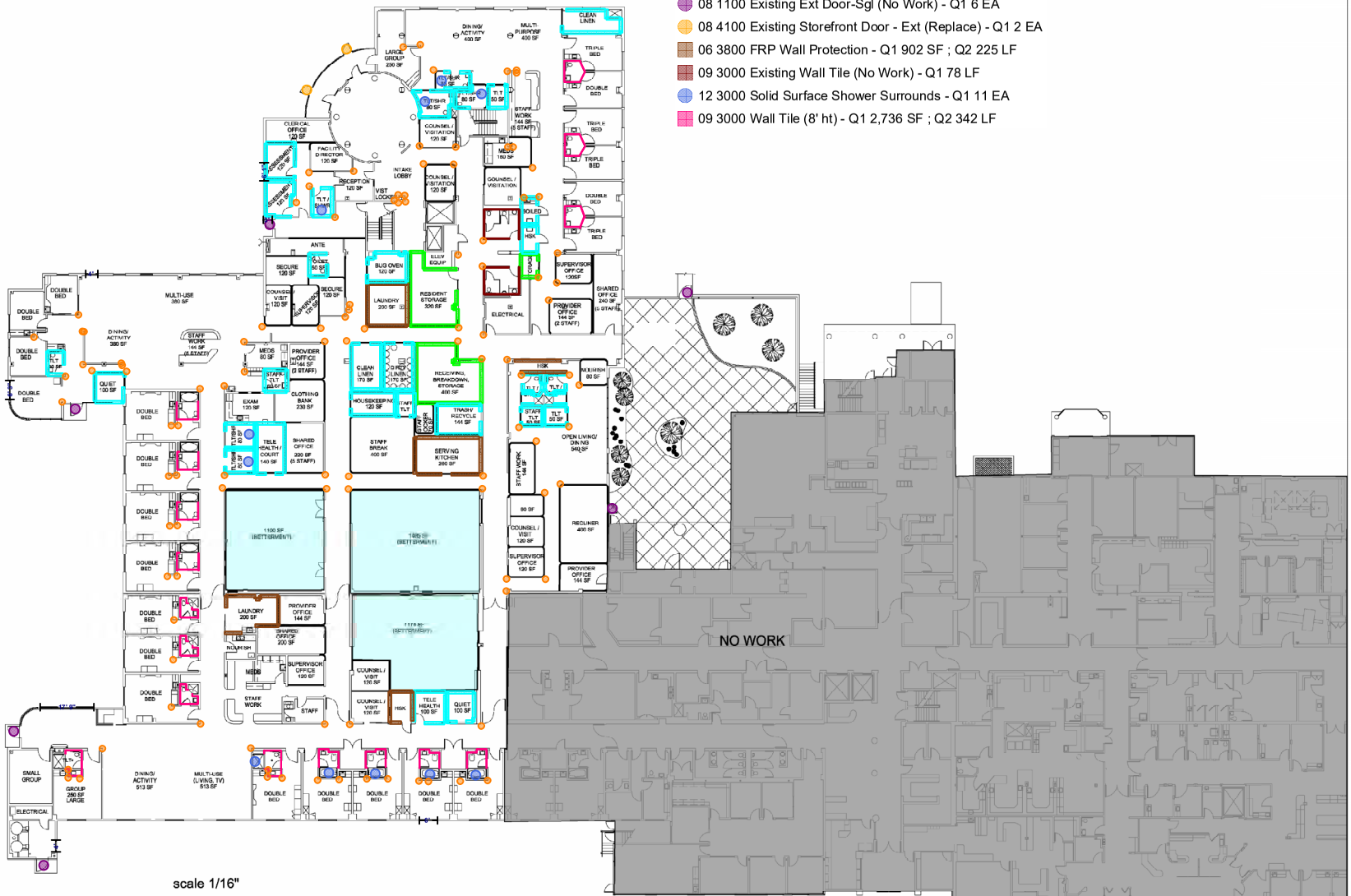
Doors

- 08 1100 New Door/Frame/Hardware - Q1 54 EA
- 08 1100 Existing Door-Sgl (Replace Hardware) - Q1 74 EA
- 08 1100 Replace Fire Door (Set) - Q1 7 EA
- 08 1100 Existing Door-Dbl (Replace Hardware) - Q1 4 EA
- 08 1100 Existing Ext Door-Sgl (No Work) - Q1 6 EA
- 08 4100 Existing Storefront Door - Int (No Work) - Q1 2 EA
- 08 4100 Existing Storefront Door - Ext (Replace) - Q1 2 EA



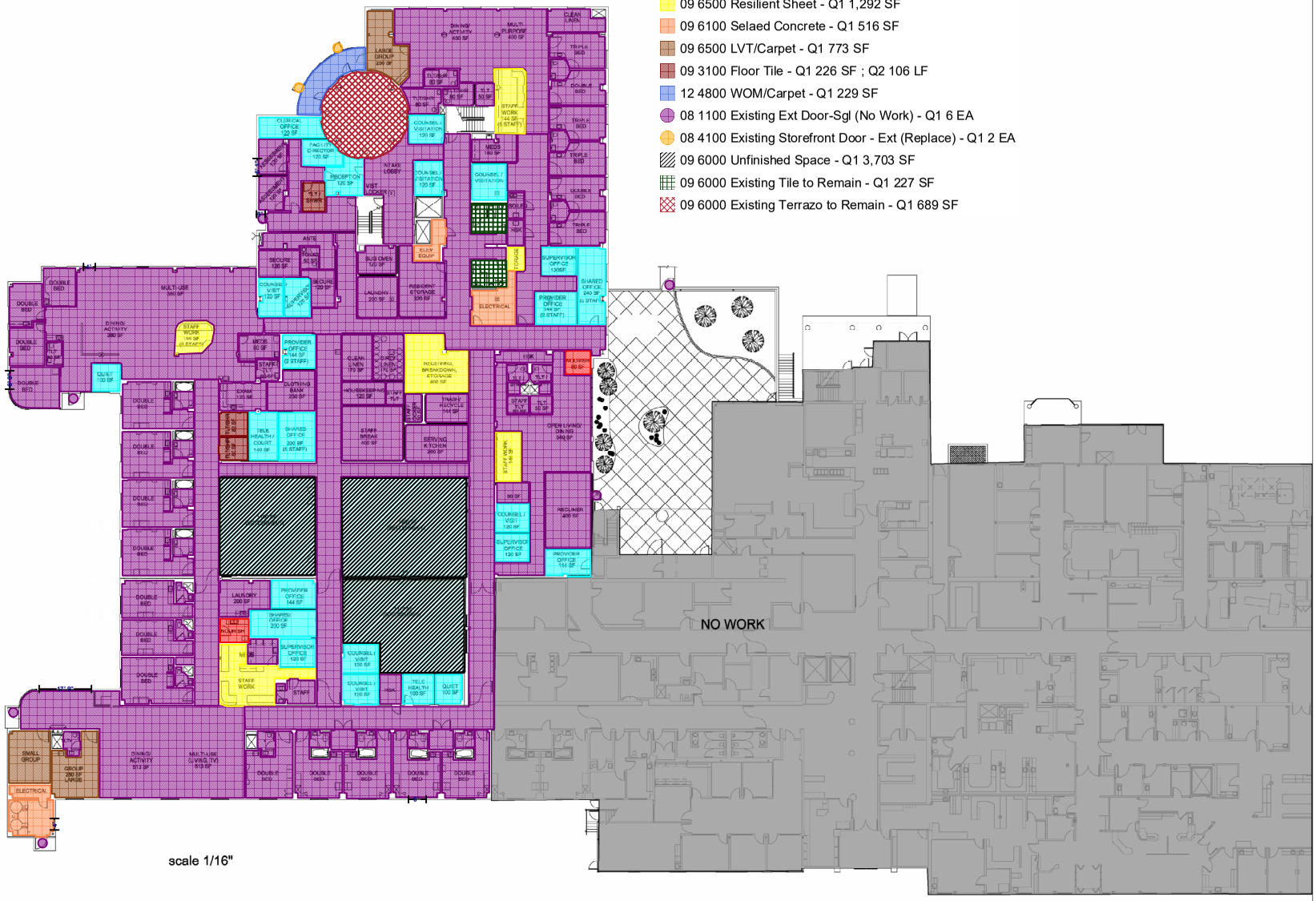
Wall Finishes

- 10 2600 Corner Guards - Q1 110 EA
- 10 2600 Wall Protection 48" - Q1 957 LF
- 10 2600 Wall Protection 34" - Q1 184 LF
- 08 1100 Existing Ext Door-Sgl (No Work) - Q1 6 EA
- 08 4100 Existing Storefront Door - Ext (Replace) - Q1 2 EA
- 06 3800 FRP Wall Protection - Q1 902 SF ; Q2 225 LF
- 09 3000 Existing Wall Tile (No Work) - Q1 78 LF
- 12 3000 Solid Surface Shower Surrounds - Q1 11 EA
- 09 3000 Wall Tile (8' ht) - Q1 2,736 SF ; Q2 342 LF



Wall Finishes

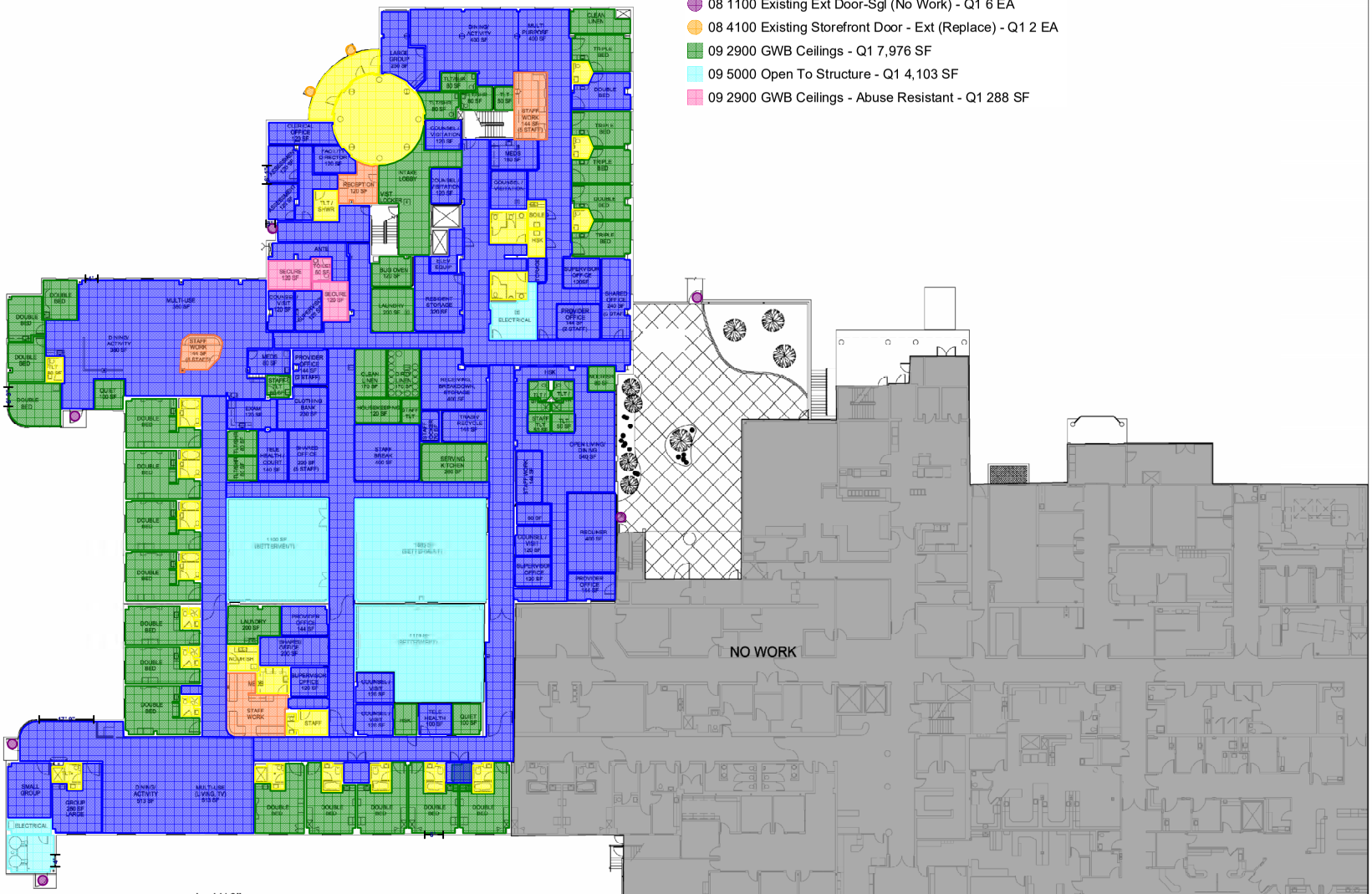
- 09 6800 Carpet - Q1 3,301 SF
- 09 6500 LVT - Q1 148 SF
- 09 6500 Sheet Vinyl - Q1 24,607 SF
- 09 6500 Resilient Sheet - Q1 1,292 SF
- 09 6100 Selaed Concrete - Q1 516 SF
- 09 6500 LVT/Carpet - Q1 773 SF
- 09 3100 Floor Tile - Q1 226 SF ; Q2 106 LF
- 12 4800 WOM/Carpet - Q1 229 SF
- 08 1100 Existing Ext Door-Sgl (No Work) - Q1 6 EA
- 08 4100 Existing Storefront Door - Ext (Replace) - Q1 2 EA
- 09 6000 Unfinished Space - Q1 3,703 SF
- 09 6000 Existing Tile to Remain - Q1 227 SF
- 09 6000 Existing Terrazo to Remain - Q1 689 SF



scale 1/16"

Ceiling Finishes

- 09 5100 Suspended Acoustical Ceiling - Q1 20,347 SF
- 09 2900 Existing to Remain (Patch & Repair) - Q1 2,443 SF
- 09 5000 ACT/GWB - Q1 843 SF
- 08 1100 Existing Ext Door-Sgl (No Work) - Q1 6 EA
- 08 4100 Existing Storefront Door - Ext (Replace) - Q1 2 EA
- 09 2900 GWB Ceilings - Q1 7,976 SF
- 09 5000 Open To Structure - Q1 4,103 SF
- 09 2900 GWB Ceilings - Abuse Resistant - Q1 288 SF

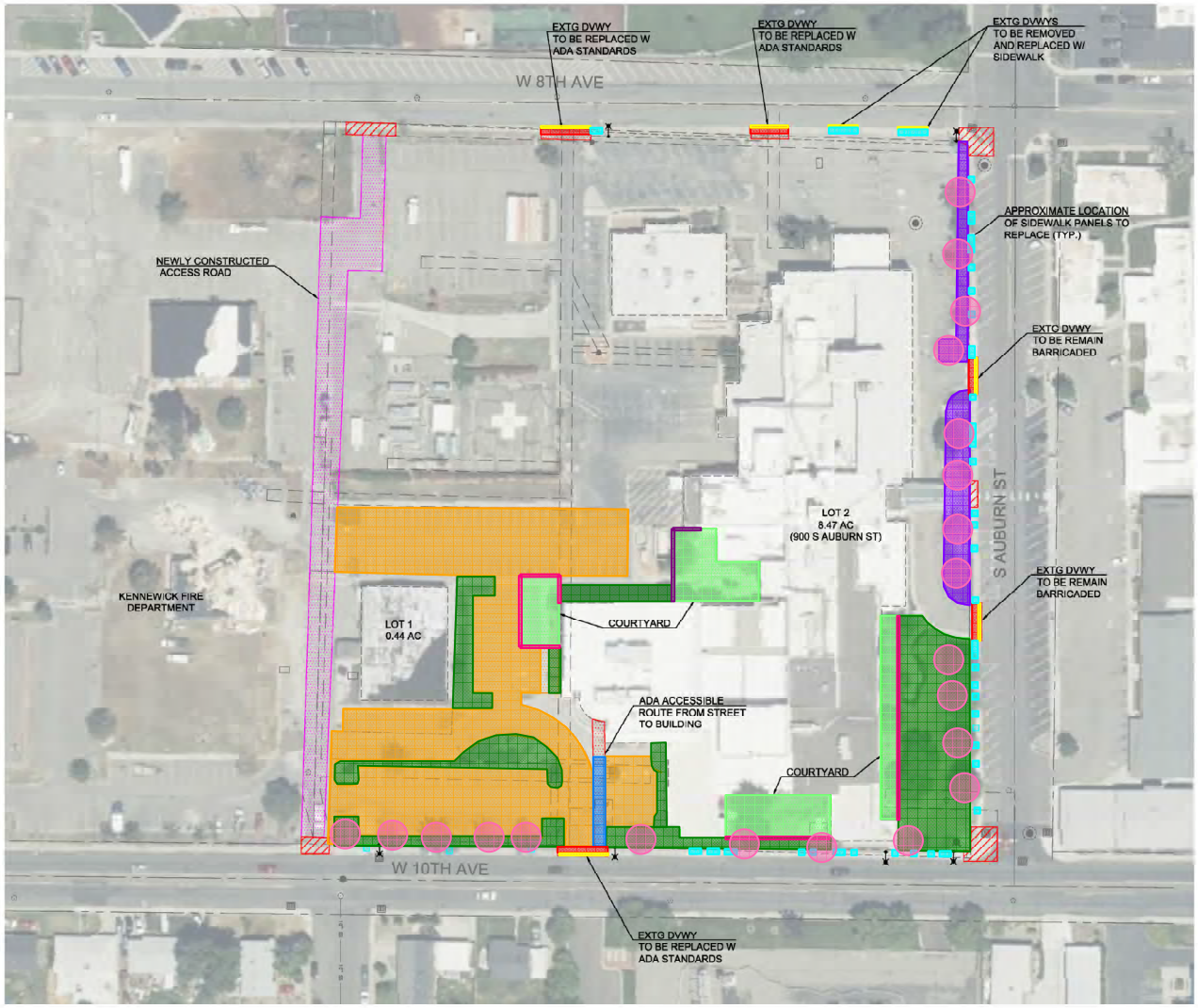


scale 1/16"

Fixed Furnishings

06 4100 New Casework - Q1 129 LF
06 4100 Repair Existing Casework + New Countertops - Q1 250 LF
06 4100 Repair Existing Built-In Wardrobes (Modify) - Q1 89 LF

Site Improvements



- 32 1200 Asphalt Seal Coat - Q1 41,597 SF
- 32 1800 Artificiatl Turf - Q1 11,473 SF
- 32 3100 Fence/Screen - Q1 415 LF
- 32 3100 Fence/Screen (Reuse Existing) - Q1 86 LF
- 32 9000 Landscaping - Q1 24,016 SF
- 32 9000 Aggregate Surfacing - Q1 5,751 SF
- 32 1600 Replace Concrete Drive Apron - Q1 900 SF
- 32 1600 Replace Curb & Gutter - Q1 231 LF
- 32 1600 Replace Concrete Sidewalk - Q1 1,490 SF
- 32 1600 New Concrete Sidewalk - Q1 799 SF
- 32 9000 Street Trees - Q1 21 EA

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 108
Richland, WA 99352
509.942.1600
pbsusa.com

	ADA - UPGRADED - DOES NOT NEED TO BE REPLACED
	ADA - TO BE UPGRADED
	ASPHALT & PARKING AREA (APPROX. 40,000 SF, 99 STALLS)
	LANDSCAPE (APPROX. 27,550 SF)
	ROCK MULCH (APPROX. 5,500 SF)
	SIDEWALK PANELS TO REPLACE (APPROX. 65, 5'x5')
	NEWLY CONSTRUCTED ACCESS RD - DOES NOT NEED UPGRADE
	STREET LIGHTS TO UPGRADE (6)

Scale 1" = 50'

0 25 50 100

THREE RIVERS BEHAVIORAL HEALTH RECOVERY CENTER - KGH PROPERTY

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EXHIBIT M:

PERMIT STRATEGY - PRE-DEV - CITY COMMENTS

SIGN IN SHEET

February 28, 2024
900 S. AUBURN ST.
remodel 43,000 sq ft of the old Kennewick General Hospital
Jill Kurtz (509) 838-8240 jkurtz@nacarchitecture.com

Time: 11:00 AM TO 11:50 AM
PRE-2024-0018

RECORDER FILE # _____

Name Phone Number	*Company or Department*	E-Mail
Anthony Muai 585-4386 Steve Donovan 585-4361 SMD Matt Halitsky 585-4416 Alisha Piper 585-4463 Joseph Laris 585-4558	City of Kennewick Community Planning & Development Services	anthony.muai@ci.kennewick.wa.us steve.donovan@ci.kennewick.wa.us matt.halitsky@ci.kennewick.wa.us alisha.piper@ci.kennewick.wa.us joseph.laris@ci.kennewick.wa.us
Dan Wilson 585-4548 Thomas Woods 585-4281 Tony Ostoja 585-4387 TO Dan Woolsey 585-44384	City of Kennewick Building Department	dan.wilson@ci.kennewick.wa.us thomas.woods@ci.kennewick.wa.us tony.ostoja@ci.kennewick.wa.us dan.woolsey@ci.kennewick.wa.us
Martin Nelson 585-4306	City of Kennewick Storm Wtr/SW Program Engineer	martin.nelson@ci.kennewick.wa.us
Levi Tipps 585-4481 LT	City of Kennewick Engineering Tech I	levi.tipps@ci.kennewick.wa.us
Kristin Stowe 585-4349 KS	City of Kennewick Development Review Supervisor	kristin.stowe@ci.kennewick.wa.us
Kendrick Glover 585-4464	City of Kennewick Construction Services Manager	kendrick.glover@ci.kennewick.wa.us
Ethan Bishop 585-4426 EB	City of Kennewick Fire Department	ethan.bishop@ci.kennewick.wa.us
Rohana Carmichael 585-4532 RC	City of Kennewick Economic Development	rohana.carmichael@ci.kennewick.wa.us
Kevin Biersner 585-4524 Josh Hazlett 585-4342 JH	City of Kennewick Traffic Department	kevin.biersner@ci.kennewick.wa.us joshua.hazlett@ci.kennewick.wa.us
Jill Kurtz 509 991 9653	NAC Architecture.com	jkurtz@nacarchitecture.com
Amy Nickolaus	PBS	anickolaus@pbsusa.com
Jake Closson	Bouten Construction	jakec@boutenconstruction.com
Justin Griffeth	Bouten Construction	justing@boutenconstruct.on.com
Riley Allen	Benton County	riley.allen@co.benton.wa.us

Pre-Development Meeting with City Department Comments

To: Jill Kurtz, NAC Architecture

From: Steve Donovan, Planning Manager

Date: February 28, 2024

Re: 900 S Auburn Street

Project: Pre Application Review, PRE-2024-0018

The following are applicable Planning Requirements:

- Proposal is subject to the requirements of KMC Chapter 18.21 – Landscaping. Landscaping will be required in areas that are operating
- Proposal is subject to KMC Chapter 18.36 – Off Street Parking.
- No Planning Permits required as long as the building is not expanded.

Building Safety Division
210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4276
onestop@ci.kennewick.wa.us

Date: 02/28/2024
Subj. PRE-2024-0018

Building Comments
Commercial Alterations

1. All submittals are online.
2. In the submittal, please indicate the planned primary use (occupancy) of the building.
3. All non-residential structures over 4000 square feet in area, or projects that alter the fire and life safety components of the structure require an architectural stamp and signature.
4. All design and construction will comply with the 2018 Washington State Amended International Building Code (IBC), International Mechanical Code (IMC), International Existing Building Code (IEBC),
5. Uniform Plumbing Code (UPC) and the Washington State Energy Code (WSEC).
6. Effective March 15, 2024 the 2021 version of the Washington State Amended Codes will go into effect. All **complete** permit submittals will be vested in the code in effect on the day of submittal.
7. A complete permit package will be require at submittal. This consists of a Commercial Alteration Building permit (BLDC), a commercial plumbing permit (PLBC) and a commercial mechanical (MECC)
8. This project will require the establishment of the required fire separation between the area to be occupied by the Recovery Center and the unoccupied and non- fire sprinkler portions of the structure.
9. Two toilet/shower rooms and the Multipurpose room are not within the confines of the planned fire separation.
10. On the site plan, identify the location of the accessible pathway from the public way to the accessible entrance(s).
11. On the site plan, show the location of the pathway connecting accessible elements on the site.
12. On the site plan, show the location of the accessible parking as close as possible to the accessible entrance(s).
13. If food service business are anticipated, show the location of the grease interceptor.

Tony Ostoja ICC CBO
Building Official
Tony.Ostoja@ci.kennewick.wa.us
(509) 585-4387

The solemn duty of a Building Official, is the protection of health, safety and welfare of the public by creating safe buildings and communities

MEMORANDUM

Fire Department

To: Planning
From: Ethan Bishop, Deputy Fire Marshal
Date: February 28, 2024
Re: We would like to remodel about 43,000 sq ft of the existing old Kennewick General Hospital
Project: PRE-2024-0018

1. Site Plan when submitted should clearly show the following for fire review.

    a. Location of all existing Fire Hydrants.
    b. Location of Proposed Fire Hydrants.
    c. Height of proposed structures.
    d. Square Footage of proposed structures.
    e. Width of Roadways, Drives, Access routes.
    f. Turning radius at all corners for Emergency Vehicles, 24' inside and 44' outside.

2. Civil Plan when submitted should clearly show the following for fire review.

    a. Fire Flow Block for each proposed structure.
    b. Existing Fire Hydrants.
    c. Proposed Fire Hydrants.
    d. Fire Line, PIV, and FDC location.
    e. Turning Radius at corners for Emergency Vehicles, 24' inside and 44' outside.
    f. Outline of proposed Structure, which includes square footage and height.
    g. Outline of drives, access points and paths.
    h. Provide all required information on a page dedicated for review by the Fire Plans Examiner.

3. Addressing of structures shall conform to COK standards. Location and final size (18") to be affixed shall be approved by FD, prior to installation.

4. Emergency vehicle access is required within 150' of all points of the proposed structure.

5. Based on the information provided this project will require the establishment of the required fire separation between the area to be occupied by the Recovery Center and the proposed unoccupied and non-fire sprinklered portions of the structure. All areas of the building regardless of established fire separation areas shall be equipped throughout with an NFPA 72 compliant fire alarm system. The following are additional requirements for the installation of fire sprinkler and fire alarm systems:

    - The Fire Department Connection (FDC) shall be located within 90' of a Fire Hydrant.
    - FDC to be capped with Knox locking caps after flush of underground line, if not already installed.
    - DCVA for the Fire Sprinkler System shall be installed within the Fire Sprinkler Riser Room, and accepted by City of Kennewick Cross Connection specialist.
    - The Sprinkler Riser Room shall be accessible through an exterior door.
    - A Knox Box is required to be installed on structures that are equipped with a fire protection system.
    - Visual and Audible Fire Alarm Notification is required throughout the structure in accordance with KMC 15.30.180

6. Questions on Fire Permits can be found here www.go2kennewick.com/fire

7. Questions can be directed to fireprevention@ci.kennewick.wa.us

Ethan W. Bishop

Captain/Deputy Fire Marshal
509-585-4426
ethan.bishop@ci.kennewick.wa.us

MEMORANDUM

PUBLIC WORKS DEPARTMENT

To: Planning Department

From: Levi Tipps, Public Works Development Review Engineering Technician

Date: February 27, 2024

Re: Public Works Utility Comments

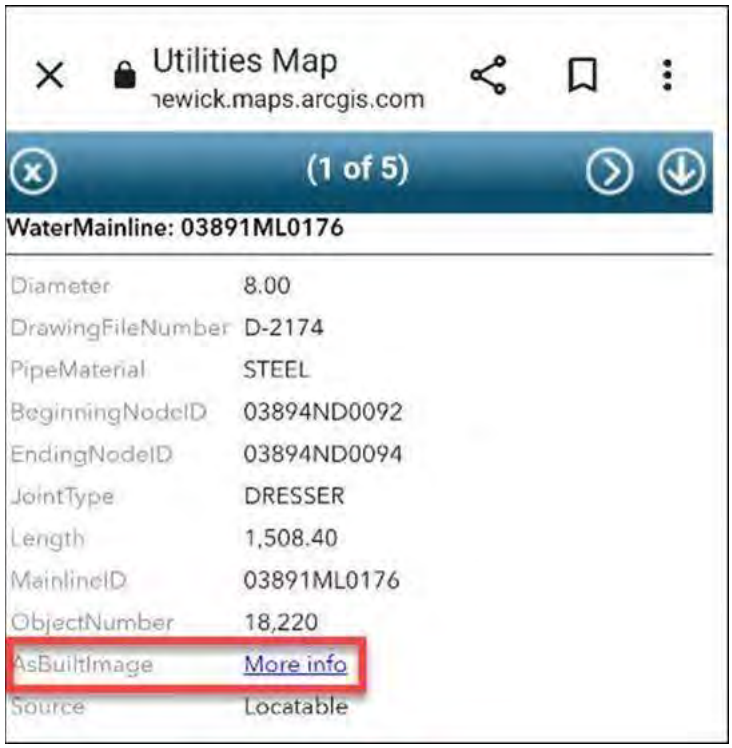
Project: PRE-2024-0018 – 900 S Auburn St

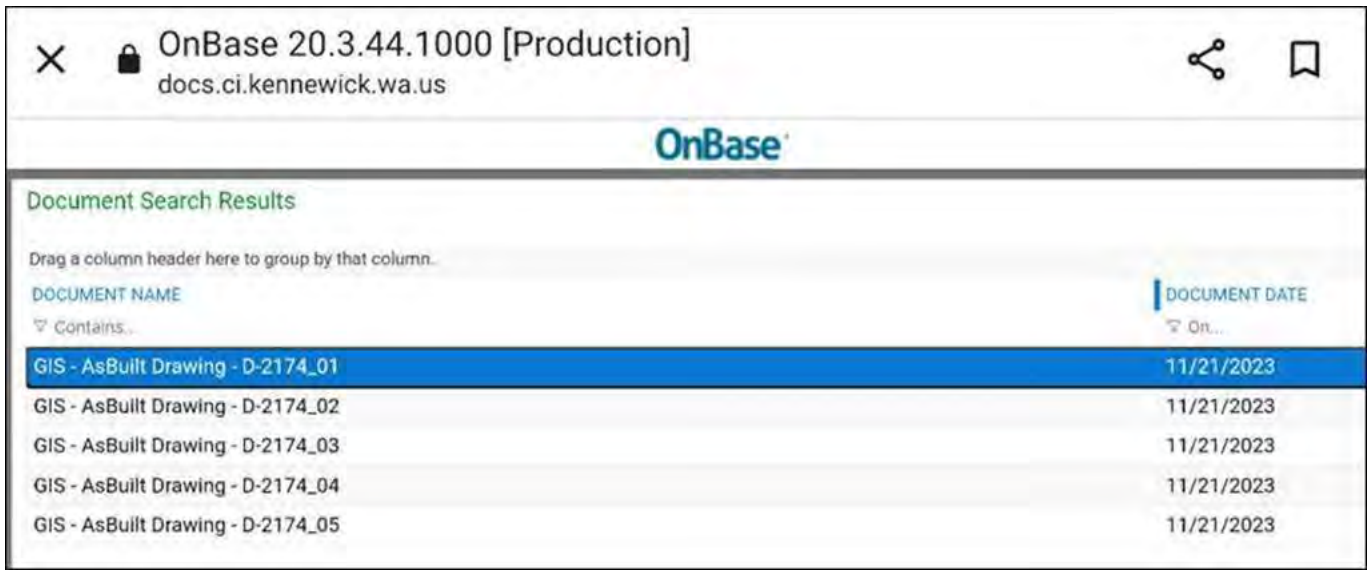
1. The building on site is currently served by existing utilities. Unless there are changes to the utility connections or public mainlines for the proposed interior remodel, Public Works Utility Division has no other comments. Please see the following comments for civil design requirements.
2. Liquid waste containing grease shall be intercepted prior discharge to the public sewer system by the installation and operation of pretreatment facilities. Ensure that there is a pretreatment device in the kitchen or install a grease interceptor. Grease interceptor output shall be 6-inch diameter and connect to a sanitary sewer manhole per Section 3 of the COK Standard Specifications, COK Standard Detail 3-8, KMC14.23.020, together with the Uniform Plumbing Code Section 1014.0. Contact the COK Pretreatment Coordinator, Gina Morgan at Gina.Morgan@ci.kennewick.wa.us, with any questions.
3. City potable water is not available for irrigation purposes unless special permission is given by the Public Works Director. Contact the Kennewick Irrigation District in order to provide irrigation water to irrigate the parcels.
4. There are no known water or sewer service line disconnections from the building.
5. One 3-inch water meter serves the existing building on site from the 12-inch water main located in W 8th Ave. See COK Record Drawing C-2439_03.
6. One 3-inch water meter serves the existing building on site from the 6-inch water main on site stubbed from the main in W 10th Ave. See COK Record Drawing C-2409_02.
7. One 6-inch water meter serves the existing building on site from the 6-inch A.C. water main located in W 10th Ave. No Record Drawing is available.
8. One 6-inch private sewer line serves the existing building on site from the 12-inch sewer main located in W 8th Ave. See COK Record Drawing C-2439_03.
9. One 6-inch private sewer line serves the existing building on site from the 8-inch sewer main on site stubbed from the main in W 10th Ave. See COK Record Drawing C-2395.
10. There is an existing 8-inch sewer main stubbed at the southeast corner of the site. See Record Drawing C-2455.
11. There are two sewer laterals stubbed to the south side of the building from the 8-inch main located in W 10th Ave. No Records Drawing available.
12. The existing private stormwater management system serving the site must meet the Washington State Underground Injection Control Program (Chapter 173-218 WAC). Contact

the Washington State Department of Ecology for details on how to register and maintain the existing infiltration system. If you plan to make modifications to the existing storm system or the type of use of the site, a stormwater design review may be required. If required, you will need to provide a storm design report meeting the City of Kennewick Standard Specifications Section 5-9, the 2019 Stormwater Management Manual for Eastern Washington and Appendix 1 of the 2019 Eastern Washington Phase II Municipal Stormwater Permit. Contact Martin Nelson at 509-585-4306, martin.nelson@ci.kennewick.wa.us for questions.

13. If the Traffic Division requires frontage improvements, there are utility changes, a grease interceptor is proposed, and/or a storm report is required, this site will require a separate DPW permit. You may apply for this by submitting the information below for Civil Plan Review through the City of Kennewick's Citizen Self Service Portal:
    a. PDF copy of the Application for Civil Review and Storm Calculations.
    b. One full size (24"x36") PDF copy of the construction plans.
14. All plans showing existing utilities shall call out the Record Drawing set number that installed the utilities. All plans need to clearly identify the size and type of water/sewer utility that is being proposed or connected to (i.e. "Existing 8-inch Water" or similar). Label private lines "Private".
15. Construct all projects using current City Survey Data. After project completion, Record Drawings showing improvements made on the property will be required prior to acceptance of the construction permit(s). For detailed information on Kennewick Survey Data and Record Drawings go to COK website at https://www.go2kennewick.com/314/Civil-Plan-Review.

The City of Kennewick has added a link to our as-built images in the Utilities Map located on the COK website.





PUBLIC WORKS DEPARTMENT
1010 S. Chemical Drive * PO Box 6108* Kennewick, WA 99336-0108
509-585-4419 * 509-585-4451 Fax

MEMORANDUM

Traffic Engineering Division

To: Steve Donovan, Development Service Manager

From: Joshua Hazlett, Traffic Engineering Tech II

Date: February 27, 2023

Re: Traffic Engineering Comments for 900 S Auburn St

Project: PRE-2024-0018

Project Description

Remodel 43,000SF of the existing, vacant Kennewick General Hospital.

KMC 13.16 Transportation Impact Fees

1. The Transportation Impact Fee (TIF) is a one-time charge for direct impacts caused by the traffic generated from the proposed development and used to pay for transportation projects needed to address said impacts. The TIF amendment on June 5 2018 (effective June 14 2018) created Traffic Impact Fee Districts, which allows fees be remitted to projects congruent with the area where the impact is realized.
2. The 2024 District 3 TIF may be required, dependent on the Final Land Use. Proposed Land Use is a Behavioral Health Recovery Center.
3. TIF assessed at building permit issuance is due prior to Certificate of Occupancy issuance.

Traffic Operations

1. A Trip Generation and Distribution Analysis Letter is required. The proposed development is expected to exceed the trip threshold limits > 30 new peak trips.

Development Level	Trip Generation [a]	Analysis Requirement
Level 1	≤ 30 peak hour trips	None
Level 2	>30 < 100 new peak hour trips	Trip Generation and Distribution Letter
Level 3 [b]	≥ 100 new peak hour trips	Traffic Impact Analysis (TIA) Study

2. COK Traffic Department reserves the right to require a Traffic Impact Analysis after the Trip Generation and Distribution Analysis Letter is submitted.

Proposed Driveway(s)

1. Sightline setback triangles for driveway, per KMC 18.27.060, are required with no view obstruction permitted between 30 inches and 84 inches above the top of curb grade for both sides of the setback triangles.
2. On the site plan, please provide dimensions and details of the driveway entrance. Refer to COK Std. 2-9 for driveway standards.

Right of Way and Easement

1. Please show on site plans the Access Easements for the shared driveway at Canal Drive.
2. Show on Site Plan, all access agreement with 244 W 10th Ave and 302 W 10th Ave.
3. W 8th Ave is dedicated as a Residential Local road, please establish and show on Site plans to 15' Utility, Irrigation and Sidewalk Easement. Combine the current 5' irrigation easement and the 10' Sidewalk, utility easement together for a total 15ft easement.
4. S Auburn St is a private road, please establish and show on Site plans to 10' Utility, Irrigation and Sidewalk Easement.
5. W 10th Ave is a private road, please establish and show on Site plans to 5' Utility, Irrigation and Sidewalk Easement.

American Disability Act (ADA) Compliance

1. All proposed pedestrian facilities within the public right of way and easement, including but not limited to driveways, sidewalks, curb ramps, etc, shall be ADA compliant.
2. Evaluate existing sidewalks (along W 8th Ave, S Auburn St and W 10th Ave) for existing damage and verify if the sidewalks meet current COK standard. See COK Std 2-9 for sidewalk standards and details. Damaged and uncompliant sidewalk panels must be replaced.
3. All Curb Cuts and Transition Ramps are required to be upgraded to Current COK standards. See COK Std 2-9
4. Show all Sidewalks, Curbs, Pedestrian Transition Ramps and Driveways dimensions on all submitted plans.

Street lighting

1. The Street Light Luminaire Head fronting the property on W 8th Ave, S Auburn St. and W 10th Ave. are required to be upgraded to current COK Standards, see COK Std. 6-2 for street light requirements. Please call out upgrade on site plan.

13.0 Exhibits: N-V

N	Envelope Existing conditions Report Plans
O	Electrical Switchgear Report
P	Plumbing Existing Conditions Report
Q	A3 - Existing Building & Site Selection
R	A3 - Pre-validation - Program & Budget Alignment
S	Auburn - Civil Site Exhibit
T	Bruneau - Civil Site Exhibits
U	Electrical One-Line Diagrams
V	Master Plans

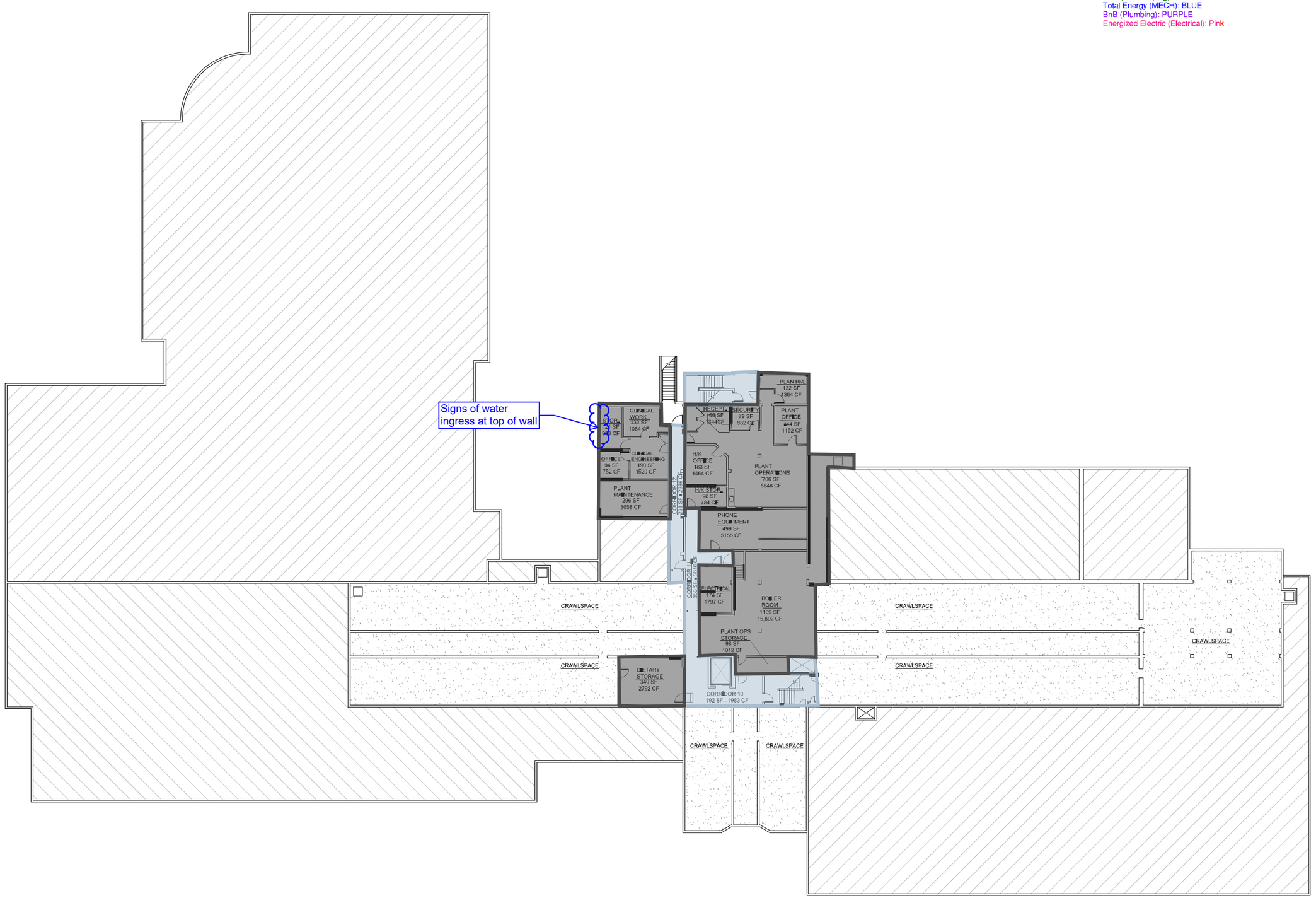
EXHIBIT N:
ENVELOPE EXISTING CONDITIONS REPORT PLANS

29573.000 - CV Center for Recovery BECA - Appendix A

PHASE #1 CONSTUCTION
LAYOUT OPTION #1

MARKUP COLOR HEY:

NAC (Architecture): RED
Bouten (GC Comments): BROWN
Coffman (Structural): DARK GREY
PBS (Landscaping): GREEN
Total Energy (MECH): BLUE
BnB (Plumbing): PURPLE
Energized Electric (Electrical): Pink



BASEMENT ROOM AREA PLAN
1/16" = 1'-0"

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660 Symons Street | Richland, WA 99354
Tel 509.946.4189 | Fax 509.943.1796
www.ALDarchitects.com

KENNEWICK GENERAL HOSPITAL
ROOM AREA PLAN
900 SOUTH AUBURN ST | KENNEWICK, WA

BASEMENT ROOM AREA PLAN

CAD FILE:	0213DaA104_FPA.dwg
DESIGNED:	LTL
DRAWN:	LTL
CHECKED:	
DATE:	2013.APR.09
REVISION:	
DRAWING:	A4.1

12-13D

29573.000 - CV Center for Recovery BECA - Appendix A

PHASE #1 CONSTUCTION LAYOUT OPTION #1

MARKUP COLOR HEY:

NAC (Architecture): RED
Bouten (GC Comments): BROWN
Coffman (Structural): DARK GREY
PBS (Landscaping): GREEN
Total Energy (MECH): BLUE
BnB (Plumbing): PURPLE
Energized Electric (Electrical): Pink

Utility X-Former 500kva 277/480V

Utility X-Former 120/208V

MDP-1 2000A 120/208V

MDP 800A 277/480V

Gen 1

Gen 2 - Feeds the Spalding Building

Gen 3

IS building 200A space enclosure

Existing 480V service is under sized

- EM Power should be an add alternate

Verizon single phase transformer

This building is well suited for out patient services

Existing Spalding Building Service. Utility X-Former 300kva. 800A 277/480V.

Existing Verizon Service for rooftop repeaters. 200A 120/240V.

Need a location for the new central energy plant.

Exterior Opening #7 made through EIFS at the base of wall. High moisture content of EIFS insulation. Low moisture content of sheathing and no organic growth.

Damaged EIFS at base of wall

Sheathing visible at base of EIFS. No air barrier connection between EIFS and concrete. (TYP)

Two coat stucco over concrete columns. Stucco cracking and flacking off concrete.

EIFS extends below the exterior grade

EIFS extends below the exterior concrete sidewalk

Conduits and boxes are set into EIFS and not sealed around EIFS. Staining around EIFS

Water draining out of side of scupper and staining EIFS

Signs of leak at ceiling

Damaged EIFS at side wall

Courtyard can be used by Adult inpatients who are free to come and go.

Staining at underside of soffit

Crack in EIFS at base of window corner

Elevated moisture readings at base of EIFS

EIFS extends down directly against sidewalk

Failed inside corner sealant joint

Concrete sidewalk is placed against EIFS

Damage to EIFS

Area easily carved out for courtyard for youth program.

Staining/streaking down from soffit interface above

Exterior Opening #4 made through EIFS at the base of wall where the finish is damaged. High moisture content of sheathing and localized organic growth.

Alum storefront glazing w/door

Expansion joint does not include a base of wall air seal.

Exterior Opening #3 made through EIFS at the base of wall. Low moisture content of sheathing and no organic growth.

Existing utility transformer. Researching today. 1-8-24

This could be an alternative location for the secure entry. However, this is an ideal spot secondary entry for another program in the future. (homeless housing). It is also preferable to keep the secure entry on the of house side of the building.

Exterior Opening #5 made through EIFS at the base of wall where a crack is located below a window. Organic growth and deterioration noted on the sheathing and corrosion on fasteners.

Cracks at base of window corners in EIFS

Exterior Opening #2 made through EIFS at the base of wall adjacent to a window. No organic growth and low moisture content of sheathing.

Exterior opening #1 made through the exterior EIFS at the crack in the EIFS below the window sill. Sheathing is also cracked and there is a high moisture content in sheathing and staining and organic growth.

Elevated moisture readings at base of EIFS

Opening #2 made at interior drywall at base of wall. No visible signs of moisture

Opening #3 made at interior drywall at base of wall. Moisture at sill track and bottom of exterior sheathing

Opening #1 made at interior drywall at base of wall and under window. Moisture at sill track and bottom of exterior sheathing. Below window is dry but shows staining and signs of previous water ingress

Large crack at base of window sill in EIFS and above window

Large crack at base of window sill in EIFS

Large crack at base of window sill in EIFS and above window to parapet

Heavily corroded base of wall flashing

Elevated moisture readings at base of EIFS

Window uncovered for review, incomplete exterior sealant at jambs

Window uncovered for review

Large cracks in EIFS below windows

This area would be new conduction of a secure drive through entry

This area can be back of house transport for residents & staff.

SECURE STAFF PARKING

SECURE ENTRY INTAKE

1,854.8 sf

SHELL

16,717.08 sf

SHELL

61,224.55 sf

SHELL

907.87 sf

FAMILY BIRTHING

SURGERY

ADMINISTRATION

LABORATORY

PUBLIC ENTRY/ DISCHARGE

23-HOUR OBSERVATION

COURTYARD RESIDENTIAL INPATIENT USE

STAFF ENTRY

MAIN ENTRANCE

AMBULANCE ENTRANCE

MAIN FLOOR ROOM AREA PLAN

1/16" = 1'-0"

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660 Symons Street | Richland, WA 99354
Tel 509.946.4189 | Fax 509.943.7796
www.ALDarchitects.com

K GENERAL HOSPITAL
OM AREA PLAN
AUBURN ST | KENNEWICK, WA

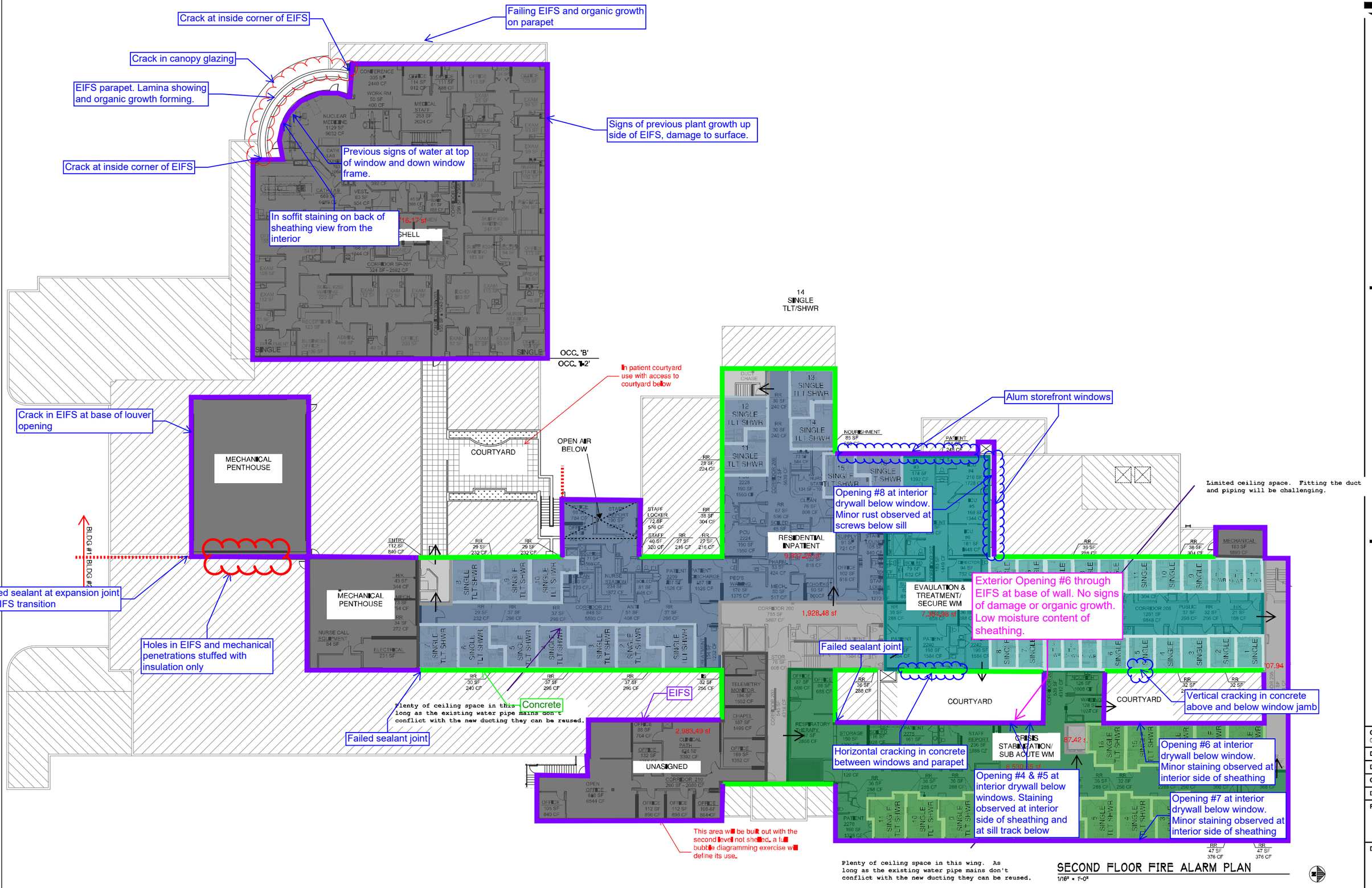
CAD FILE: 0213DaA101-FPA
DESIGNED: LTL
DRAWN: LTL
CHECKED:
DATE: 2013.APR.09

DRAWING: A1.1

02-13D

29573.000 - CV Center for Recovery BECA - Appendix A

PHASE #1 CONSTUCTION
LAYOUT OPTION #1



SECOND FLOOR FIRE ALARM PLAN
1/16" = 1'-0"

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KENNEWICK GENERAL HOSPITAL
ROOM AREA PLAN
900 SOUTH AUBURN ST | KENNEWICK, WA

SECOND FLOOR ROOM AREA PLAN

CAD FILE: 0213DaA102_FPA.dwg
DESIGNED: LTL
DRAWN: LTL
CHECKED:
DATE: 2013.APR.09
REVISION:

DRAWING: A2.1

02-13D

29573.000 - CV Center for Recovery BECA - Appendix A

PHASE #1 CONSTUCTION LAYOUT OPTION #1

MARKUP COLOR HEY:

NAC (Architecture): RED
Bouten (GC Comments): BROWN
Coffman (Structural): DARK GREY
PBS (Landscaping): GREEN
Total Energy (MECH): BLUE
BnB (Plumbing): PURPLE
Energized Electric (Electrical): Pink

Exterior Opening #8 through EIFS soffit. Surface staining on EIFS and deterioration to coating, no signs of damage or organic growth within insulation or sheathing. Low moisture content of sheathing.

FF
SHELL
11,315.14 sf
Sign of leak at ceiling
OCC. 'B'
OCC. 'I-2'
AA
W
Z
BB
EIFS coping
attached TPO Single-Ply Roof, stamped Firestone
E
Y
Adhered TPO Single-Ply Roof, stamped Firestone
H
EIFS coping
X
I
J
U
Open hole at penetrations into shaft wall above roof
EIFS coping
Roof Area P
Mechanically attached TPO Single-Ply Roof, stamped Firestone
S
EIFS
Stucco
T
M
N
EIFS coping
C
D
G
Stucco
PVC Single Ply Roof. Sarnafil. Adhered.
K
CMU
G
G
Brick
Concrete
EIFS
L
V
PVC Single Ply Roof. Sarnafil. Adhered.
PVC Single Ply Roof. Sarnafil. Adhered.
O
P
B
A
F
N
N
Q
R
Q
Large EIFS crack at door sill
EIFS coping
Failed EIFS cladding around beams under canopy at each side
Sloped glazing canopy

THIRD FLOOR ROOM AREA PLAN
1/16" = 1'-0"

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KENNEWICK GENERAL HOSPITAL
ROOM AREA PLAN
900 SOUTH AUBURN ST | KENNEWICK, WA

THIRD FLOOR ROOM AREA PLAN

CAD FILE: 0213DaA103_FPA.dwg
DESIGNED: LTL
DRAWN: LTL
CHECKED:
DATE: 2013.APR.09
REVISION:

DRAWING: A3.1

02-13D

29573.000 - CV Center for Recovery BECA - Appendix B

PHASE #1 CONSTUCTION LAYOUT OPTION #1

MARKUP COLOR HEY:

NAC (Architecture): RED
Bouten (GC Comments): BROWN
Coffman (Structural): DARK GREY
PBS (Landscaping): GREEN
Total Energy (MECH): BLUE
BnB (Plumbing): PURPLE
Energized Electric (Electrical): Pink

Roof Area EE
Terrace levels 2 and 3 Single-Ply Roof, stamped Firestone 09/93 w/ outer coated metal liner planter area.

Roof Area DD
Mechanically attached Single-Ply Roof

Mechanically attached Single-Ply Roof, stamped Firestone 06/02

Roof Area CC
Mechanically attached Single-Ply Roof.

Roof Area W
Mechanically attached Single-Ply Roof @ open areas w/ paver covered walk pathways. Single-ply overlay @ planter boxes, stamped Firestone 03/93

Roof Area Y
Mechanically attached TPO Single-Ply Roof, stamped Firestone 06/96

Roof Area X
BUR Roof

Roof Area I
Mechanically attached TPO Single-Ply Roof, stamped Firestone

Roof Area J
Mechanically attached TPO Single-Ply Roof, stamped Firestone

Roof Area U
BUR Roof

Roof Area T
PVC Single Ply Roof. Sarnafil. Adhered.

Roof Area M
PVC Single Ply Roof. Adhered.

Roof Area P
Mechanically attached TPO Single-Ply Roof, stamped Firestone

Mechanically attached Tan Thermoplastic single-ply Roof

Mechanically attached Single-Ply Roof, stamped Firestone 03/93

Mechanically attached Single-Ply Roof, stamped Firestone 09/93

Mechanically attached TPO Single-Ply Roof, stamped Firestone

Adhered TPO Single-Ply Roof, stamped Firestone

Roof Area P
Mechanically attached TPO Single-Ply Roof, stamped Firestone

BUR Roof

BUR Roof

PVC Single Ply Roof. Sarnafil. Adhered.

PVC Single Ply Roof. Sarnafil. Adhered.

PVC Single Ply Roof. Sarnafil. Adhered.

Mechanically attached Tan Thermoplastic single-ply Roof

Mechanically attached TPO Single-Ply Roof, stamped Firestone 06/96

PVC Single Ply Roof. Sarnafil. Mechanically attached.

Roof Area V
PVC Single Ply Roof. Sarnafil. Mechanically attached.

Roof Area Q
PVC Single Ply Roof. Sarnafil. Mechanically attached.

Roof Area R
BUR Roof

Sloped glazing canopy

FF
SHELL
11,315.14 sf
AA
BB
Z
W
EO3
EO4
E
Y
H
EO6
I
J
S
T
M
N
P
C
BUR Roof
D
PVC Single Ply Roof. Sarnafil. Adhered.
EO2
G
K
EO5
NORTH PENTHOUSE 372 SF
B
EO1
A
F
L
V
MED SURG EAST PENTHOUSE 1059 SF
O
Q
R
U
X

THIRD FLOOR ROOM AREA PLAN
1/16" = 1'-0"

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ROOM AREA PLAN
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THIRD FLOOR ROOM AREA PLAN

CAD FILE: 0213DaA103_FPA.dwg
DESIGNED: LTL
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CHECKED:
DATE: 2013.APR.09
REVISION:

DRAWING: A3.1

02-13D

EXHIBIT O:
ELECTRICAL SWITCHGEAR REPORT

Site Observation Existing Switchgear Report

Equipment Name	Location	Voltage	Ampacity	Visual Inspection	Year of Equipment	Manufacturer	Catalog #	Serial #	Functional Testing	Breaker or Fuse	Voltage Reading	Current Load Capacity
MDP-1	Energy Plant	277/480v	800A	Good / Dirty	1988?	Square D	0130285-C	MA36800	N/A	Breakers	Pass	800A available
PDP-1	Energy Plant	277/480v	800A	Bad / Dirty /Rusty	70's?	GE	CMR365		N/A	Fused	Pass	800A available
MDP-2A	Energy Plant	120/208v	2000A	Good / Dirty	1988	Square D	PEC2036LIG		GFI Tested in 1987	Breakers	Pass	None
MDP-2B	Elec Rm 2	120/208v	2000A	Good / Dirty	N/A	Square D	0130285-D		N/A	Breakers	Pass	TBD
PDP-4	CEP	277/480v	1200A	Good / Dirty	1994	Cutler Hammer	KB412B	LF4430310-A	GFI Tested in 1994	Fused	Pass	TBD
DATS-8	Elec Rm 2	120/208v	800A	Good	2006	Cummins	0TPCD-55499	A020323363	N/A	Breaker	Pass	TBD
PDP-3	Basement	277/480v	225A	Good	N/A	Square D	NEHB4MW		N/A	Breaker	Pass	225A
PDP-2	Basement	277/480v	600A	Old / Dirty	N/A	GE				Fused	Pass	TBD
2E15A	Exterior Rm	120/208v	225A	Great	2009	Square D	NQ		N/A	Breakers	Pass	TBD
2E15B	Exterior Rm	120/208v	225A	Great	2009	Square D	NQ		N/A	Breakers	Pass	TBD

Equipment Name	Wire Visual Inspection	Grounding Integrity	Environmental Conditions	Compliance with NEC	Maintenance History	Recommendations/Actions Required
MDP-1	Good - No cracks	Yes	Outside on Pad	Yes	N/A	Clean out
PDP-1	Good - No cracks	Corrosion	Outside on Pad	Yes	N/A	Demo/remove only feeding a 30A trash compator
MDP-2A	Good - No cracks	Yes	Outside on Pad	TBD	N/A	Needs a new GFCI test
MDP-2B	Good 2006	Yes	Inside	Yes	N/A	Needs cleaned
PDP-4	Good 1994	Yes	Outside on Pad	TBD	N/A	Needs a new GFCI test
DATS-8	Needs replaced	Yes	Inside	Yes	N/A	Wire bend radius exceeded & damaged
PDP-3	Good	Yes	Inside	Yes	N/A	Could use this as our lighting panel
PDP-2	N/A	N/A	Inside	Yes	N/A	Could use this for Mech equipment
0						
2E15A	Good 2009	Yes	Inside	Yes	N/A	Clean
2E15B	Good 2009	Yes	Inside	Yes	N/A	Clean
0						

EXHIBIT P:
PLUMBING EXISTING CONDITIONS REPORT

Spalding building is steam mechanically, new hot water boilers would tie into existing system in place

Fire alarm maybe able to remain in existing area we are not touching

1940's (date unknown)

1959/1960's - Pediatric Addition

1967 - Hospital Addition

1984 - Addition

1986 - Addition / Reno.

1992 - Medical Office & Hospital Addition

1996 - District Office Addition

1998 - Acute Care Addition + 1st Floor Shelled Space

1999 - 1st Floor Build-Out + Canopy

unknown date - 2nd Level Addition

22

main electrical room

Green is shown as existing on 1987 drawing. 6" main. Did not see any indications of cleanouts on this run.

Could not scope drains in this area. Clean out plugs could not be removed.

Parallel run shown on 1987 drawing of 4".

Could not scope drains in this area. Clean out plugs could not be removed. Not sure if this is the 1940's line or 1983.

Rough estimate of sewer main. Blue is from the 87 and 93 remodel.

26

25

23

24

1

2

3

4

5

6

14

13

12

11

10

9

8

7

Could not scope drains in this area. Clean out plugs could not be removed.

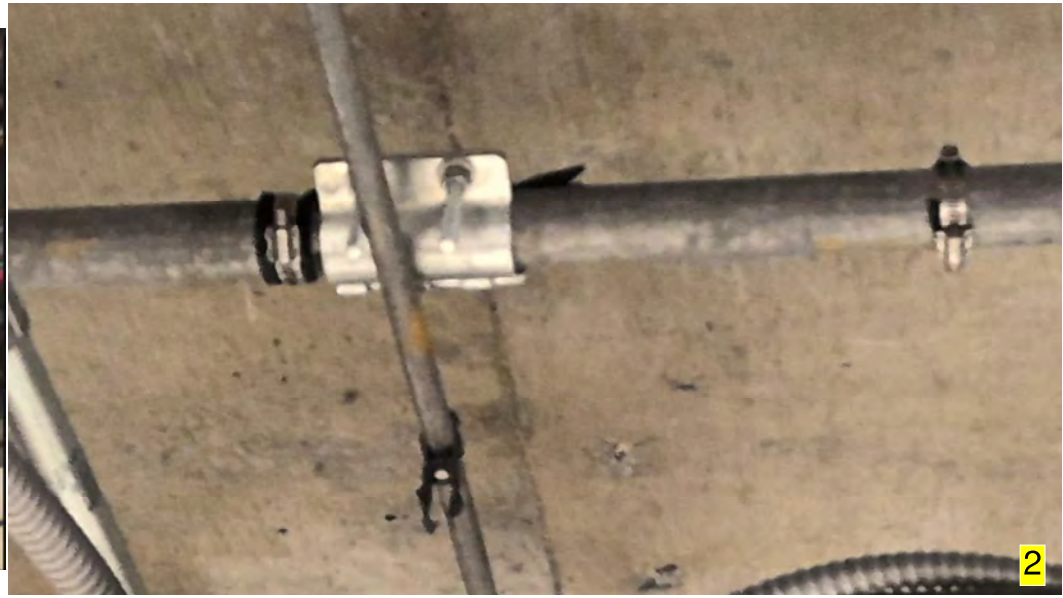
This is the only area we were able to scope sewer. Sewer depth in this area roughly 8'-0" Below Finish Floor.

Columns + exterior walls were built in 1998 and shelled. Full interior build-out was in 1999

1940's (date unknown)
1959/1960's - Pediatric Addition
1967 - Hospital Addition
1984 - Addition
1986 - Addition / Reno.
1992 - Medical Office & Hospital Addition
1996 - District Office Addition
1998 - Acute Care Addition + 1st Floor Shelled Space
1999 - 1st Floor Build-Out + Canopy
unknown date - 2nd Level Addition
16, 17
19, 20, 21, 22
18

Photo #	Description
1	Galvanized pipe used for main water line. No longer industry standard. Typical material is pex or copper.
2	Patches on galvanized water line. Water line is failing. Recommend changing all galvanized water line out to new material.
3	Patches on galvanized water line. Water line is failing. Recommend changing all galvanized water line out to new material.
4	Dissimilar metals, no isolator causing electrolysis. Failure point in pipe.
5	Dissimilar metals causing electrolysis. Failure point in pipe.
6	Patches on galvanized water line. Water line is failing. Recommend changing all galvanized water line out to new material.
7	Old Galvanized piped into cast iron drain line. Dissimilar material causing pipe to breakdown.
8	Hydronic piping is leaking. Black iron pipe is breaking down do to improper use of treated water. Not recommend for use.
9	Dissimilar metals causing electrolysis. Failure point in pipe.
10	Dissimilar metals causing electrolysis. Failure point in pipe.
11	Dissimilar metals causing electrolysis. Failure point in pipe.
12	Dissimilar metals causing electrolysis. Failure point in pipe.
13	Dissimilar metals causing electrolysis. Failure point in pipe.
14	Dissimilar metals causing electrolysis. Failure point in pipe.
15	Dissimilar metals causing electrolysis. Failure point in pipe.
16	Picture of a hydronic line showing corrosion and breaking down from inside of pipe. Internal pipe has been exposed to the elements.
17	Old aged equipment that is breaking down and piping connected to this equipment. All should be replaced. Past its life expectancy.
18	Old aged equipment that is breaking down and piping connected to this equipment. All should be replaced. Past its life expectancy.
19	Old aged equipment that is breaking down and piping connected to this equipment. All should be replaced. Past its life expectancy.
20	Existing steam generator indicating the age of the equipment, past its life expectancy.
21	Leaking pipe and causing corrosion. Needs replaced.
22	Dissimilar metals causing electrolysis. Failure point in pipe.
23	Broken black pipe of hydronic system. Shows corrosion and failure of pipe.
24	Dissimilar metals and old waste lines that needs replaced.
25	Dissimilar metals and old waste lines that needs replaced.

OXYGEN
1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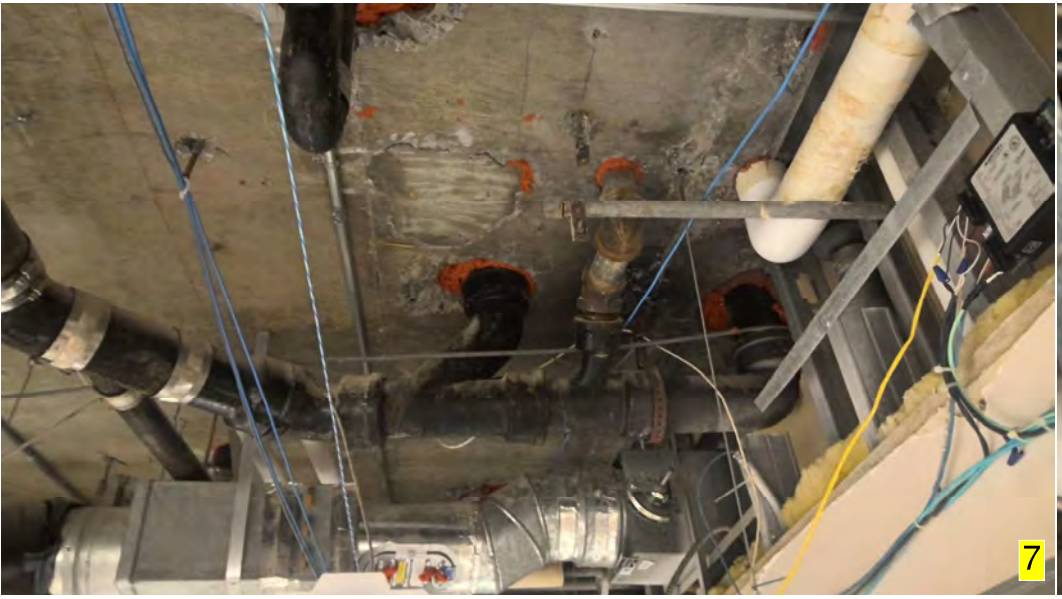
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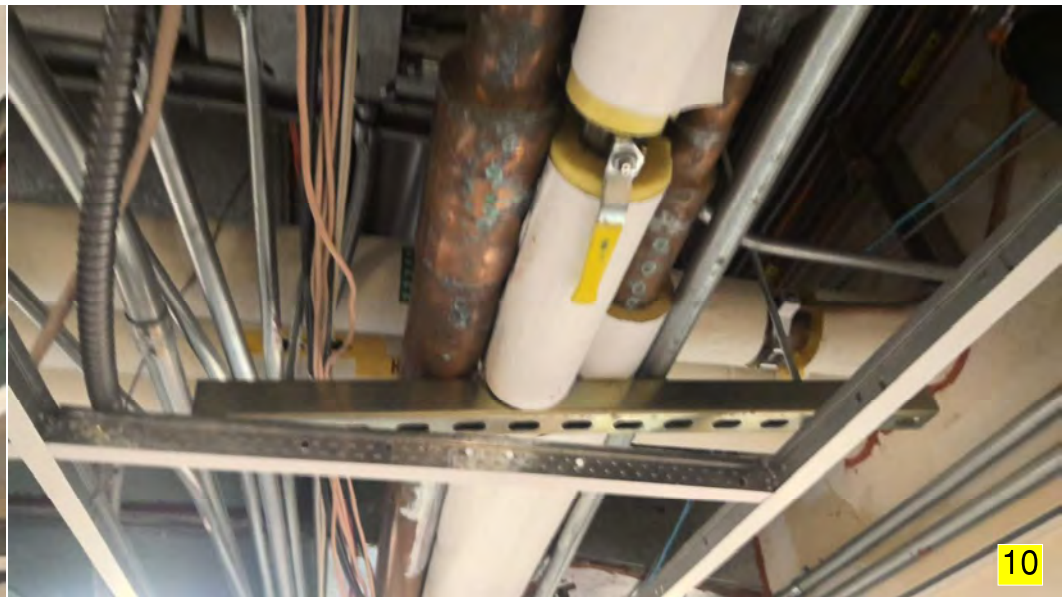
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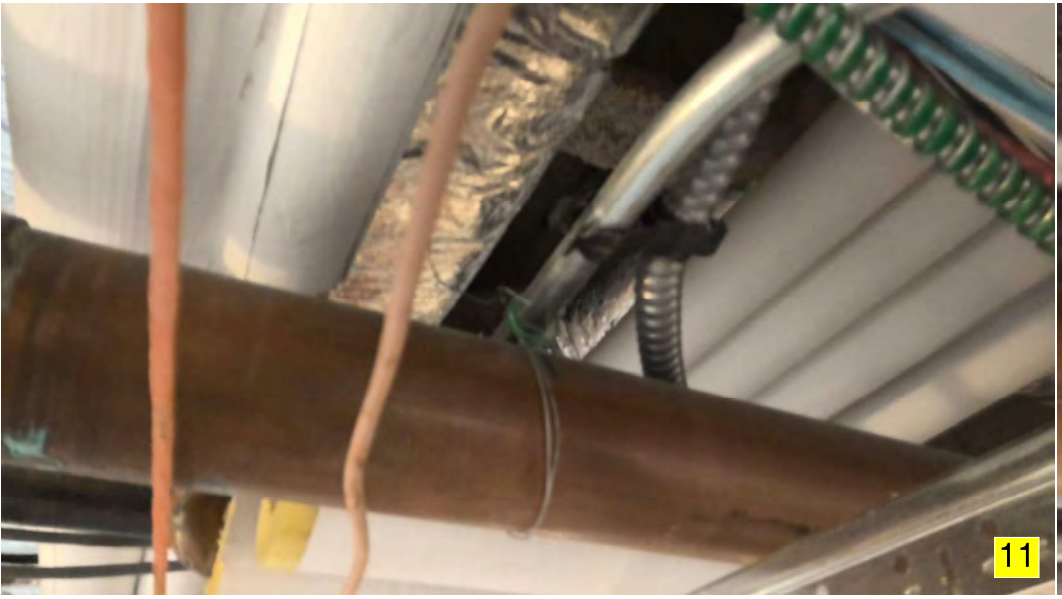
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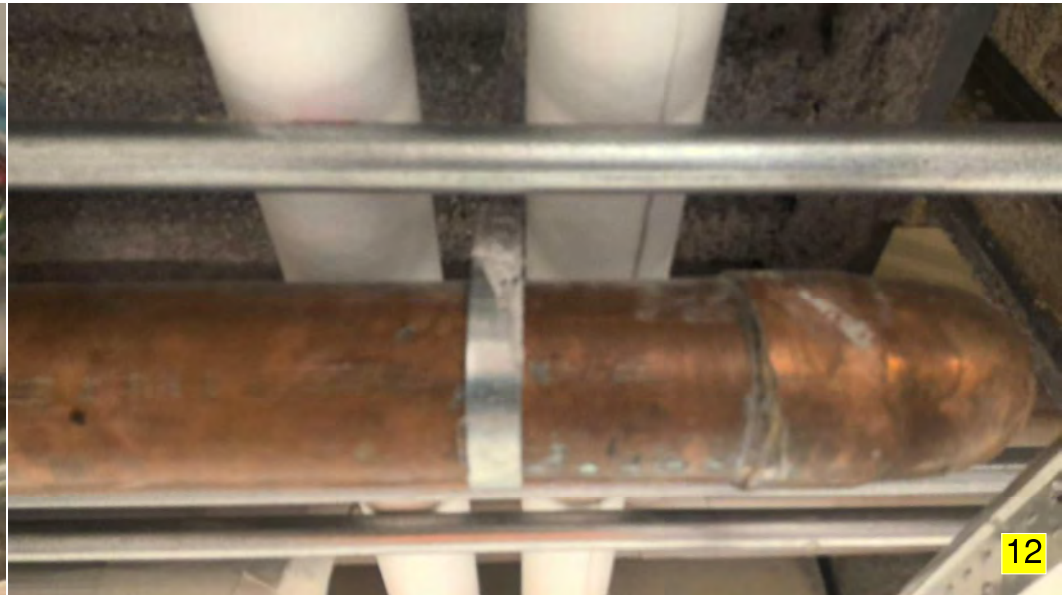
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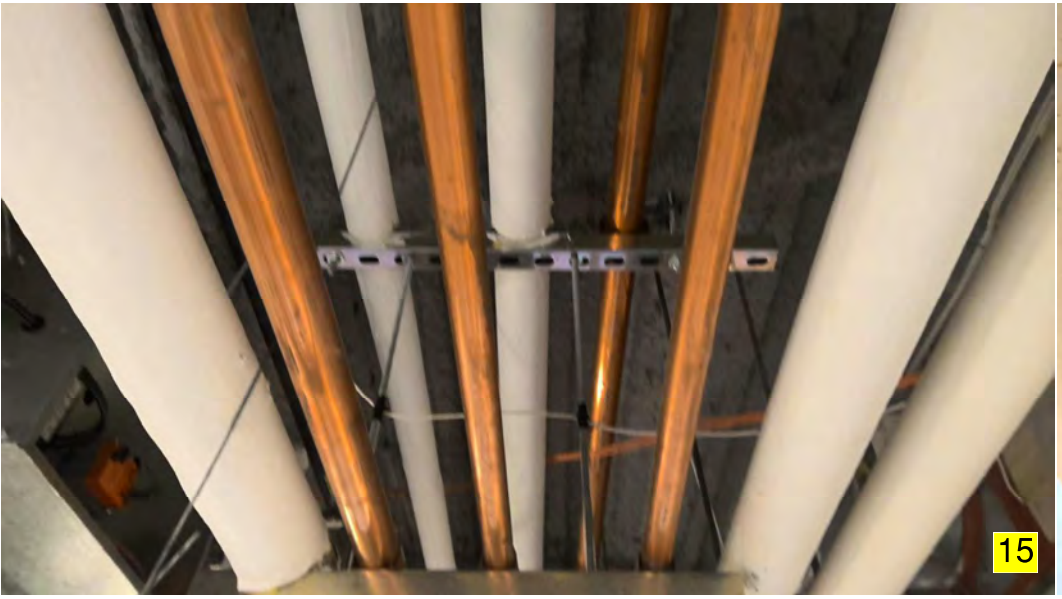
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HEATING RETURN
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EXHIBIT Q:
A3 - EXISTING BUILDING & SITE SELECTION

Columbia Valley Center for Recovery
Benton County

CHOOSING BY ADVANTAGES - EXISTING BUILDING & SITE SELECTION
December 22, 2023 REV 3

BACKGROUND:
Bouten Construction has been retained by Benton County as the progressive design-builder (PDB) for the Columbia Valley Center for Recovery, a project that will consist of multiple sites and program components.

This behavioral health facility will provide both medical withdrawal management services and inpatient residential substance use disorder treatment for persons with and without co-occurring mental health issues.

The sites selected for possible renovation are located at 10 E. Bruneau Ave. and/or 900 S. Auburn St., both in Kennewick. At the Bruneau site is an existing 20,000 SF warehouse that would be repurposed into a two-story, 40,000 SF facility. Site work would include all utilities, parking lot, landscaping, lighting, and access. The Auburn site would include the build-out of a residential treatment facility using 40,000 SF of the existing hospital, with some renovation of the parking lot and entrance if budget allows. Both sites contain hazardous materials and will be further evaluated.

OBJECTIVE:
Utilize the Progressive Design Build delivery method to identify the best value solution for the Behavioral Health Facility for Benton County. The PDB team has been tasked to review two sites to identify and optimize the programing that can be located at one or both sites.

This A3 outlines several criteria and options to identify the best fit solution. Not all criteria or options have been identified herein and further investigation will occur during the validation phase.

CRITERIA:

2021 IBC
2021 WA amendments (WAC 51-50)
- 308.3.3
RTF WAC 246-337
2009 Ansi A117.1-09
2021 WSEC

2018 Mechanical Code
2018 Fuel & Gas code
2018 Plumbing Code
2018 Sprinkler -- NFPA 13
2018 Electrical NFPA 70
WAC 246-338 Generator if used

Chapter 18 - Zoning Ordinance of the City of Kennewick

Health Care Authority Requirements

ANALYSIS

EXISTING BUILDING & SITE SELECTION OPTIONS	CONDITIONS OF SATISFACTIONS	PROGRAM REQUIREMENTS & MASTER PLAN READY (Assumes deed restriction is addressed through operational planning)	SCHEDULE DURATION (Approximate)	CONSTRUCTION REQUIREMENTS & OCCUPANCY TYPE	MECHANICAL AND ELECTRICAL SYSTEM IMPACTS	STRUCTURAL IMPACTS	SITE/ CIVIL IMPACTS	ABATEMENT/ REMEDIATION IMPACT	COST MODELING *(first construction costs)*	PERMITTING & AHJ
OPTION 1: **Bruneau Facility** 	**BETTER** - A project the entire COMMUNITY can be PROUD of. - An environment of peaceful SUPPORT and RECOVERY. - A facility that serves as a MODEL for others to EMULATE. - An EXEMPLARY progressive design-build PROCESS.	**BEST** **PROGRAM REQUIREMENTS:** - 23 Hour Observation - Crisis Stabil/Sub Acute WM - Secure WM / E&T - Residential Inpatient - Reference programming information received from Benton County per memo dated 12/11/2023 **MASTER PLAN READINESS:** - No restrictions on program / use. - Limited space for future development - Disruption to neighboring tenants	**BETTER** **Design:** Schematic Design - 6 weeks Design Develop - 8 weeks Construction Documents - 10 weeks Total: 24 weeks ~ 6 months Shortest design duration since existing building is a blank slate **Construction:** 15 Month duration Potentially for a shorter schedule duration (dependent on extent of required structural/utility upgrades, utilities and MEPF with neighboring tenants) Overall duration - 21 months	**BETTER** **CONSTRUCTION REQUIREMENTS:** - 20,000 sf addition needed to accommodate program. - 2-hr fire wall at adjacent building & where building is on the property line needs to be added and extended 30" above roof. - Significant code required structural upgrades (See structural impacts) - Significant Site & Utility upgrades (See Site / Civil Impacts) **OCCUPANCY TYPE:** -Occupancy type Group I-1 Condition 2 - IIB Construction type - Non combustible construction, no need to fireproof structural frame, floors or roof. - Allowable floor area: 30,000 sf/floor in fully sprinklered building.	**BETTER** - Currently no existing MEP systems - All new MEPF systems needed - Design to include utility connections - Design per new energy code - Limited flexibility due to existing structure, envelope and roof assembly	**GOOD** - Assumes no need for immediate structural upgrades. - Newer area of building comprised of structural steel/SOMD has potential to avoid major structural upgrades and provide the most design flexibility without much rework overall - Noticed several areas where concrete beams or decks may be compromised. and will need to be extensively analyzed/reviewed - Potential of unknown structural conditions and surprises buried within the building.	**GOOD** - Unknown utilities and viability – upgrading to allow for 40+ units/bathrooms may pose significant cost/schedule impacts - Access issues - Parking issues - Limited space available for future development and programs - Potential to uncover impacted soils while upgrading underground infrastructure - Water and Sewer Easement needed - 10' apart. Sewer line 30" dia and 20' deep. - Parcel C does not front a roadway - Alder is an alley. Alley also to the North. - Site improvements are under discussion - Is the Car wash site an option for purchase to allow for Bruneau access in the event the alleyways are not feasible or allowable?" Benton County would not like to explore this option. - County to determine if owner's to north and owner to south are willing to have Benton County dedicate per city access requirements. This will require easements, relocation of overhead power, street, and curb upgrades." Benton County would not like to explore this option.	**BETTER** - See abatement report for details - Abatement to include caulking, fibrous material on the floors, - Black mastic on the plastic panels and cork boards - Roof membrane - Lead paint, flourescent lights, ballasts with PCB's	**BETTER** **Design-Build Cost:** ROM $25.8MM - $33MM **Design Cost:** High due to structural, envelope and MEP **Construction Cost:** High **Owner Soft Cost:** TBD	**BETTER** **City:** - Pre-application Review - Considerable site and access needs with Bruneau **Fire Marshall:** - Pre-application Review - Site walkthrough prior to permitting - Need to determine how to handle fire speration and access with existing adjacent buildings **DOH:** Requires DOH approval and functional plan (all options / sites same)
OPTION 2: **Bruneau plus Auburn** 	**GOOD** - A project the entire COMMUNITY can be PROUD of. - An environment of peaceful SUPPORT and RECOVERY. - A facility that serves as a MODEL for others to EMULATE. - An EXEMPLARY progressive design-build PROCESS.	**BETTER** **Programs at Bruneau:** - 23 Hour Observation - Crisis Stabil/Sub Acute WM - Secure WM / E&T **Program at Auburn:** - Residential Inpatient - Reference programming information received from Benton County per memo dated 12/11/2023 **MASTER PLAN READINESS:** **Bruneau:** - Would have room for added services (current program split between Auburn and Bruneau). - No restrictions on program / use. - Disruption to neighboring tenants **Auburn:** - Would have room for added services and possible infrastructure ready for added services and expansion of services. - No neighboring tenants. - Current deed restriction limits program use.	**GOOD** **Design:** Schematic Design - 9 Weeks Design Develop - 10 Weeks Construction Documents - 16 Weeks Total: 35 weeks ~ 8 months Longest design duration due to: -As-building and working within an existing facility -Two separate buildings require separate design documents, added work and cost **Construction:** 18 month duration Both sites would be built concurrently, phased starts / finish Overall duration - 26 months (longest duration)	**GOOD** **CONSTRUCTION REQUIREMENTS:** **Bruneau:** - See above description in Option 01 **Auburn:** - Separation of occupied / unoccupied areas w/ 1-hour fire barrier may not align with existing rated walls. - Occupied areas need independent circulation & exiting from unoccupied areas. This may require including additional space in the occupied side to use existing exit paths and stairways. - Building needs active fire sprinkler system, including unoccupied areas. - All walls, rated or non-rated, must be stripped down to bear studs to rework MEPF and bring back up within code compliance (all visible rated assemblies were compromised if not destroyed above ceiling height) - All doors and hardware removed and replaced to meet current applicable code and facility demand/occupancy requirements - Window replacement - Exterior skin update and rework - Roofing replacement **OCCUPANCY TYPE:** **Bruneau:** - IIB Construction type - Non combustible construction, no need to fireproof structural frame, floors or roof **Auburn:** - Assumed type 1A - Non combustible construction, fireproofed structure & floors, and roof. Unlimited building area - Newer portions of the building suite I-1 occupancy.	**GOOD** **Bruneau:** - Currently no existing MEP systems - All new MEPF systems needed - Design to include utility connections - Design per new energy code **Auburn:** - Assessment of existing with the understanding 90% of the system and components will need to be upgraded. - Vandalism may require full gut of MEPF systems. - Older portions of the building costly to update - All systems likely to require replacement - May not be able to use 'campus' infrastructure	**GOOD** **Bruneau:** - See Above. **Auburn:** - Assumes no need for immediate structural upgrades. - Older portions of the building costly to update - Increase risk of unknowns (multiple additions). - Compromised structure observed in some areas	**GOOD** **Bruneau:** - Unknown utilities and viability – upgrading to allow for 40+ units/bathrooms may pose significant cost/schedule impacts - Access issues - Parking issues - Limited space available for future development and programs - Potential to uncover impacted soils while upgrading underground infrastructure - Water and Sewer Easement needed - 10' apart. Sewer line 30" dia and 20' deep. - Parcel C does not front a roadway - Alder is an alley. Alley also to the North. - Site improvements are under discussion - Is the Car wash site an option for purchase to allow for Bruneau access in the event the alleyways are not feasible or allowable?" Benton County would not like to explore this option. - County to determine if owner's to north and owner to south are willing to have Benton County dedicate per city access requirements. This will require easements, relocation of overhead power, street, and curb upgrades." Benton County would not like to explore this option. - Water and Sewer Easement needed - 10' apart. Sewer line 30" dia and 20' deep. - Parcel C does not front a roadway - Alder is an alley. Alley also to the North. **Auburn:** - Existing infrastructure will support 40+ units. - Utilities need to be validated - Irrigation Well currently not working (per owner available reports)	**GOOD** **Bruneau:** - See abatement report for details - Abatement to include caulking, fibrous material on the floors, - Black mastic on the plastic panels and cork boards - Roof membrane - Lead paint, flourescent lights, ballasts with PCB's **Auburn:** - See abatement report for details - HVAC duct lining in basement - Fire doors and fire frames - Mastic behind mirrors - Roofing systems	**GOOD** **Design-Build Cost:** ROM $26.5MM - $33.8MM **Design Cost:** High due to multiple sites and permit sets **Construction Cost:** High due to multiple sites **Owner Soft Cost:**TBD	**GOOD** **City:** - Pre-application Review - Requires in-depth review of existing building separations - Considerable site and access needs with Bruneau **Fire Marshall:** - Pre-application Review - Site walkthrough prior to permitting / separation **DOH:**Requires DOH approval and functional plan (all options / sites same)
OPTION 3: **Auburn** 	**BEST** - A project the entire COMMUNITY can be PROUD of. - An environment of peaceful SUPPORT and RECOVERY. - A facility that serves as a MODEL for others to EMULATE. - An EXEMPLARY progressive design-build PROCESS.	**GOOD** **Program:** - 23 Hour Observation - Crisis Stabil/Sub Acute WM (Pending DEED Restriction) - Secure WM / E&T - Residential Inpatient - Reference programming information received from Benton County per memo dated 12/11/2023 **MASTER PLAN READINESS:** **Auburn:** - Would have room for added services and possible infrastructure ready for added services and expansion of services. - No neighboring tenants. - Current deed restriction limits program use.	**BEST** **Design:** Schematic Design - 8 weeks Design Develop - 9 weeks Construction Documents - 13 weeks Total: 30 weeks ~ 7 months **Construction:** 12 Month Duration Shortest Construction duration Overall duration - 19 months (shortest duration)	**BETTER** **CONSTRUCTION REQUIREMENTS:** - Separation of occupied / unoccupied areas w/ 1-hour fire barrier may not align with existing rated walls. - Occupied areas need independent circulation & exiting from unoccupied areas. This may require including additional space in the occupied side to use existing exit paths and stairways. -Building needs active fire sprinkler system, including unoccupied areas. - All walls, rated or non-rated, must be stripped down to bear studs to rework MEPF and bring back up within code compliance (all visible rated assemblies were compromised if not destroyed above ceiling height) - All doors and hardware removed and replaced to meet current applicable code and facility demand/occupancy requirements - Window replacement - Exterior skin update and rework - Roofing replacement **OCCUPANCY TYPE:** - Occupancy type Group I-1 Condition 2 - Assumed type 1A - Non combustible construction, fireproofed structure & floors, and roof. Unlimited building area	**BETTER** - Assessment of existing with the understanding 90% of the system and components will need to be upgraded. - Existing utility infrastructure will likely support 40+ units/bathrooms with minimal rework/updating - Need to design MEPF to met new energy code. - Assumes requirment for nearly the entire building to be updated with fire protection systems regardless of whether they are occupied or not as they are connected to each other. - Potential of so many more unknowns and surprises buried within the building.	**BEST** - Assumes no need for immediate structural upgrades. - Newer area of building comprised of structural steel/SOMD has potential to avoid major structural upgrades and provide the most design flexibility without much rework overall - Noticed several areas where concrete beams or decks may be compromised. and will need to be extensively analyzed/reviewed - Potential of unknown structural conditions and surprises buried within the building.	**BEST** - Existing infrastructure will support 40+ units. - Utilities need to be validated - Irrigation Well currently not working (per owner available reports) - Can re-use and re-fresh most of the existing site	**BEST** - See abatement report for details - HVAC duct lining in basement - Fire doors and Fire frames - mastic behind mirrors - Roofing systems	**BEST** **Design-Build Cost:** ROM $19.2MM - $24.6MM **Design Cost:** High due to separation design, as-builting and MEP re-design **Construction Cost:** Mid range **Owner Soft Cost:** TBD	**BETTER** **City:** - Pre-application Review - Requires in-depth review of existing building separations **Fire Marshall:** - Pre-application Review - Site walkthrough prior to permitting / separation **DOH:**Requires DOH approval and functional plan (all options / sites same)
OPTION 4: 40K SF New Building at Either Site 	**BEST** - A project the entire COMMUNITY can be PROUD of. - An environment of peaceful SUPPORT and RECOVERY. - A facility that serves as a MODEL for others to EMULATE. - An EXEMPLARY progressive design-build PROCESS.	**GOOD** **Program:** - 23 Hour Observation - Crisis Stabil/Sub Acute WM (Pending DEED Restriction) - Secure WM / E&T - Residential Inpatient - Reference programming information received from Benton County per memo dated 12/11/2023 **MASTER PLAN READINESS:** -Allows for new, efficently layed out program and support space, maximizing sf use at either site. -County can determine size of each facility to create foundational program for each site	**BETTER** **Design:** Schematic Design - 8 weeks Design Develop - 9 weeks Construction Documents - 13 weeks Total: 30 weeks ~ 7 months **Construction:** 18 Month duration Overall duration - 25 months	**BEST** **CONSTRUCTION REQUIREMENTS:** **Bruneau:** - New Construction **Auburn:** - New Construction **OCCUPANCY TYPE:** **Bruneau:** - IIB Construction type - Non combustible construction, no need to fireproof structural frame, floors or roof **Auburn:** - Assumed type 1A - Non combustible construction, fireproofed structure & floors, and roof. Unlimited building area	**BEST** - All new MEP systems - Allows for most effiecent MEP design with new energy code - Can incorproate exterior envelope and roof insulation systems to support new energy code - May allow for longer term energy savings to owner	**BETTER** - All new foundations and structural. Can incorporate best structural design into new facilities - Requires full structural design with permitting	**BETTER** - Would require demolition of existing site components and possible portions of existing buildings and site infrastructure - All new site work required, may be able to re-use portions of the site	**BEST** - Minimal abatement needed for new buildings - Bruneau site would require full abatement - Need to determine if there are any site hazardous materials with geotech - May or may not include abatement of existing facilities	**GOOD** **Design-Build Cost:** ROM $27.7MM - $35.4MM **Design Cost:** All new construction, foundation, utilities, exterior, etc. **Construction Cost:** High - all new construction **Owner Soft Cost:** TBD	**BEST** **City:** - Pre-application Review - Standard permitting process - Would require split permit packages (IE Civil, Structural to meet schedule timeframes) **Fire Marshall:** - Pre-application Review - Site walkthrough prior to permitting **DOH:**Requires DOH approval and functional plan (all options / sites same)

EXHIBIT R:
A3 - PRE-VALIDATION - PROGRAM & BUDGET ALIGNMENT

Pre-Validation Program and Building Area Evaluation Summary
Columbia Valley Center for Recovery
Progressive Design-Build | Validation Phase

March 19, 2024

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OPTION 1 - BRUNEAU PROPERTY

PROGRAM AND COST

BLDG & PROGRAM AREA
Building
20,000
Program Area
22,500 - 27,000

*Cost/SF Values based on 24,500SF

BUDGET BREKDOWN

ITEM	TOTAL	COST/SF
Site and Demolition	$ 1,349,273	$ 55
Structure	1,395,372	57
Envelope	1,699,677	69
Interiors	4,181,750	171
Equip. & Specialties	852,535	35
Mechanical	2,888,798	118
Electrical	2,366,768	97
Subtotal	$ 14,734,173	$ 601
D/B Fees, GC's, Cont.	$ 8,255,744	$ 337
Total	$ 22,989,917	$ 938

GRADING

PROGRAM AREA	COST
RISKS (UNKNOWNS)	DURATION

DESIGN AND COST FACTORS

*costs shown represent direct cost values

1. $500k in additional site improvement costs compared to other options
2. $1.2M in additional structural costs based on structural analysis; includes adding a mezzanine
3. $800k in additional skin costs compared to other options
4. $2.5M total in added cost as compared to other options equates to 4k-5k in less program
5. Site does not work without purchasing adjacent property and/or major code variances from City
6. Significant program challenges with lack of ability to add windows, courtyards and natural daylight. One of our conditions of excellence.

BUDGET AND SCOPE SUMMARY

Significant renovation to the existing warehouse building and site at the Bruneau site to accommodate program.

1. Change of occupancy does require WSEC full compliance
2. Utilization of primarily the main level due to the high cost of structure to create a full second floor
3. Mezzanine or second floor space figured at roughly 2,500 sf to accommodate absolute minimum program area(s)
4. All new MEP systems
5. Removal of existing slab (up to 2' thick) to expose existing foundations and install underground plumbing
6. Abatement and select demolition of the existing interior and infill panels and walls
7. New structural system to support roof and tie-in existing walls to roof structure
8. Removal of existing CMU and infill of envelope with framing and cladding system
9. Addition of canopy / drop off and entry area
10. Utility connections to alley or adjacent street
11. New roof system
12. Build up of parapets for roof insulation requirements and safety on roof
13. New exterior framing and cladding system

Excludes
1. Full new street or access from main streets
2. Utility connections beyond existing adjacent access points or right of way
3. Protection or select removal of adjacent structures if required
4. Removal, replacement or repair of existing roof mechanical raceways or supports

EXISTING CONDITIONS ASSESSMENT

BUILDING ASSESSMENT
1. Significant renovation required to the existing warehouse at the Bruneau site to accommodate program
2. Thick or large (unknown) foundations may complicate under-slab utilities.
3. The building does not meet current code requirements
4. The gravity support for the roof framing does not rely on the perimeter walls.
5. The roof structural assembly does not currently allow for roof top units or solar ready accommodations
6. The existing one-story building is tall enough that a second floor could be added inside the building
7. Concrete frames with masonry infill have historically not performed well during seismic events
8. It is likely the connection between the existing wall and existing roof will need to be strengthened.

MECHANICAL ASSESSMENT
1. There are no existing mechanical systems therefore not assessed

ADVANTAGES
1. No known restrictions on program/use

RISKS
1. Extensive structural & envelope upgrades
2. Limited site area for parking/drop-off
3. Access challenges from street
4. Limited space for future development
5. Disruption to neighboring businesses

OPTION 2 - HOSPITAL AREA

PROGRAM AND COST

BLDG & PROGRAM AREA
Building
27,000 - 45,000
Program Area
27,000 - 32,000

*Cost/SF Values based on 29,000SF

BUDGET BREKDOWN

ITEM	COST	COST/SF
Site and Demolition	$ 822,879	$ 28
Structure	161,491	6
Envelope	891,881	31
Interiors	4,129,769	142
Equip. & Specialties	1,882,992	65
Mechanical	4,026,506	139
Electrical	2,644,000	91
Subtotal	$ 14,559,518	$ 502
D/B Fees, GC's, Cont.	$ 8,426,944	$ 291
Total	$ 22,986,462	$ 793

GRADING

PROGRAM AREA	COST
RISKS (UNKNOWNS)	DURATION

DESIGN AND COST FACTORS

*costs shown represent direct cost values

1. $800k in additional costs to upgrade the existing, adjacent building fire alarm and fire sprinklers
2. $500k in interior demolition
3. $500k in repairs to roof and addressing exterior envelope, sealants and painting
4. $800k in window replacements
5. $250k included exterior site improvements

BUDGET AND SCOPE SUMMARY

Renovation and build-out of existing space within the original Hospital. Includes reuse of the existing layout and building systems to their fullest extent if possible, repair or replace failed systems, and provide repairs to the exterior.

1. Change of occupancy does not require WSEC full compliance
2. Assumes MEP budgets may allow re-use of existingMEP systems OR new MEP with design to budget approach
3. Exterior EIFS repairs include 'targeted approach' per RDH
4. Penthouses require a full stucco replacement
5. Re-coating of CMU walls
6. Replace exterior joints and seals
7. All new windows for program area only
8. Sloped glazing area to remain with new sealants only
9. New waterproofing and flashing around windows with window replacements
10. Patch and re-finish exterior doors and replace storefront entries for program area only
11. Exterior renovations limited to program areas
12. Renew roof and joint sealants and provide targeted repairs (not recommended)
13. Existing parking lights to remain
14. Includes abatement and demo within program area
15. Exterior envelope consultant and mockup
16. Allowance of EIFS and stucco repair of 10% and includes resealing and repainting building
17. 70K allowance for roof repairs or roughly 5000SF
18. Assuming pre-action system for shelled space. Will need AHJ approval for this approach
19. Emergency radio antenna system per pre-dev meeting. Will need confirmation from Fire Marshall
20. $250K for site restoration: restore landscape at 10th and Spaulding only
21. Entrance drive aprons and sidewalk repair to bring these areas up to code, asphalt seal and patch
22. Assumes existing utilities are adequate to support infrastructure and new program area
23. No repairs to glazing, EIFS, stucco, roofing or building structure outside of program area
24. Non program space to remain as is, with exception to sprinkler, fire alarm and DAS
25. 75K allowance for structural repair for deficiencies noted

Excludes
1. Comprehensive envelope replacement or over cladding of exterior envelope
2. Roof replacements
3. Replacement or removal and re-building of exterior penthouses
4. Removal, replacement or repair of existing roof mechanical raceways or supports

EXISTING CONDITIONS ASSESSMENT

BUILDING ASSESSMENT
1. Reference RDH report dated March 15, 2024
2. Exterior wall cladding is nearing the end of its effective service life
3. Roof membrane - fair to poor condition
4. Exterior sealants weathered and beginning to fail
5. Evidence of condensation at wood windows, however in fair condition
6. Water damaged and light corrosion of fasteners observed at interior wall of gypsum and steel studs
7. Roof exhibits widespread puncture damage and signs of heat related aging factors
8. Targeted and phased repair and maintenance work may be possible, risk of future maintenance costs
9. Indications from abatement trad partner with ceilings removed may require further abatement than PBS survey
10. Examples of other areas to abate include caulking, vermiculite CMU fill (if present), MEP insulation, flooring adh.

MECHANICAL ASSESSMENT
1. The mechanical trade partner (TEM, BNB, MSI) performed a brief visual survey of the existing mechanical systems in the Auburn facility. The observations noted in the WAVE report were generally consistent with our team's observations. Most notably was the age, condition and status of the equipment. Aside from several critical items having already irreparably failed (steam boiler for example), and others in varying states of failure (chillers, pumps, piping, etc.), the vast majority of the equipment is at or beyond the end of service life. This was also consistent with the WAVE report which noted on average most equipment had 1 to 3 yrs of service life remaining, three years ago.
2. While the WAVE report suggests some equipment could be repaired (complete rebuild of Chiller #3 for example), such an approach the entire system would be cost prohibitive and would saddle the owner with ongoing and escalating repair costs as well as system outages as other parts of the system continue to fail.
3. In addition to the equipment, the piping condition is also highly suspect as some is sitting empty (chilled water piping to the yard) and other areas ran with untreated water for several years. Without good service records, it is impossible to know the condition of all the piping, but we are confident that it will prove to be highly problematic going forward. Even if leaks do not become an issue, the internal corrosion will create sediment in the system that will absolutely cause problems with any new control valves and will foul any new coils in air handlers, and these types or problems are difficult to diagnose by maintenance staff so we could expect on-going calls to contractors and engineers for years to come as the system performance drops off and becomes erratic.
4. It is therefore the trade partner's professional opinion that the entire steam/heating water/chilled water systems need to be replaced at a minimum. The exact cost is not known at this early stage, but in comparison to other options a boiler/chiller system is always more expensive than a VRF system for example. And given the complexities and logistics specific to the Auburn facility, that difference in cost could be substantial. We suggest the team/owner consider all options before committing to a new boiler chiller system.

ADVANTAGES
1. Renovation and re-use of the existing facility consistent with public communications to date
2. Replacement of equipment with like-in-kind may minimize the cost impacts of the 2021 Energy Code
3. Multiple floors / areas allows for current / future RTF configuration
4. May be able to utilize existing windows with with city noting that WSEC compliance for existing facilities is not required

RISKS
1. Life expectancy of equipment that remains - well into or past service life.
2. Systems have been sitting idle for several years - corrosion and other damage.
3. Future "Clean Building" upgrades to MEP systems may still be required by 2028.
4. Cost expended for exploration and repair (depends on the amount of equipment that can be reused vs replaced)
5. Older systems and envelope will be more costly to operate and maintain.
6. Exterior envelope enclosure repair vs. replace; lacks full system warranty and potential need for annual repairs
7. Multiple roof systems; require 3-6 separate manufacturer details and repair requirements
8. Repair of partial exterior areas and new windows and doors at program areas pose a risk with existing conditions
9. Schedule impacts pending unknown risks

OPTION 3 - SPAULDING AREA

PROGRAM AND COST

BLDG & PROGRAM AREA
Building
29,000 - 50,000
Program Area
29,000 - 36,000

*Cost/SF Values based on 34,500SF

BUDGET BREKDOWN

ITEM	TOTAL	COST/SF
Site and Demolition	$ 686,568	$ 20
Structure	51,325	1
Envelope	893,595	26
Interiors	4,160,273	121
Equip. & Specialties	1,581,128	46
Mechanical	4,509,547	131
Electrical	2,732,557	79
Subtotal	$ 14,614,993	$ 424
D/B Fees, GC's, Cont.	$ 8,378,769	$ 243
Total	$ 22,993,762	$ 666

GRADING

PROGRAM AREA	COST
RISKS (UNKNOWNS)	DURATION

DESIGN AND COST FACTORS

*costs shown represent direct cost values

1. $700k to upgrade the existing, adjacent building fire alarm and fire sprinklers $ 0.57
2. $425k in interior demolition
3. $500k in repairs to roof and addressing exterior sealants and painting
4. $850k in window replacements
5. $250k included exterior site improvements

BUDGET AND SCOPE SUMMARY

Renovation and build-out of existing space within the Spaulding building, delineation between the hospital space to be determined. This option may include the first floor only or partial or full use of other floors.

1. Change of occupancy does not require WSEC full compliance
2. Includes multiple options for layout vs. the hospital area
3. No abatement within space
4. Exterior envelope consultant and mockup
5. Allowance of EIFS repair 10% but includes resealing and repainting Building
6. Allowance for Roof repairs 25%
7. Assuming pre-action system for shelled space. Will need AHJ approval for this approach
8. Emergency radio antenna system per pre-dev meeting. Will need confirmation from Fire Marshall
9. $250K for site restoration: restore landscape at 10th and Spaulding only
10. Entrance drive aprons and sidewalk repair to bring these areas up to code, asphalt seal and patch
11. Assumes existing utilities are adequate to support infrastructure and new program area
12. Existing parking lights to remain
13. No repairs to glazing, EIFS, stucco, roofing or building structure outside of program area
14. Non program space to remain as is, with exception to sprinkler, fire alarm and DAS
15. Demolition of partial program area; assumes some areas / walls may be re-used

Excludes
1. Comprehensive envelope replacement or over cladding of exterior envelope
2. Roof replacements
3. Replacement or removal and re-building of exterior penthouses
4. Removal, replacement or repair of existing roof mechanical raceways or supports
5. Temporary removal, relocation or replacement of Verizon antenna during construction

EXISTING CONDITIONS ASSESSMENT

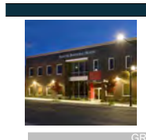
BUILDING ASSESSMENT
1. RDH has not completed an ASSESSMENT of Spaulding. Assume 'better' condition than hospital based on team review
2. Exterior wall cladding is nearing the end of its effective service life
3. Roof membrane - fair to poor condition
4. Exterior sealants weathered and beginning to fail
5. Evidence of condensation at some windows, however in fair condition
6. No visible water damage noticed on exterior to the extent found at the hospital
7. Roof and penthouse exhibits widespread puncture damage and signs of heat related aging factors
8. Targeted and phased repair and maintenance work may be possible, risk of future maintenance costs

MECHANICAL ASSESSMENT
1. The mechanical trade partner (TEM, BNB, MSI) performed a brief visual survey of the existing mechanical systems in the Auburn facility. The observations noted in the WAVE report were generally consistent with our team's observations. Most notably was the age, condition and status of the equipment. Aside from several critical items having already irreparably failed (steam boiler for example), and others in varying states of failure (chillers, pumps, piping, etc.), the vast majority of the equipment is at or beyond the end of service life. This was also consistent with the WAVE report which noted on average most equipment had 1 to 3 yrs of service life remaining, three years ago.
2. While the WAVE report suggests some equipment could be repaired (complete rebuild of Chiller #3 for example), such an approach the entire system would be cost prohibitive and would saddle the owner with ongoing and escalating repair costs as well as system outages as other parts of the system continue to fail.
3. In addition to the equipment, the piping condition is also highly suspect as some is sitting empty (chilled water piping to the yard) and other areas ran with untreated water for several years. Without good service records, it is impossible to know the condition of all the piping, but we are confident that it will prove to be highly problematic going forward. Even if leaks do not become an issue, the internal corrosion will create sediment in the system that will absolutely cause problems with any new control valves and will foul any new coils in air handlers, and these types or problems are difficult to diagnose by maintenance staff so we could expect on-going calls to contractors and engineers for years to come as the system performance drops off and becomes erratic.
4. It is therefore the trade partner's professional opinion that the entire steam/heating water/chilled water systems need to be replaced at a minimum. The exact cost is not known at this early stage, but in comparison to other options a boiler/chiller system is always more expensive than a VRF system for example. And given the complexities and logistics specific to the Auburn facility, that difference in cost could be substantial. We suggest the team/owner consider all options before committing to a new boiler chiller system.

ADVANTAGES
1. Renovation and re-use of the existing facility consistent with public communications to date
2. Replacement of equipment with like-in-kind may minimize the cost impacts of the 2021 Energy Code
3. Multiple floors / areas allows for current / future RTF configuration
4. May be able to utilize existing windows with with city noting that WSEC compliance for existing facilities is not required
5. Utilizes power from both the Hospital and existing Spaulding building to reduce new power service needs

RISKS
1. Safety concerns with Verizon cellular equipment needs to be mitigated.
2. Needs new roof system and glazing
3. Exposing exterior wall
4. Inefficiency for program layout from exist building configuration
5. Schedule impacts pending unknown risks
6. Life safety upgrades required in shelled space
7. Energy code update to existing building

OPTION 4 - NEW BUILDING (FOR COMPARISON ONLY)



PROGRAM AND COST

BLDG & PROGRAM AREA
Building
24,500
Program Area
24,500

*Cost/SF Values based on 24,500SF

BUDGET BREKDOWN

	TOTAL	COST/SF
Direct Costs	$ 14,600,000	$ 596
D/B Fees, GC's, Cont.	$ 8,378,769	$ 342
Total	$ 22,978,769	$ 938

GRADING

PROGRAM AREA	COST
RISKS (UNKNOWNS)	DURATION

DESIGN AND COST FACTORS

1. New building TBD

BUDGET AND SCOPE SUMMARY

New building comparison while leaving the existing facility in place as is.

1. Requires full compliance with the 2021 WSEC
2. Structural steel frame, slab on grade, frost footings, single or two-story meeting code required occupancy needs
3. Site area within 20' of building to match to existing site
4. Mechanical systems and service to meet current codes
5. Exterior and roof assemblies meeting current codes
6. Design to accommodate future growth to add to building
   Further detail for building systems (if selected) to accommodate validation report

Excludes
1. Demoltion or abatement of existing buildings
2. Site revisions or landscaping beyond new building

EXISTING CONDITIONS ASSESSMENT

BUILDING ASSESSMENT
1. No existing site conditions ASSESSMENT for potential building locations has been completed

MECHANICAL ASSESSMENT
1. Not applicable

ADVANTAGES
1. New building on same site
2. Ability to locate the building and entrances wherever creates best use of the existing site
3. Utilizes existing parking lot grades and potential entrances.
4. Can plan for future RTF designations and design building around this requirement
5. Most efficient program space
6. Increased energy efficiency and long term reduction of operational costs (Benton County to verify)
7. Eliminates need to maintain existing central plant / chillers or electrical service for program space

RISKS
1. Demo of or portions of the existing facility may be required
2. Connections to existing utility locations >20' from building
3. Traffic study
4. Hazardous materials at area of new building

EXHIBIT S:
AUBURN - CIVIL SITE EXHIBIT

THREE RIVERS BEHAVIORAL HEALTH RECOVERY CENTER - KGH PROPERTY

Scale 1" = 50'

0 25 50 100

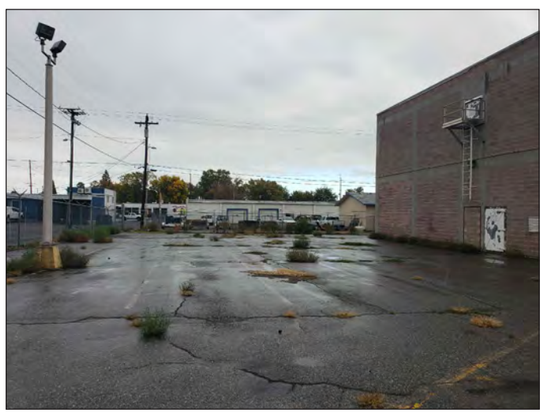
PBS Engineering and Environmental Inc.
400 Bradley Blvd. Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

Filename: L:\Projects\66000\66520\66520-000\Civil\CAD\Working\Exhibits\SiteExhibit_KGH.dwg Layout Tab: LAYOUT1 (2) User: Amy Nickaus CAD Plot Date/Time: 2/7/2024 6:27:49 PM

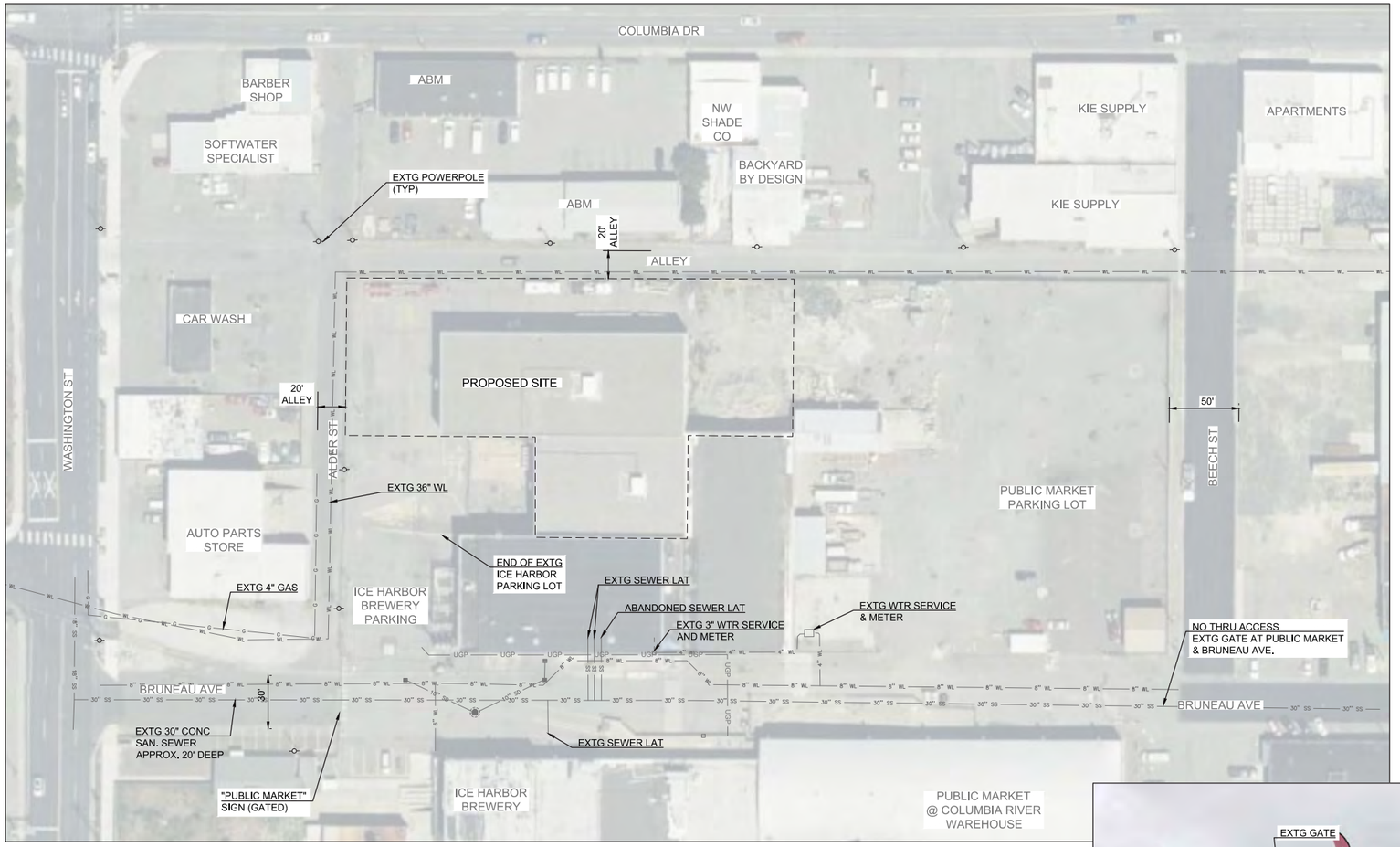
EXHIBIT T:
BRUNEAU - CIVIL SITE EXHIBITS

EXTG POWERPOLE AT ALDER ST & ALLEY INTX.
(FACING NORTH)

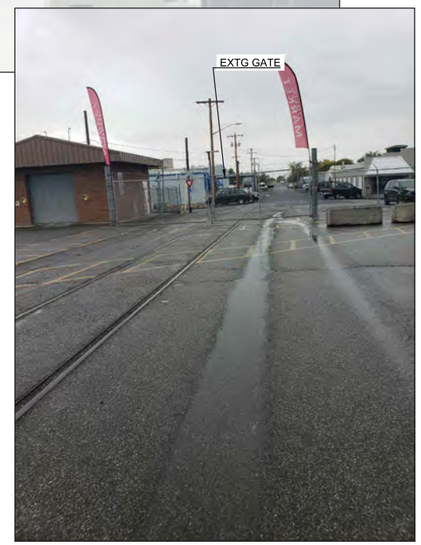
PROPOSED SITE - EXTG NORTH PARKING LOT
(FACING EAST)



PROPOSED SITE - EXTG WEST PARKING LOT
(FACING NORTH)



SITE BORDERS ICE HARBOR BREWERY PARKING LOT
EXTG ELEVATION CHANGE BETWEEN PARKING LOTS
(PROPOSED SITE FACING NORTH TOWARD ICE HARBOR)



EXTG GATE AT BRUNEAU AVE. & PUBLIC MARKET
(FACING EAST)

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400 Bradley Blvd. Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

Scale 1" = 50'
0 25 50 100

THREE RIVERS BEHAVIORAL HEALTH RECOVERY CENTER - BRUNEAU PROPERTY

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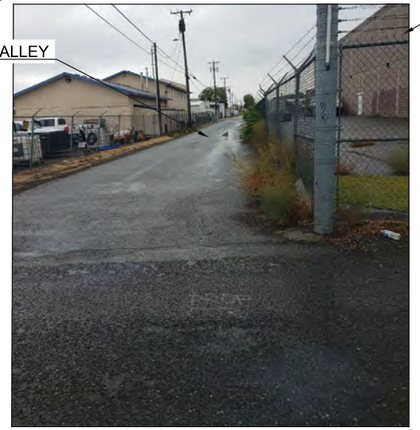
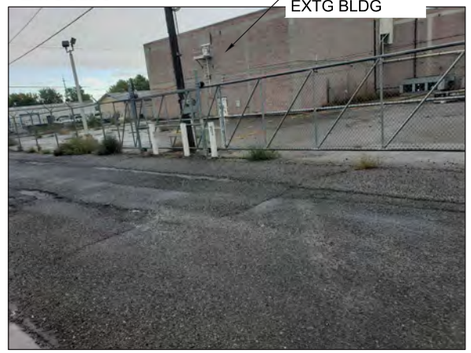
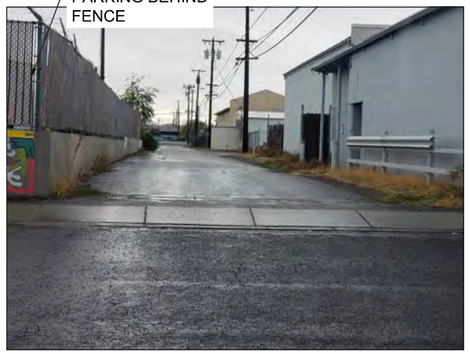


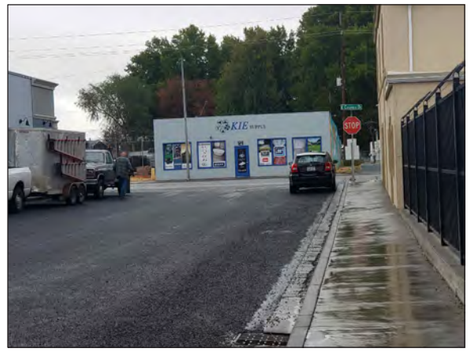
ALDER ST & 20' WIDE ALLEY
(FACING EAST LOOKING TOWARD ALLEY)



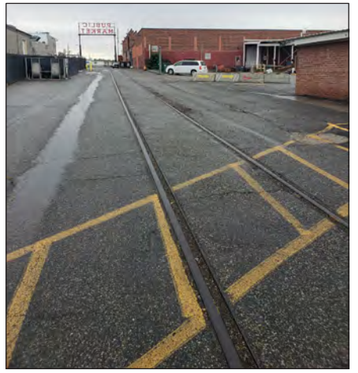
ALDER ST & PROPOSED SITE AT GATE
(FACING EAST)



BEECH ST & 20' ALLEY (FACING WEST)



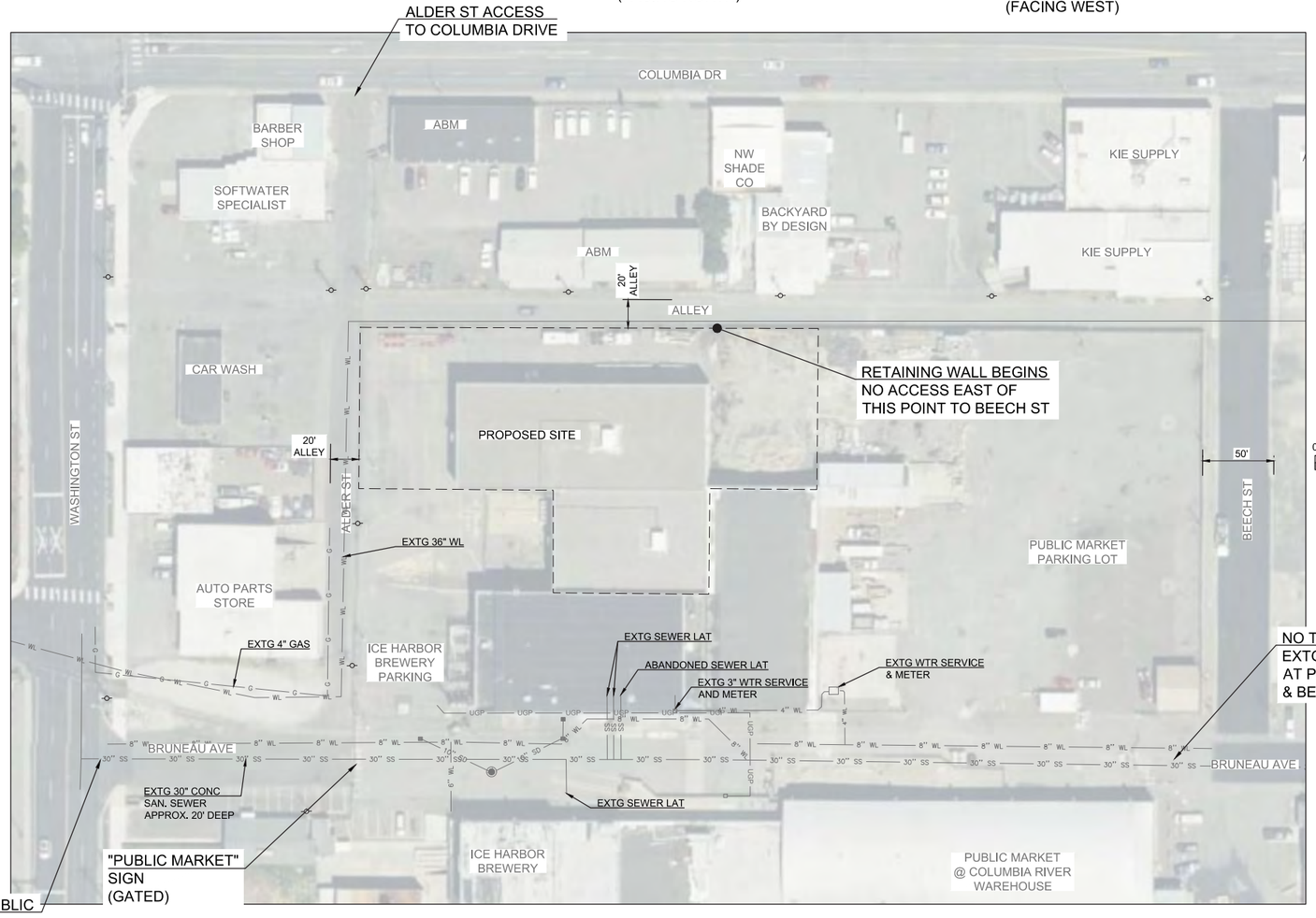
BEECH ST & COLUMBIA DRIVE INTERSECTION
(FACING NORTH)



BRUNEAU AVE AT PUBLIC MARKING
(FACING WEST)

ALDER ST & BRUNEAU AVE
(FACING NORTH ON ALDER ST, STANDING AT PUBLIC MARKET SIGN)

ALDER ST & BRUNEAU AVE INTERSECTION
(FACING SOUTH)



Scale 1" = 50'
0 25 50 100

THREE RIVERS BEHAVIORAL HEALTH RECOVERY CENTER - BRUNEAU PROPERTY

PBS Engineering and Environmental Inc.
400 Bradley Blvd. Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

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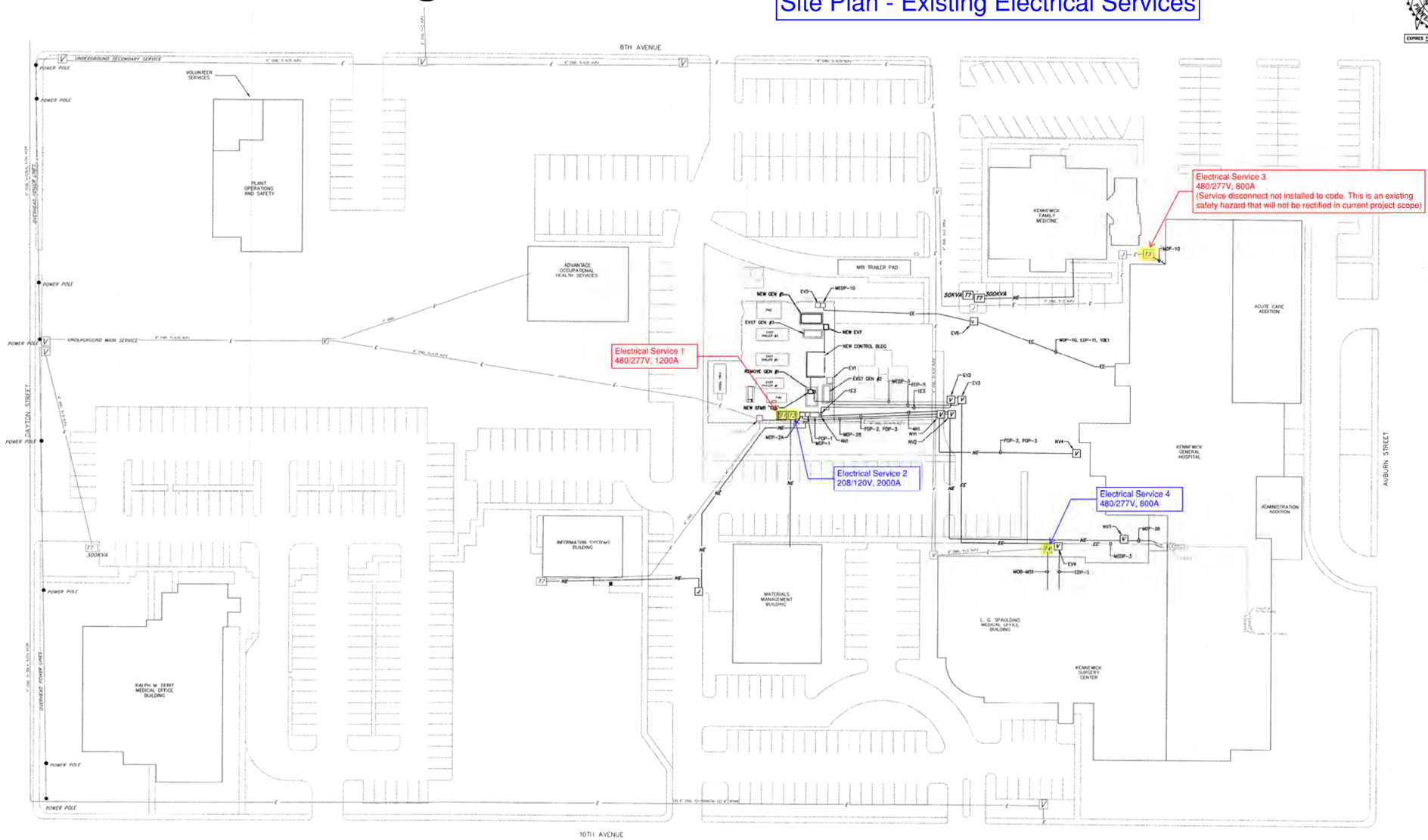
EXHIBIT U:
ELECTRICAL ONE-LINE DIAGRAMS

EE ENERGIZED ELECTRIC INC

One Line Drawings

Site Plan - Existing Electrical Services



SITE PLAN
SCALE: 1"=40'

NORTH

JEFFREY A. SMITH
STATE OF WASHINGTON
20243
REGISTERED
PROFESSIONAL ENGINEER
9/4/02
EXPIRES 5-11-2002

DITTE & ASSOCIATES, INC.
Engineers and Consultants
815 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
(509) 827-4719

DILLMAN-LUVAAS ARCHITECTS, P.S.
MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
ARCHITECTS AND PLANNERS 509-946-4189
660 SYMONS STREET, RICHLAND, WASH. 99352

KENNEWICK GENERAL HOSPITAL
ICU STEPDOWN
900 SOUTH AUBURN
KENNEWICK, WASHINGTON

• SITE PLAN

CAD FILE:	E-SITE
DESIGN:	AMM
DRAWN:	AMM
CHECKED:	PBE
DATE:	02/MAR/04

SHT. NO. E4.1

Existing Electrical Distribution - Program Space

1" = 20'-0"

PANEL LOCATION PLAN

1. SEE E1.1 FOR NOTES, LEGEND AND SCHEDULES.

NOTES

REV	DATE	BY	APP'D	DESCRIPTION
2	08/14/08	JRH	PAA	ADDENDUM #2
1	06/18/08	JRH	PAA	ADDENDUM #1
0	05/30/08	JRH	PAA	ORIGINAL BID SET

ABSOLUTE ENGINEERING
7525 W. DESCHUTES PL, #2B
KENNEWICK, WA 99336
PH: 509-734-9767
FX: 509-734-9877
WWW.ABS-ENG.COM

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AE JOB #: 07-015-02 AE FILE: 0701502E103.RV02.DWG

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Tel: 509.946.4189 Fax: 509.943.1796
www.ALDarchitects.com

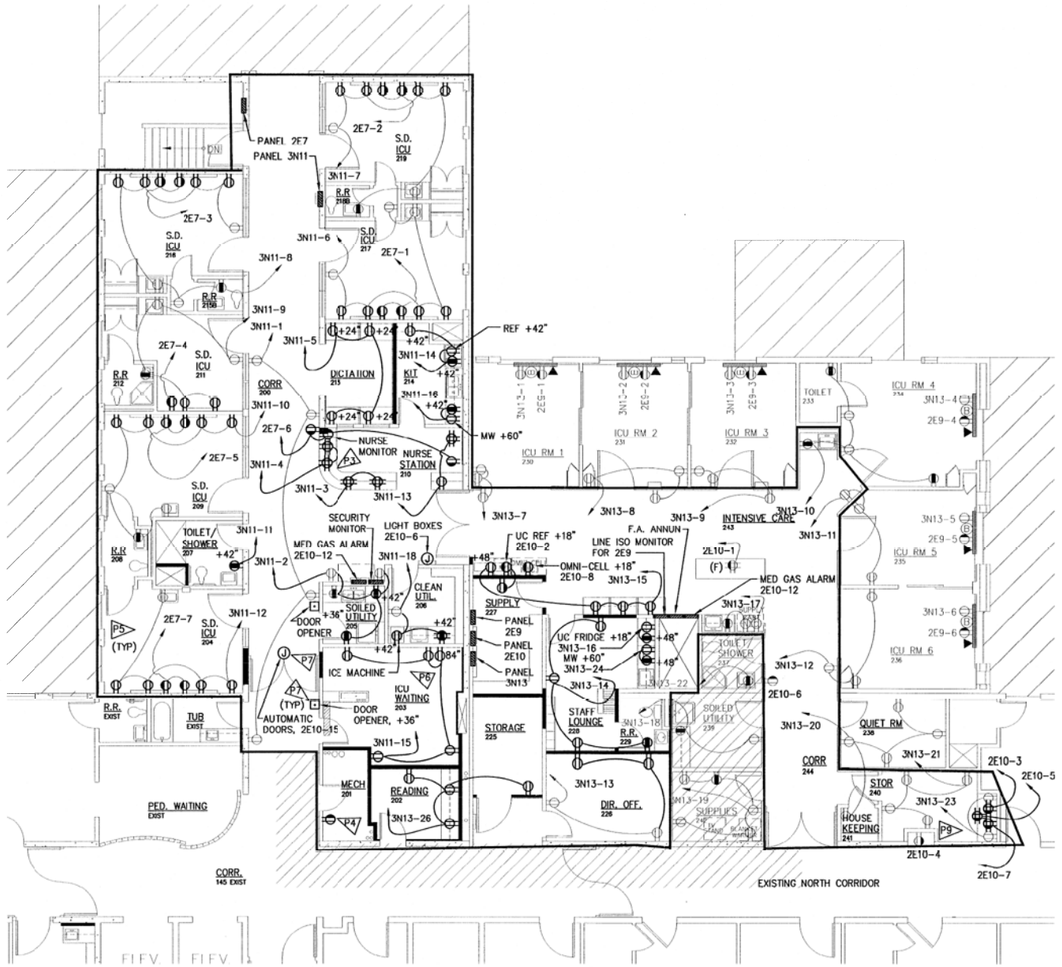
KENNEWICK GENERAL HOSPITAL
FAMILY BIRTHING REMODEL
900 S AUBURN
KENNEWICK, WASHINGTON

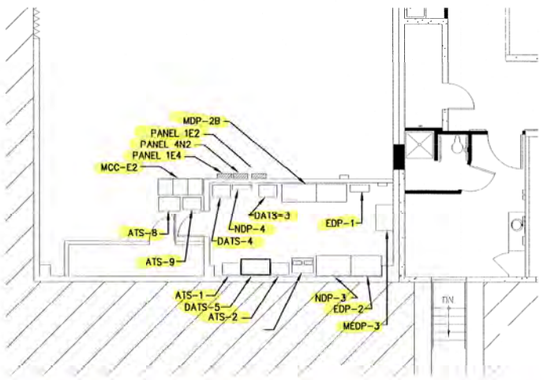
• PANEL LOCATION PLAN

CAD FILE:	0701502E103
DESIGNED:	PAA
DRAWN:	JRH
CHECKED:	PAA
DATE:	05/27/08
REVISION:	• • • • •

DRAWING: E1.3 (2) 55-07

H:\05\07-015 - KGH FAMILY BIRTHING REMODEL\01\02 - MAE DESIGN\DWGS\CHOSE 3\01\02E103.RV02.DWG, LAYOUT: 07/17/2008 1:08:13 PM, JRH





Existing Electrical Distribution - Elec Service 2

ICU STEPDOWN POWER PLAN

1/8" = 1'-0"

POWER NOTES:

P1> CONTRACTOR TO FIELD VERIFY ALL CIRCUITING PRIOR TO WORK.

P2> ALL REMAINING EXISTING SWITCHES, OUTLETS, COVERPLATES, ETC. WITHIN THE SCOPE OF THIS PROJECT SHALL BE REPLACED WITH NEW WHITE DEVICES AND COVER PLATES.

P3> NURSE STATION:
PROVIDE (1) 3/4" CND. FOR NORMAL POWER. ROUTE FROM CEILING SPACE DOWN CHASE TO J-BOX. REFER TO SHT. A.7 FOR DETAILS. PROVIDE 1/2" FLEX FROM J-BOX TO NORMAL POWER OUTLETS VIA CHASE IN DESK.
PROVIDE (1) 3/4" CND. FOR EMERGENCY POWER. ROUTE FROM CEILING SPACE DOWN CHASE TO J-BOX. REFER TO SHT. A.7 FOR DETAILS. PROVIDE 1/2" FLEX FROM J-BOX TO EMERGENCY POWER OUTLETS VIA CHASE IN DESK.
PROVIDE (1) 1" CND. FOR DATA/COMM. ROUTE FROM CEILING SPACE DOWN CHASE TO J-BOX. REFER TO SHT. A.7 FOR DETAILS. PROVIDE 1" FLEX FROM J-BOX TO DATA/COMM OUTLETS VIA CHASE IN DESK.

P4> MECHANICAL ROOM:
PROVIDE CONDUIT AND WIRE TO 2E10-13. EXTEND CIRCUIT TO INCLUDE LIGHTING.

P5> SEE NOTE 11 ON SHT. E1.1.

P6> PROVIDE TAMPERPROOF RECEPTACLES AS REQUIRED BY WAC 246-320.

P7> AUTOMATIC DOOR/DOOR OPENERS: CONTRACTOR TO EXTEND EXISTING CIRCUIT TO NEW DOOR AND DOOR OPENER CONTROL LOCATIONS. DOOR CONTROL HARDWARE TO BE PROVIDED BY DOOR HARDWARE SUPPLIER. COORDINATE WITH SUPPLIER AND PROVIDE ALL NECESSARY ELECTRICAL DEVICES, CONDUIT AND WIRING REQUIRED FOR COMPLETE INSTALLATION.

P8> REFER TO NOTE 11 ON SHT. E1.2 FOR ADDITIONAL DESIGN CRITERIA.

P9> MONITOR SYSTEM HEADEND: COORDINATE DEVICE LOCATIONS WITH HOSPITAL.

P10> NO WORK IN ICU ROOMS 1-6. INFORMATION FOR REFERENCE ONLY.

7/23/02
ISSUED FOR DOH REVIEW:
- GFCI OUTLET IN ROOM 205 ADJACENT TO HOPPER SINK.
- GFCI OUTLET IN ROOM 239 ADJACENT TO SINK.

2/13/03
ISSUED FOR DOH REVIEW:
- SEPARATION BETWEEN ICU STEPDOWN AND ICU.

KGH
Kennewick General Hospital
900 South Auburn
P.O. Box 6128
Kennewick, WA 99336

JEFFREY A. SHIP
STATE OF WASHINGTON
22243
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 5-11-2004

DILLMAN & ASSOCIATES, INC.
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(509) 627-4719

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660 SYMONS STREET, RICHLAND, WASH. 99352

KENNEWICK GENERAL HOSPITAL
ICU STEPDOWN
900 SOUTH AUBURN
KENNEWICK, WASHINGTON

• ICU STEPDOWN POWER PLAN •

CAD FILE:	E2-DOH2
DESIGN:	AMM
DRAWN:	AMM
CHECKED:	PBE
DATE:	02/MAR/04
REV-1	3/22/02
REV-2	2/13/03

SHT. NO. E2.1

Electrical Service 2 - One Line Diagram

TRANSFER SWITCHES TO BE PLACED IN BYPASS MODE. PREVENT FROM TRANSFERING TO GENERATOR. (TYPICAL)

GENERATOR NOT OPERATIONAL

MECHANICAL EQUIPMENT NOT UTILIZED FOR PROGRAM SPACE TO BE DISCONNECTED FROM ELECTRICAL SERVICE 2

ISOLATION PANELS TO BE REMOVED (TYPICAL)

SERVICE 2 OF 4

REMOVE EXISTING CURRENT LIMITERS. REPLACE EXISTING CIRCUIT BREAKER WITH NEW 1000A CIRCUIT BREAKER.

FLAG NOTES

REV	DATE	BY	APP'D	DESCRIPTION
2	08/14/08	JRH	PAA	ADDENDUM #2
1	06/18/08	JRH	PAA	ADDENDUM #1
0	05/30/08	JRH	PAA	ORIGINAL BID SET

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7525 W. DESCHUTES PL, #2B
KENNEWICK, WA 99336
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KENNEWICK GENERAL HOSPITAL
FAMILY BIRTHING REMODEL
900 S AUBURN
KENNEWICK, WASHINGTON

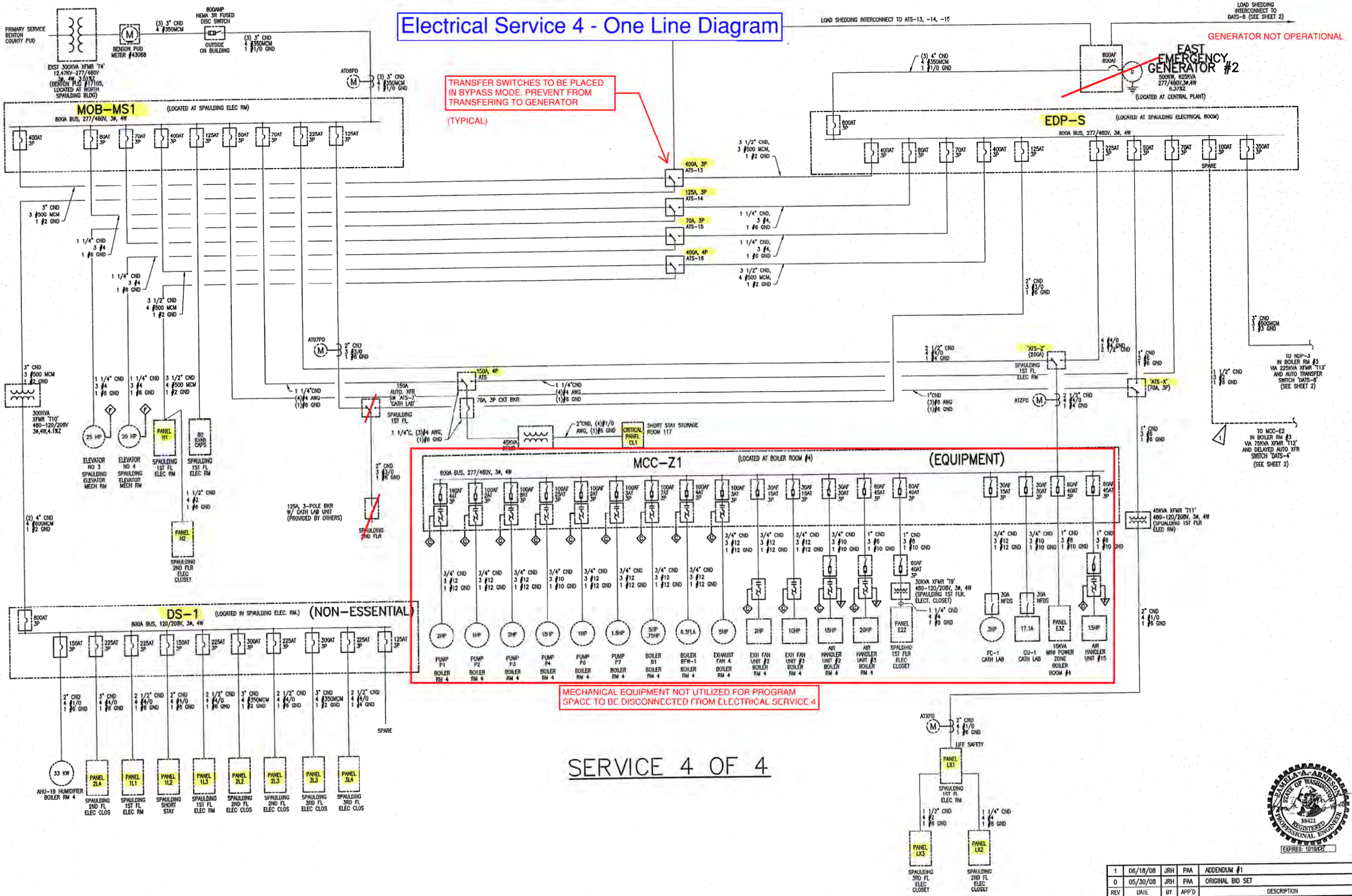
SERVICE #2 1-LINE DIAGRAM

CAD FILE:	0701502E104
DESIGNED:	PAA
DRAWN:	JRH
CHECKED:	PAA
DATE:	05/27/08
REVISION:	

DRAWING: E1.4 (2) 55-07

P:\07\07-015 - KGH FAMILY BIRTHING REMODEL\DRAWINGS\PHASE 1\07015021E104.RVD2.dwg, Layout1, 8/14/2008 2:03:44 PM, JRH

Electrical Service 4 - One Line Diagram



MECHANICAL EQUIPMENT NOT UTILIZED FOR PROGRAM SPACE TO BE DISCONNECTED FROM ELECTRICAL SERVICE 4

SERVICE 4 OF 4

1. RE-FEED MCC-E2 FROM MEDP-3.

FLAG NOTES

REV	DATE	BY	APP'D	DESCRIPTION
1	06/18/08	JRH	PAA	ADDENDUM #1
0	05/30/08	JRH	PAA	ORIGINAL BID SET

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7525 W. DESCHUTES PL, #2B
KENNEWICK, WA 99336
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AE JOB #: 07-015-02 AE FILE: 0701502E105.DWG

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DANIELA A. ARNESON — STATE OF WASHINGTON — 38421 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 10/16/09

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KENNEWICK GENERAL HOSPITAL
FAMILY BIRTHING REMODEL
900 S AUBURN
KENNEWICK, WASHINGTON

• SERVICE #4 1-LINE DIAGRAM

CAD FILE:	0701502E105
DESIGNED:	PAA
DRAWN:	JRH
CHECKED:	PAA
DATE:	05/27/08
REVISION:	

DRAWING: E1.5 (55-07)

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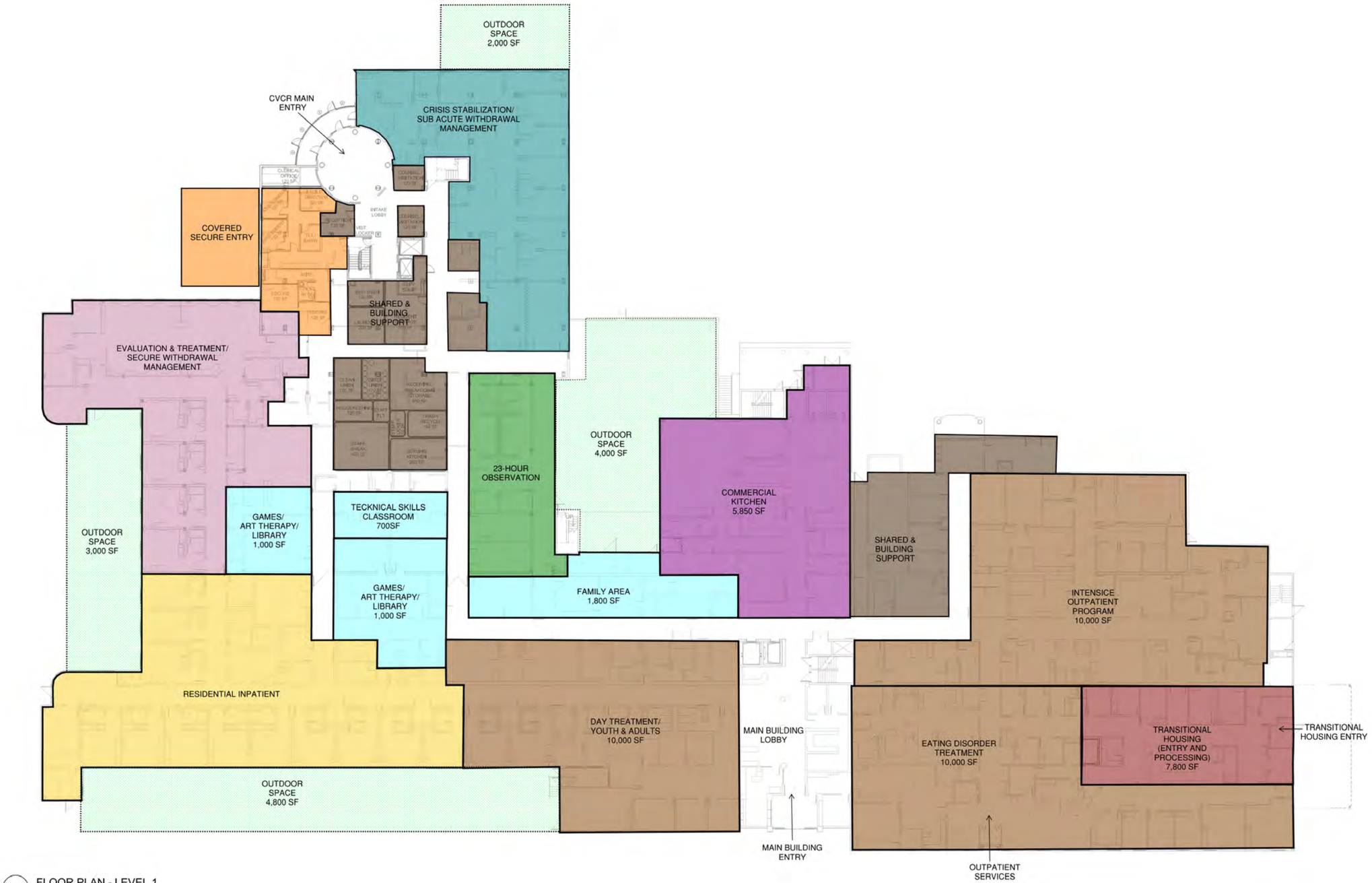
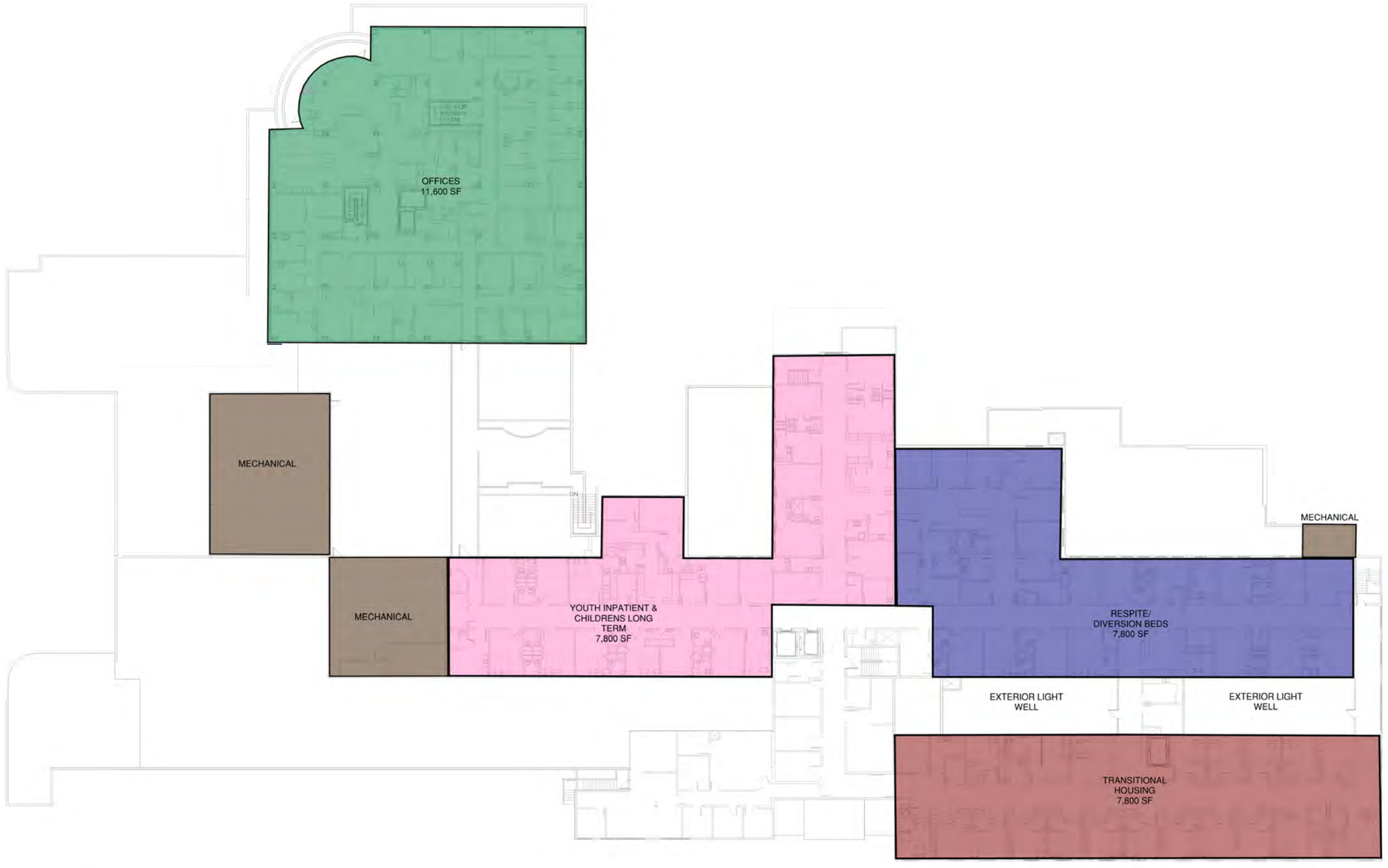
EXHIBIT V:
MASTER PLANS

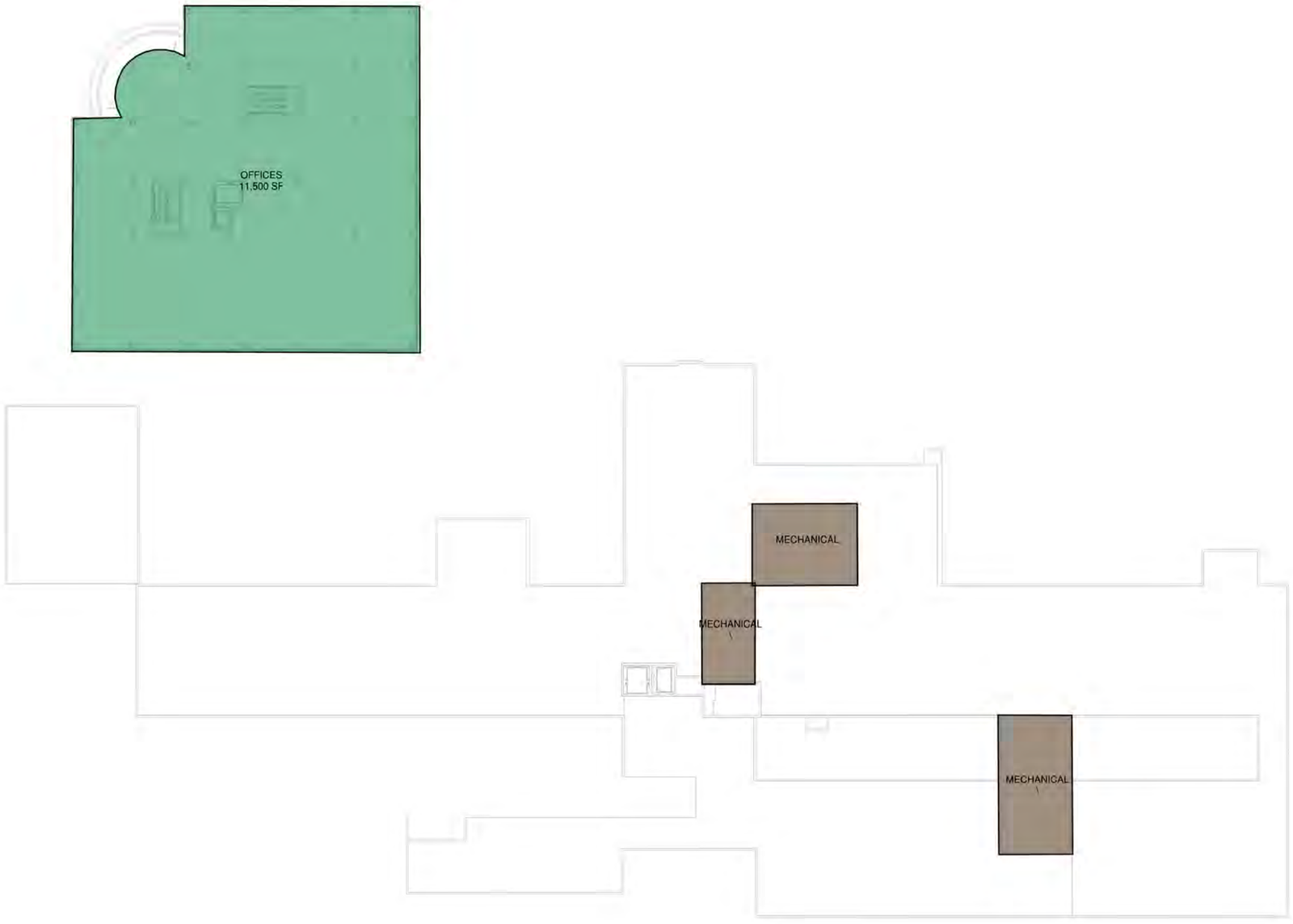


FLOOR PLAN - LEVEL 1

Scale: 1/16" = 1'-0"



FLOOR PLAN - LEVEL 2
Scale: 1/16" = 1'-0"



1 FLOOR PLAN - LEVEL 3-23044
Scale: 1/16" = 1'-0"

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	June 4, 2024
Subject:	Authorizing the Director of Operations and Capital Programs to apply for and execute grant applications for solar retrofit projects for public buildings
Presenter:	Robert Blain
Prepared By:	D. Hope
Reviewed By:	Robert Blain, Procurement

PA Review, Approval to Form: ☐ Yes ☐ No ☒ N/A *(If no, include reasoning for no approval)*

Type of Agenda Item:	**Type of Action Needed:** *(Multiple boxes can be checked, if necessary)*	
☐ Consent Agenda	☐ Discussion Only	☐ Pass Motion
☐ Public Hearing	☐ Decision / Direction	☒ Pass Resolution
☒ Scheduled Business	☐ Sign Letter / Document	☐ Pass Ordinance
		☐ Execute Contract

Summary / Background Information

The Washington State Department of Commerce has Clean Energy Grant Programs and has grant money available to support the planning, design, and construction of clean energy projects. Solar energy retrofits for public building is one of the projects that qualifies for the grant application and would also meet the requirements for the Clean Buildings Act. The Director of Operations and Capital Programs recommends submitting four (4) applications for individual projects at the Justice Center, Juvenile Detention Facility, Columbia Valley Center for Recovery and the Fairgrounds. There is up to $3,000,000.00 available for each agency and would require a five (5%) match of County Funds for the projects.

The Director of Operations and Capital Programs recommends submitting an application for funding to the Washington State Department of Commerce for a solar energy retrofit of County owned buildings for up to $3,000,000.00, with a five (5%) match of County funds. The grant will need to be applied for and signed electronically and therefore the Director of Operations and Capital Programs is requesting authorization to sign the application on behalf of the County at the time of application.

Fiscal Impact

Amount: n/a

Recommendation

Staff recommends that the Board approve the Director of Operations and Capital Programs to apply for and digitally sign the grant applications.

Suggested Motion

I move to approve the Director of Operations and Capital Programs to apply for up to four grants with the Department of Commerce for solar retrofit of public buildings and execute the applications digitally.

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF THE BOARD OF BENTON COUNTY COMMISSIONERS AUTHORIZING THE DIRECTOR OF OPERATIONS AND CAPITAL PROGRAMS TO APPLY FOR AND SIGN THE GRANT APPLICATION WITH THE DEPARTMENT OF COMMERCE FOR SOLAR RETROFIT FOR PUBLIC BUILDINGS

WHEREAS, the Washington State Department of Commerce has Clean Energy Grant Programs and has grant money available to support the planning, design, and construction of clean energy projects; and

WHEREAS, solar energy retrofits for public building is one of the projects that qualifies for the grant application and would also meet the requirements for the Clean Buildings Act; and

WHEREAS, the Director of Operations and Capital Programs recommends submitting four (4) applications for individual projects at the Justice Center, Juvenile Detention Facility, Columbia Valley Center for Recovery and the Fairgrounds; and

WHEREAS, there is up to $3,000,000.00 available for each agency and would require a five (5%) match of County Funds for the projects; and

WHEREAS, the Director of Operations and Capital Programs recommends submitting an application for funding to the Washington State Department of Commerce for a solar energy retrofit of County owned buildings for up to $3,000,000.00, with a five (5%) match of County funds; and

WHEREAS, the grant will need to be applied for and signed electronically and therefore the Director of Operations and Capital Programs is requesting authorization to sign the application on behalf of the County at the time of application; **NOW, THEREFORE,**

BE IT RESOLVED, the Board of Benton County Commissioners, Benton County, Washington hereby concurs with the recommendation and hereby authorizes the Director of Operations and Capital Programs to submit four applications for grant funding to the Department of Commerce for up to $3,000,000.00 for solar retrofit for public buildings project; and

BE IT FURTHER RESOLVED, the Board of Benton County Commissioners authorizes the Director of Operations and Capital Programs to sign the application for grant funding.

Dated this 4th day of June, 2024

Chairman of the Board

Chairman Pro Tem

Commissioner

Attest: . . . . . .
Clerk of the Board

Constituting the Board of County Commissioners of Benton County, Washington

Orig: Procurement
cc:

R. Blain