

State of Washington
PROJECT REVIEW COMMITTEE (PRC)
GC/CM PROJECT APPLICATION
To Use the General Contractor/Construction Manager (GC/CM)
Alternative Contracting Procedure

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Stevens County**
- b) Mailing Address: **215 South Oak Street, Colville, WA 99114**
- c) Contact Person Name: **Greg Young** Title: **Commissioner**
- d) Phone Number: **509-684-3751** E-mail: **commissioners@stevenscountywa.gov**

1. Brief Description of Proposed Project

- a) Name of Project: **Stevens County Justice Center**
- b) County of Project Location: **Stevens**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)
The new Stevens County Justice Center will not only consist of new approximately 160 bed jail facility, but also house Courts and Court Clerks' offices keeping the legal system inside one safe, secure facility. This will allow for inmates to no longer have to be transported from one building to another, or have to access areas the public are in.
- d) Applying for permission to utilize Alternative Subcontractor Selection with this application? **No**
(*if no, applicant must apply separately at a later date utilizing Supplement B*)

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$9,500,000
Estimated project construction costs (including construction contingencies):	\$64,000,000
Equipment and furnishing costs	\$1,500,000
Off-site costs	\$8,000,000
Contract administration costs (owner, cm etc.)	\$1,000,000
Contingencies (design & owner)	\$3,200,000
Other related project costs (Geotech, Special Inspections, Permitting)	\$1,000,000
Alternative Subcontractor Selection costs	\$0
Sales Tax	\$6,700,000
Total	\$94,900,000

B. Funding Status

Please describe the funding status for the whole project. Note: *If funding is not available, please explain how and when funding is anticipated*

In November 2023, Stevens County voters approved two measures for a total of four tenths of one percent sales increase to fund the jail and juvenile detention facility. The current revenue being generated is approximately \$313,933 monthly and the current tax collection has accrued \$2,057,159 thus far. Stevens County has an excellent bond rating and will be looking to sell a bond supporting the project with bonding capacity of \$99,400,000. The Councils of every city and town within Stevens County have pledged to utilize their portions of this funding until the facility is paid in full.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

- a) Procurement; (*including the use of alternative subcontractor selection, if applicable*)

PROJECT DESIGN/CONSTRUCTION SCHEDULE (DRAFT)

Task	Start	Completion
Prime Consultant Procurement (AE & CM)		February 2024
PRC Application	December 2024	January 2025
GC/CM Selection	January 2025	March 2025
GC/CM Pre-Construction	March 2025	August 2025
Design Programming	February 2024	May 2024
Schematic Design	June 2024	February 2025
Design Development Design	March 2025	June 2025
Construction Documents	June 2025	February 2026
Permitting	November 2025	February 2026
Construction	March 2026	March 2028

GC/CM PROCUREMENT SCHEDULE (DRAFT)

Date	Activity
December 20, 2024	Submit PRC Application
January 23, 2025	PRC Presentation
February 3, 2025	Advertisement for Request for Proposals Published (1st Notice)
February 10, 2025	Advertisement for Request for Proposals Published (2nd Notice)
February 13, 2025	Pre-Proposal Conference
February 24, 2025	Statement of Qualifications Due SOQ Scoring and Shortlisting of Firms
February 28, 2025	Notification of Highly Qualified Firms with draft contracts
March 18, 2025	Interviews with Short Listed Firms
March 19, 2025	Notification to most highly qualified firms to submit RFFP
March 27, 2025	RFFP submissions and Public Opening
April 3, 2025	Board Approve GC/CM selection and award Preconstruction Services

b) Hiring consultants if not already hired; and

The County through a public procurement process has obtained the services of ALSC architects and their associated consultant team.

In addition, the County utilizes the MRSC consultant roster which for various owner consultants services as needed. If additional consultants are needed beyond the level of MRSC then the County will solicit those services appropriately.

c) Employing staff or hiring consultants to manage the project if not already employed or hired.

(See Example on Design & Construction Schedule)

Stevens County is utilizing the services of Turner & Townsend Heery (TTH) to provide GC/CM advisory and additional project and construction management owner representative services for the duration of the project. Internally, the County is supported by their internal resources consisting of County Sheriff Brad Manke who is responsible for all law enforcement operations who will be a critical stakeholder throughout the design and construction. Lori Larsen, County Auditor, and Leslie Valz, County Treasurer, will hold the responsibility of the County's financial operations and will provide appropriate accounting and purchasing, support throughout the duration of the project. Jeff Evans, Facilities & Risk Manager for the County will be actively involved in the design and construction process validating County standards for long term operations.

d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process.
(If applicable) N/A

4. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

There are a handful of complexities related to this project that will require enhanced coordination with a skilled GC/CM and insights into their means and methods.

Site Soils

The soils at the existing site consist of wet clay soil which is consistent approximately 60-70 feet down and therefore once the existing facility is demolished and cleared will need to evaluate the various options on how to handle the site. Some current solutions being evaluated are Augercast Piles with Pile Caps for the foundation or potentially pre-loading the site. This will need to be evaluated from a timing and costs standpoint. With a contractor on board we will be better able to evaluate each of these options in conjunction with the project schedule so that a fully informed decision can be made that is best for upfront as well as long term costs and the overall schedule.

Water Table

In addition to the existing soils, the local Colville area is known to have a high water table. Therefore, there will need to be an enhanced plan to dewater the site not just for construction but for long term. How that scope of work will be executed in conjunction with demolition, site prep and ultimately construction will need to be phased and coordinated appropriately to give the construction the best success. Coordinating this as an early package will likely be paramount to maintaining the current timelines set out for the project.

Pre-Manufacturing

It is anticipated that the project will utilize pre-manufactured steel cells and coordinating the engineering, ordering and construction will require enhanced coordination that only an engaged contractor will be able to bring who has worked with these types of facilities before and understand the sub-market that is related.

Phasing

While the project will be completed on an empty site, there is significant coordination that will need to occur both on the front end in the relocation of the County Commissioners out of their existing space and making new space available for them, but more importantly the coordination with the entire court system from the judges and clerks to the sheriff's team and inmates. Coordinating a smooth transition and seamless turnover of systems from one facility to the new will require enhanced understanding of the systems, security and process that would likely not be able to do easily in a low bid scenario.

- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response, you may refer to the drawings or sketches that you provide under Question 8.

Not applicable

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

Criteria one clearly called out some of the complexities that this project will undertake and identifies key concerns that the project team has already identified. Obtaining a GC/CM earlier in the design phase will allow for detailed investigated into the current soils and water table concerns and will allow them to be a voice at the table as it concerns means and methods and the most cost efficient way to approach the project.

Within this current market, the involvement of the GC/CM is crucial for establishing pricing exercises throughout the various design iterations and performing ongoing evaluations of material and equipment options along with the review of lead times to ensure that the project remains on budget and will meet the overall schedule.

By utilizing the GC/CM delivery method, the project can be tailored to procure early bid packages, long-lead materials, and potentially complete early site construction work; all of that can be concurrently

executed while the design team completes the construction documents for the building. Involving the GC/CM and their selected subcontractors during the design process will allow the design team to vet their assumptions with the construction team, minimizing potential constructability issues and eliminating unnecessary costly solutions. Specifically to this project these early bid packages may consist of early cell procurement as well as demolition and site mitigation so that when the final building plans are cleared for permitting that the team is able to move directly into construction without a delay in the ground or in material procurement.

By partnering with the GC/CM the team will be able to resolve main issues and have real-time costs. GC/CM engagement will also provide value to the Counties team in the form of constructability reviews, value analysis, and construction document quality control. The desire for the County is to stay within the budget but maximize the dollar available. By supplementing the team with the best qualified GC/CM, the County will receive additional value-added insights concerning products, installation methods, and materials to optimize the return on investment.

We believe that by bolstering the current team with the right GC/CM, the Counties team will be able to effectively manage cost, schedule, and quality with a higher degree of predictability to fulfill the commitments that have been made.

- If the project encompasses a complex or technical work environment, what is this environment?

The justice work environment is very technical in general and specially regarding phasing as multiple groups are being served. The project must be constructed to maintain flow and safety for correctional officers, judges, sheriff's staff, inmates, and the public. There is a need for security to keep everyday public users separated from judges and inmates for protection. This project will require coordination with user groups and temporary walls for life safety and security needs.

The complexities of detention security vendors and the scopes of these products produce a very complex review of schedules and integration of subcontractors' work to meet schedules and budgets. The scope of work does not lend itself to a sizeable subcontracting market. An experienced team in these complexities is needed to secure competitive bidding. In the detention market today, there have been several business mergers which currently limit the number of potential vendors for certain products, thus creating a limited availability of products. These mergers will directly affect the cost of those materials. Therefore, the technical understanding needed for the local construction market is crucial for successful bidding and budgeting.

Not to mention the previously noted concerns related to the soil and water table. The current conditions are creating a complex technical work environment where being on board early and developing plans to handle the conditions will help achieve greater success through early discovery and understanding.

- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

N/A

- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

N/A

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest (*For Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance*). For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.

The project, as mentioned earlier, is not typical of a standard office, school, or county facility, but as a correctional and law and justice facility, the project has very specialized sub-trade labor and product requirements. These sub-trades require a GC/CM to write scopes of work to expand the availability of market base vendors to obtain the most competitive pricing in securing a Guaranteed Maximum Price (GMP) proposal. The GC/CM method is one of a few delivery methods which allows for early design communication with Architects and Engineers to ensure project conformance to budget and schedule while maximizing smaller local trades and vendors to participate in the bidding process. The approval of this process will allow the GC/CM to solicit local as well as disadvantaged business trade bids actively and assist them by breaking up bid packages to improve public interest for this project by creating smaller scopes of work for local qualified interested bidders who meet the bidding requirements. Traditional Design/Bid/Build will not allow smaller bid packages to include smaller localized trades, market pricing conformance reviews through design, identification of available local resources to participate in the bidding or producing a GMP contract.

In regard to guaranteeing cost and schedule, maximizing local interest in bidding, the quality of specialized sub-trade work, improved owner training of systems operations after construction, and an overall improved success rate, the use of the GC/CM delivery method will provide a more stable outcome for this project as the project team approach is utilized with A/E, Owner, End User with the GC/CM as one unit. Thus, the financial benefit to the owner for GC/CM over the traditional low bidder construction scenario is far more significant than the conventional in the short and long-term when considering fiscal responsibilities.

Additional fiscal benefits will be gained utilizing the GC/CM's expertise in value engineering and constructability reviews which will assist in developing a complete, coherent, and cost-effective construction document set. Real-time, subcontractor-verified cost estimates through the re-design will enable the team to engage potential team members and get a real-time reflection of market conditions to validate the current scope, timeline, and budget.

- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.
N/A

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
Stevens County has previous projects, which were many years ago, utilized the traditional design-bid-build delivery method. Still, the County has not yet ventured into alternative delivery methods but is excited about this endeavor and continues to learn about this option for future project delivery.
Due to the lack of GC/CM experience, Stevens County has retained Turner & Townsend Heery (TTH) to provide the County with alternative delivery advisory services. David Beaudine, CCM & Bill Dobyms will be acting as GC/CM advisors for the project, leading the GC/CM procurement and continuing on the project through completion, providing guidance to the entire project team. With over thirty successful GC/CM projects on its resume, TTH is committed to sharing its GC/CM knowledge, lessons learned, and expertise with the County to increase the likelihood of successful project delivery through all phases of the project.
The ALSC team has been a part of numerous GC/CM projects throughout Washington state, including many with TTH and together will leverage each of their best practices to deliver the project successfully.
- A **Project** organizational chart, showing all existing or planned staff and consultant roles.
Note: *The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)*
See Exhibit A for Project Organization Chart
- Staff and consultant short biographies (*not complete résumés*).

Greg Young, County Commissioner – Stevens County

Role on this project: Owner Main Point of Contact

Greg Young serves as a County Commissioner for Stevens County, where he plays a pivotal role in making key decisions that shape the county's future. As the lead decision-maker for the upcoming construction of the Justice Center, Greg works closely with the Justice Center Advisory Board, taking their input and providing strategic leadership on this important project. His responsibilities also include addressing the needs of the community, collaborating with other commissioners, and ensuring the county's resources are allocated effectively. Greg's dedication to thoughtful, informed decision-making ensures the continued growth and development of Stevens County.

Brad Manke, Sheriff– Stevens County

Role on this project: Primary Stakeholder

Brad Manke is the Stevens County Sheriff, responsible for overseeing law enforcement operations and ensuring public safety across the county. In addition to his role in managing the Sheriff's Department, Brad also oversees the Stevens County Jail, ensuring it operates safely and efficiently. His responsibilities include supervising the detention facility, managing staff, and ensuring that inmates are treated fairly and in accordance with the law. As Sheriff, Brad is dedicated to maintaining peace, enforcing laws, and supporting the community through proactive policing, as well as overseeing the county's detention operations.

Lori Larsen, Auditor– Stevens County

Role on this project: Primary Stakeholder

Lori Larsen serves as the Stevens County Auditor, overseeing a broad range of essential financial and administrative functions. Her office is responsible for providing financial services, accounting, auditing, payroll, and accounts payable support to county departments and agencies. Additionally, Lori's team prepares the County's Annual Report and Preliminary Budget, ensuring financial transparency and accountability. They also facilitate the annual audit by the State Auditor's Office, ensuring compliance with state regulations. As Auditor, Lori Larsen plays a crucial role in managing Stevens County's fiscal integrity and supporting its government operations.

Leslie Valz, Treasurer– Stevens County

Role on this project: Accounting

Leslie Valz is the Stevens County Treasurer, responsible for managing the county's financial operations and overseeing the collection, investment, and distribution of public funds. She plays a key role in the collection of property taxes and sales taxes, including the specific sales tax that supports the funding of the county's Justice Center. In addition, Leslie manages cash flow, processes payments, and ensures proper allocation of resources across county departments. As Chair of the Finance Committee, she provides leadership and guidance on financial matters, ensuring fiscal responsibility and transparency. Leslie's dedication to efficient financial management is vital to the operations of Stevens County.

Jeff Evans, Facility/Risk Manager – Stevens County

Role on this project: Facility Manager

Jeff Evans serves as the Facilities Manager and Risk Manager for Stevens County, where he plays a crucial role in the construction of the new Justice Center. While not directly in charge of overseeing the project, Jeff is actively involved in managing the county's risks throughout the construction process. He works closely with project leaders and contractors to ensure that safety standards are met, potential risks are identified, and mitigation strategies are implemented. Jeff's expertise in risk management is essential to ensuring the project is completed safely, on time, and within the required guidelines.

Indy Dehal, AIA, ASHE, CEO, ALSC Architects

Role on this project: Principal-in-Charge

Indy Dehal's approach to project planning results in the design of buildings unique to each client, transcending design fads and creating timeless architecture. His talents have been applied to the planning and design of civic & municipal facilities, Indy's resume also includes developing space studies and master plans, higher education, K-12 educational spaces as well as an extensive medical portfolio. Drawing on his 24 years of architectural experience, Indy uses past lessons learned to deliver inspiring environments that exceed client expectations.

Representative Project Experience for Indy Dehal

Project	Project Value	Tasks Performed	Time Involved
Science & Technology Building, Walla Walla CC (Design-Bid-Build)	\$7.6M	Principal	Mar 2020 – Oct 2022
New Health – Colville Campus (Team Build)	\$8.7M	Principal	Nov 2020 - July 2023
New Health – Newport Campus (Team Build)	\$10.5M	Principal	Mar 2022 - May 2024
SPS – Franklin Elementary School (GC/CM)	\$21.1M	Project Manager	April 2016-Aug 2019
SPS – Sacajawea Middle (GC/CM)	\$56.9M	Principal	May 2021-Dec 2023
Volkar Center Gonzaga University (GC/CM)	\$100M	Project Manager	Oct 2016 – Mar 2018
Washington State University Football Operations (GC/CM)	\$45.8M	Project Architect	Mar 2011 – Dec 2014

Kim Phelps, Assoc DBIA, AIA, Managing Principal, ALSC Architects

Role on this project: Managing Principal

Kim Phelps has distinguished herself as one of the top architects in our area by paying extraordinary attention to every project detail. She will work directly with our design partner to help facilitate all aspects and phases of design, maintaining open communication, direction, and organization between CGL, ALSC, and Stevens County. She has successfully orchestrated countless collaborative projects, nurturing an environment where diverse talents converge to produce groundbreaking designs. Kim’s ability to translate the visions of designers, engineers, and clients into cohesive, actionable plans is a testament to her work. Every project she works on benefits from her extensive leadership skills and from her experience in the architecture and design industry.

Representative Project Experience for Kim Phelps

Project	Project Value	Tasks Performed	Time Involved
TRCCX (GC-CM)	\$71M	Project Manager	Mar 2023 – Present
Almira K-8 (Design-Build)	\$25M	Project Manager	Jan 2022 – Oct 2023
Science & Technology Building, Walla Walla CC (Design-Bid-Build)	\$7.6M	Project Manager	Mar 2020 – Oct 2022
Spokane Convention Center Expansion Spokane Public Facilities (Design-Build)	\$41M	Project Architect	Aug 2013 – Feb 2016
Ridgeline High School (Design-Bid-Build)	\$70M	Project Manager	Jan 2018 – Aug 2021
Volkar Center Gonzaga University (GC/CM)	\$100M	Project Architect	Oct 2016 – Mar 2018

Micheal Walker, AIA, ALSC Architects

Role on this project: Project Architect

Michael is a seasoned project architect with 20 years of experience practicing architecture. He is licensed in both Washington and Idaho. As an urban planner, Michael has successfully managed a diverse portfolio of projects across the public and private sectors. His extensive experience spans small-scale tenant improvements of 500 sq. ft. to large-scale developments. Michael excels in overseeing all facets of project execution, from initial design and drafting stages to final management and completion. He is dedicated to fostering strong client relationships and ensures each project is handled with meticulous attention and professional excellence.

Representative Project Experience for Micheal Walker

Project	Project Value	Tasks Performed	Time Involved
Stevens County Justice Center (GC/CM)	\$92M	Project Architect	July 2024 - Present
SFCC Lodge Remodel Spokane Colleges (GC/CM)	\$12M	Project Manager	July 2024 - Present
SCC Colville Fire Suppression (Job Order Contract)	\$300,000	Project Manager	July 2024 - Present
SCC Campus Cathodic Protection Gonzaga University (Job Order Contract)	\$255,000	Project Manager	July 2024 - Present
KCFR Station #3 (GC/CM)	\$4.2M	Principal	June 23 - Sept 24
KCFR Station #4 (GC/CM)	\$3.9	Principal	June 2021 - Mar 23
KCFR Headquarter Addition (GC/CM)	\$3M	Principal	Jan 2022 – Aug 2024
ITD Powell station-Maintenance (GC/CM)	\$5M	Principal	Jan 2022 – July 2024
Peak Health and Wellness (GC/CM)	\$14M	Principal	June 2021 – Aug 2024

Jeff Slichter, AIA, ALSC Architects

Role on this project: Project Manager

Jeff Slichter is a Licensed Architect with nearly a decade of professional experience in architecture and design. He has developed a diverse portfolio that showcases his ability to blend functionality with aesthetic appeal. Jeff earned his Master of Architecture and Bachelor of Science in Architecture from the University of Idaho, where he honed his skills and developed a strong foundation in architectural principles and practices. His deep understanding of architectural software and technology enhances his workflow and allows for the precise execution of ideas. He collaborates closely with clients and other professionals to ensure that every project meets its intended vision.

Representative Project Experience for Jeff Slichter

Project	Project Value	Tasks Performed	Time Involved
Stevens County Justice Center (GC-CM)	\$92M	Project Manager	July 2024 - Present
Wenatchee Convention Center Renovation (Design-Bid-Build)	\$14.3	Project Architect	Dec 2022 - Present

City of Sandpoint Travers Park Recreation Center (CMGC)	\$7.8M	Project Architect	April 2023 - Present
STA Mirabeau Transit Center (GC-CM)	\$4.2M	Project Manager	May 2023 – Present
City of Snoqualmie Community Center Expansion (Design-Build)	\$26.9M	Project Manager	July 2023 – April 2024

David Beaudine, CCM, Assoc DBIA, Vice President – Turner & Townsend Heery

Role on this project: GC/CM Advisor

David, a Vice President with Turner & Townsend Heery, has been selected to oversee the GC/CM process for the County. David's role will be to oversee the GC/CM procurement and provide oversight throughout operations for the project from design through construction and close-out and will work hand in hand with the design team and selected GC/CM. David has over 22 years of industry experience with majority of that working within Washington State public agencies. David's experience includes being involved in over a 20 GC/CM projects which includes assisting Grant County through their Justice Facility project and most recently has been advising Spokane International Airport through their Terminal Renovation and Expansion project. David also served two terms as a member of the PRC representing construction managers.

Representative Project Experience for David Beaudine

Project	Project Value	Tasks Performed	Time Involved
Spokane International Airport TREX – Concourse C (GC/CM)	\$140M	GC/CM Advisor	February 20 - Present
Grant County Justice (GC/CM)	\$100M	GC/CM Advisor	June 23 - Present
Three Rivers Convention Center Expansion (GC/CM)	\$70M	Project Executive/ GC/CM Advisor	Jan 24 - Present
Spokane County – Avista Stadium Remodel (GC/CM)	\$22M	Project Executive/ GC/CM Advisor	Feb 23 – Present
Pullman Hospital (GC/CM)	\$30M	Project Executive/ GC/CM Advisor	July 20 – Aug 23
Illahee Middle School (GC/CM)	\$74.8M	Project Executive/ GC/CM Advisor	July 21 - Present
Olympic View Elementary School (GC/CM)	\$48M	Project Executive/ GC/CM Advisor	July 20 – Aug 23
Apple Valley & Summitview Elementary School Replacements (GCCM)	\$68.7M	Program Manager	April 2019 – December 21
Market Street Complex (GC/CM)	\$65.4M	Program Manager	Mar 2018 – Jan 2021

Bill Dobyns, DBIA, LEED AP Sr. Project Management Director – Turner & Townsend Heery

Role on this project: Justice SME

Bill Dobyns is a Sr. Project Management Director with Turner & Townsend Heery and will serve as a justice subject matter expert and assist the team from procurement through completion on this project. Bill's role will be to support Dave Mendez and the team on best practices, design review and constructability throughout duration of the job. Bill has over 40 years of industry experience including past Vice Chair of CPARB, past PRC member. Bill has worked as a General Contractor and Owners Representative on over 30 Alternative delivery projects in Washington.

Representative Project Experience for Bill Dobyns

Project	Project Value	Tasks Performed	Time Involved
Mountlake Terrace HS HVAC Replacement (PDB)	\$18M	PDB Advisor	Aug 23 - Present
Lincoln HS (Seattle) Phase 1(GC/CM)	\$42.M	GC/CM Project Executive	2014-2016
Lincoln HS(Seattle) Phase 2 (GC/CM)	\$31M	Owners Rep.	2020-2022
Seattle Public Schools Av/ Security upgrades (PDB)	\$48M	PDB Advisor	Feb 23- Present
Wilson Pacific School (GCCM)	\$82M	GC/CM Project Exec	2013-2016
Snohomish HS (GCCM)	\$85M	GC/CM PM	2005-2008
Lake Washington HS (GCCM)	\$68M	GC/CM PM	2008-2010
Lake Washington HS Addition (GCCM)	\$32M	GCCM Project Exec	2020-2021
Sequim City Hall (DB)	\$12M	DB Project Exec.	2013-2015

David Mendez, Project Manager – Turner & Townsend Heery

Role on this project: Construction Manager

David Mendez, a Construction Manager with Turner & Townsend Heery for 6 years, will represent the County as a GC/CM partner on this project. David's role will be to represent the owner from design through construction and close-out. David has nearly 40 years of industry experience in a broad variety of construction projects throughout 7 western states in both public and public projects. David's experience includes managing 8 GC/CM projects, which includes managing construction of the 2018 Mead School District projects. Currently, David is managing a 4 story 60,000 sf justice facility for Kootenai County in Coeur d'Alene, Idaho. This justice building includes detention facilities and three courtrooms, as well as prosecutor's offices, judges chambers, probation offices, clerks, bailiff, and evidence storage. Additionally, David is advising on a jail pod addition for Kootenai County which is being constructed using the Progressive Design-Build process.

Representative Project Experience for David Mendez

Project	Project Value	Tasks Performed	Time Involved
Kootenai County Justice Center (CM/GC - Idaho)	\$40M	Construction Manager	Nov 2023 - Present
Kootenai County Jail Pod Addition (Design-Build)	\$9M	PDB Advisor	March 2024 – Present
Stevens County PUD Admin Bldg (Design-Bid-Build)	\$4M	Construction Manager	April 2022 – January 2023
MSDS – Skyline ES (GC/CM)	\$21M	Construction Manager	Nov 2020 – April 2023

MSDS – Creekside ES (GC/CM)	\$20M	Construction Manager	May 2019 – August 2021
MSDS – Maintenance Bldg (GC/CM)	\$5M	Construction Manager	May 2019 – July 2021
MSDS – Transportation Bldg (GC/CM)	\$8.5M	Construction Manager	May 2019 – July 2021
MSDS – Athletics Facility (GC/CM)	\$20M	Construction Manager	May 2019 – April 2022
Highland Middle School (GC/CM)	\$51.6M	Construction Manager	May 2019 – Dec 2020

Mr. Graehm Wallace – Partner, Perkins Coie

Role On this Project: GC/CM Legal Counsel

Stevens County has retained Perkins Coie as additional legal counsel specific to GC/CM. Graehm will serve as the legal lead for this project.

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided GC/CM project legal assistance for numerous public entities, including the preparation of GC/CM contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10 for GC/CM projects. For example, Graehm has prepared GC/CM contracts for Auburn, Bainbridge Island, Bellingham, Centralia, Central Kitsap, Central Valley, Clover Park, Edmonds, Evergreen, Federal Way, Ferndale, Fife, Kalama, Lake Stevens, Mead, Mount Vernon, North Thurston, Port Townsend, Puyallup, Renton, Richland, Shoreline, Spokane, Seattle, Steilacoom, Tacoma, Tahoma, Vancouver, West Valley, and Yelm School Districts, Columbia County Health System, Grays Harbor Public Hospital District, Klickitat Valley Public Hospital District, Lake Chelan Community Hospitals, Snoqualmie Valley Health, Chelan County PUD, Kennewick PFD, Lakehaven Water and Sewer District, Pullman-Moscow Regional Airport, Spokane Public Libraries, and Asotin, Grant, and Spokane Counties, as well as for the Cities of Oak Harbor and Spokane. Graehm has over twenty-eight years of legal counsel experience working in all construction areas and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This counsel includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm has also provided legal advice during construction, claim prosecution, and defense work.

- Provide the ***experience and role on previous GC/CM projects delivered*** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. *(See Example Staff/Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.)*

Specific GC/CM experience for the project team members are described in each of the biographies above.

- The qualifications of the existing or planned project manager and consultants.
Qualifications of the project manager and consultants for the team are described in the biographies above.
- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.
Stevens County has retained Turner & Townsend Heery to provide GC/CM advisory services which will supplement the design and County team. The Heery team will serve in this capacity as well as in a PM/Owner Rep capacity throughout the project duration. Funding for associated services in in the budget and planned for through completion.
- A brief summary of the construction experience of your organization’s project management team that is relevant to the project.
Experience for each proposed staff member and consultant is described within the biographies above.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.

Stevens County has historically done every project utilizing the traditional design-bid-build delivery method. Therefore, the County is versed in contracting issues with regards to DBB based upon their previous work history and already has basic level processes in place for capital projects. Stevens County has reached out to GC/CM advisor, Turner & Townsend Heery, to bridge the knowledge gap to assist in steering the contracting process and handling changes in scope if any may arise regarding RCW 39.10. Stevens County has also engaged Graehm Wallace of Perkins Coie as legal counsel with experience in RCW 39.10 in conjunction with County legal staff for review and compliance of contracting with the selected GC/CM.

ALSC internally uses Sharefile, a web-based FTP server to communicate all documents and intends to utilize that and collaborate with the GC/CM's preferred MICS system for all document controls throughout the project. This GC/CM delivery process will be supported heavily by the design project team, TTH, Greg Young, and the County Commissioners. Greg Young is responsible for reporting and communicating all activities throughout the project to the County Commissioners and end-user groups.

Stevens County is committed to the success of this project and has committed current and future resources as needed to ensure the project is delivered to its constituents.

Organizational Controls

This project will be managed through TTH alongside and in direct collaboration with the County Commissioners. The project's approval, budget and contractual authority resides within the Commissioners with delegated authority to Greg Young in order to maintain the decision-making speed needed for the project.

TTH will augment the district staff with its significant GC/CM procurement and project expertise and services. The TTH staff of David Mendez, Bill Dobyms and David Beaudine and their support team out of the Spokane office are committed throughout the entire duration and to the success of the projects and will be responsible to the County for the project.

TTH is already in the works with the County to refine the establish controls and reporting systems to effectively manage the scope, schedule, and budget for the project.

Budget Monitoring

TTH along with ALSC will be managing and tracking the project finances in alignment with County financials. Financial reporting will be provided on a regular basis to the County and other appropriate stakeholders. The County will have line items for its own contingency and a Management Reserve line item in the project budget to address any owner betterment changes and appropriate change orders.

Budget authority controls are exercised through a signature authority process for consultant procurement and project changes which are consistent with capital project policies and procedures. Change order signature authority is delegated to Greg for up to \$50,000. Change order amounts exceeding the signature authority of the will require approval by the Commissioners. Use of the GC/CM contingency must be approved by Greg after thorough review by the owner team.

TTH is currently working with the County to determine appropriate communications protocol through their management plan and will refine processes to meet the project requirements within the project management plan as it relates to each members defined project roles.

Schedule Monitoring

The project's master milestone schedule includes design around each project component, preconstruction services, subcontractor buyout, construction, occupancy and closeout phases. Schedule progress will be reviewed and tracked monthly as required by the AIA agreement. Inclusion of permitting meetings and approval timelines, potential early bid packages approved by the County will be incorporated into the master project schedule as the design matures.

Adherence to the established scope, phasing of the work and project budget is critical. Ongoing design meetings are currently and will continue to be held with the project team and the selected GC/CM to monitor, update and align the budget, scope of the work and the contract documents. The GC/CM will be required to develop and maintain a design/risk decision log throughout the design phase to capture all design decisions, deviations or additions to project. The GC/CM will assist the project team with updated market costs to aid decision makers in making timely decisions.

Once the GC/CM GMP contract amendment is approved, the County, GC/CM, A/E team and TTH will closely monitor the design log against the final construction documents to determine if there are changes that may impact the agreed upon GMP. If so, then changes will be brought back into alignment with the budget and the GMP. The GC/CM will be responsible to review the specifications and drawings to determine if there are changes that may have been incorporated and confirm the GMP budget.

- A brief description of your planned GC/CM procurement process.
TTH will lead the GC/CM procurement process as specified within RCW 39.10, and in close coordination with the County and the County Auditor office, including the preparation of the GC/CM RFQ and selection process which will be based on TTH's internal methods that have been refined over the years, along with the lessons learned from other public agencies and all team member experiences. We have an open selection process to promote as much competition as we can within the contracting community. The intention is to market this project throughout the state and beyond to firms with experience in GC/CM and knowledge of similar type project experience.
The RFP/RFQ will be a 3-step process, which involves proposals, interviews and submittal of sealed bids for the specified general conditions and fee percentage, based upon the preliminary MACC, each of which will be weighted as part of the final score in alignment with the County's values for the project. A recommendation will then be given to the County Commissioners for approval.
Careful considerations will be made in the selection of the GC/CM to make sure that their qualifications related to both construction and pre-construction are in line with the services related specifically to this project and the known types of construction, earthwork concerns, as well as safety and security specifics that go into a facility like this, as well as current concerns of budgeting and community awareness.
The County has engaged with Graehm Wallace of Perkins Coie, to provide GC/CM and construction legal services for the project. Perkins Coie will be preparing the AIA A133 agreement and A201 general conditions which will be modified to align with best practices and will be providing them to the County and TTH for utilization through the procurement. These documents will be provided during the process to the potential GC/CM's to allow for them to review and provide questions so that a final contract is understood before going into the final fee proposals.
- Verification that your organization has already developed *(or provide your plan to develop)* specific GC/CM or heavy civil GC/CM contract terms.
Perkins Coie will be responsible for preparing the GC/CM contract. The County will utilize a customized A133/A201 agreements by Perkins Coie in close coordination with the County and its GC/CM consultant team. The contract will be drafted to comply with Washington State law, TTH best practices and the County's policies and procedures. Perkins Coie's GC/CM experience is detailed above.
The County and TTH will work closely with Perkins Coie to develop selection criteria and to write Divisions 00 language that will address specific requirements of the project, including a comprehensive pre-construction services scope of work.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization
See Exhibit B – The County has not performed any significant construction projects in the past 6 years.

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. *(See Example concepts, sketches or plans depicting the project.)* At a minimum, please try to include the following:

- An overview site plan *(indicating existing structure and new structures)*
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: Applicant may utilize photos to further depict project issues during their presentation to the PRC.

See Exhibit C

9. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on **any** project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

Stevens County has not had any audit findings on any of the previous projects as shown.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation.

Stevens County is located 71 miles north of Spokane with a population of approximately 40,500 over just under 2,500 square miles. Being a smaller community, they are committed to supporting the local economy and promoting the participation of small, women and minority-owned businesses. The County also recognizes that locally and even into Spokane, there is limited opportunities in utilization of small, women and minority owner businesses. With that understanding, it is also understood that utilization of the GC/CM alternative delivery method can increase the potential utilization more so than the traditional design-bid-build delivery that they have been accustomed to and look forward to finding ways alongside their GC/CM to do so.

As part of our RFQ, the County will ask applicants to submit their plan(s) to encourage participation in the project. In addition, as part of the Counties consultant selection process, will factor in SBE/MWBE as one of the evaluation factors. The evaluation will not just review their plan, but also seek to understand each teams success in efforts locally and throughout the state.

To improve subcontractor interest, the County will require preconstruction services for the GC/CM to hold outreach open houses to highlight the project and explain their bidding process to encourage SBE/MWBE bid involvement further.

One of the advantages this project will have utilizing GC/CM is to maximize regional small vendors/subs, WBE, and MBE business outreach. It is very common to support and solicit smaller subs if the GC/CM can have the ability to break up large scopes of work into smaller pieces to secure these bidders. This often allows budgets to be maintained by capturing a lower cost of services while allowing the most qualified local support. Within the RFQ, we intend to have the teams provide comprehensive plans related to outreach to like firms. This will be done with scheduled town hall meetings and advertisements to promote qualified, interested subcontractors. Due to some of the specific type of materials and equipment for this project, we will be able to do targeted outreach within certain bid scopes across the country as applicable to drive more opportunities.

While design services have already been obtained, the County, with the help of TTH, will look at additional opportunities through various project consultants ranging from special inspections to furniture vendors to meet the desired outreach.

To date, the TTH team has worked with a local contractor to support a certification seminar alongside the regions Apex Accelerator advisor to increase understanding of (a) what it means to be certified, (b) the opportunities that are available once you are certified and (c) how to go about getting certified. This seminar is just a step in the outreach process and the County will be looking to partner with the selected GC/CM to provide outreach through the local AGC and other entities to spread the word about the project and the opportunities that are coming available.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and the scope of work is anticipated to be over \$3M, please provide a completed *Supplement A, Alternative Subcontractor Selection Application* document, one per each desired subcontractor/subcontract package.
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under \$3M, respond with **N/A** to this question.

- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over \$3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application* and submit it to the PRC for consideration at a future meeting.
N/A

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also you also agree to provide additional information if requested. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: 

Name (please print): Greg Young (public body personnel)

Title: Commissioner

Date: 12/20/24

EXHIBIT A – PROJECT ORGANIZATION CHART

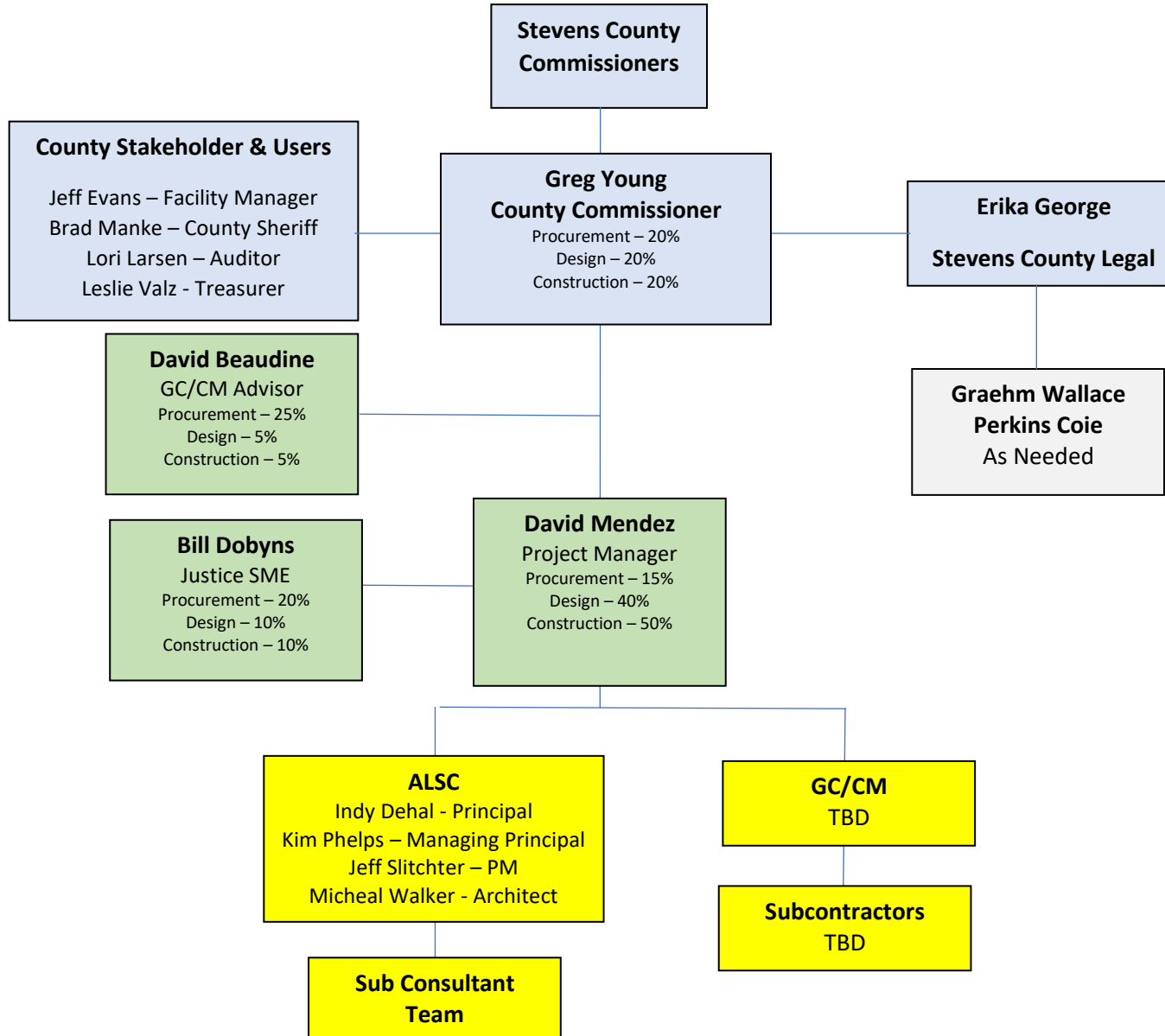


Exhibit C - Preliminary Concepts & Plans

