



# GRANT COUNTY CORONER'S OFFICE

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**Project Review Committee  
Presentation – May 22, 2025**

Application for Project Approval for GC/CM



**GRANT COUNTY**  
WASHINGTON

# Agenda

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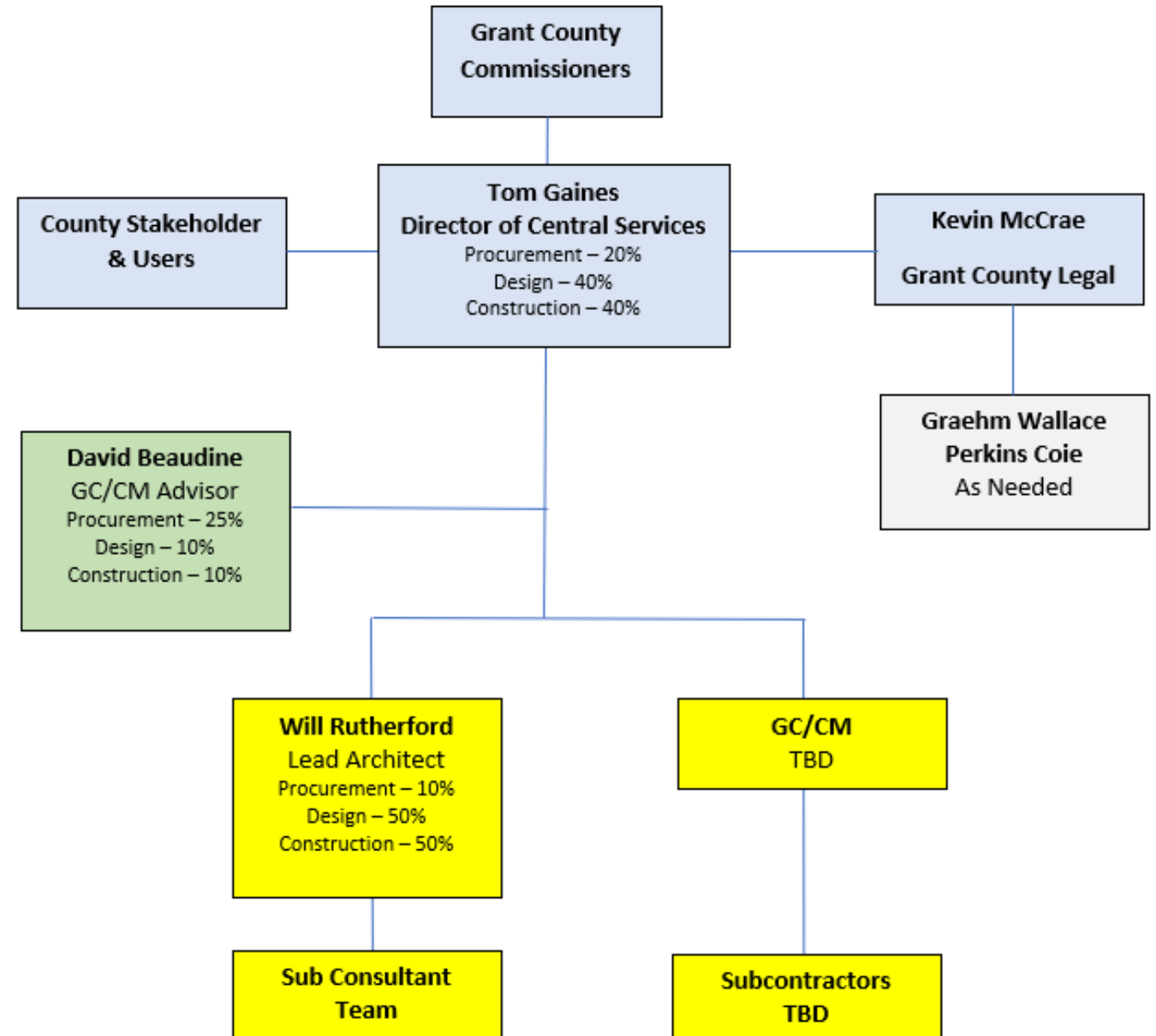
Summary

08

Question and  
Answers



# TEAM ORGANIZATION CHART



# TEAM MEMBER QUALIFICATIONS

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## Tom Gaines – Director of Central Services, Grant County

10 years running all County Capital Projects

Oversees Facilities, Technology services, Fairgrounds maintenance and purchasing for County

Lead point of contact reporting directly to the County Commissioners

Currently leading County's first GC/CM for the Justice Center

## David Beaudine, CCM – Managing Director, CBRE | Heery

22+ years Construction Project Management

Directly managed, advised or oversaw over 30 GC/CM projects throughout Washington State

Responsible for all Heery public sector work in Washington

Advising Grant County through Procurement, GMP, Buyout and construction



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# TEAM MEMBER QUALIFICATIONS

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## Will Rutherford – Lead Project Manager, CRA Architects

- Lead Project Architect
- Managing variety of projects for 30 years from design through construction
- Experience in CM/GC, CM at Risk and other similar alternative delivery methods throughout US
- Primary point of contact for CRA

## Graehm Wallace / Mica Klein – Partner, Perkins Coie

- 28+ years experience representing public sector clients on Construction Law issues
- Provides appropriate contracts to Grant County – GC/CM Contract & General Conditions
- Contracts updated to the new RCW's
- Contracts reflect GC/CM Experiences and Improvements



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# PROJECT OVERVIEW

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- Project Budget - \$7.17M
- Funded via previous and ongoing approved tax collection
- New 10,000sf coroner's office & morgue to serve Grant County
  - Facility will include 2-bay autopsy suite, full body x-ray, large bore CT scanner, sallyport, freezers/coolers, staff space, viewing room and meeting room.
- Original location as part of Samaritan Hospital but not in new build
- New location finalized in Moses Lake



# PROJECT OVERVIEW

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# PROJECT BUDGET

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Category	Total
Professional Services Costs	\$500,000
Construction Costs (including construction contingencies)	\$4,700,000
Equipment & Furnishings	\$750,000
Off Site	Included Above
Construction Administration	\$200,000
Contingencies	\$400,000
Other Related (Permitting, Testing, Legal...)	\$100,000
Sales Tax	491,400
TOTAL	\$7,141,400





# PROJECT SCHEDULE

Project and GC/CM Procurement Schedule - TENTATIVE		
Date		Activity
April 21		Submit PRC Application
May 22		PRC Presentation
May 27		Advertisement for Request for Proposals Published (1st Notice)
June 3		Advertisement for Request for Proposals Published (2nd Notice)
June 5		Pre-Proposal Conference
June 24		Statement of Qualifications Due
July 1		Notification of Highly Qualified Firms with draft contracts
July 17		Interviews with Short Listed Firms
July 18		Notification to most highly qualified firms to submit RFFP
July 24		RFFP submissions and Public Opening
August		Commissioner's Approve GC/CM selection & award Preconstruction Services
June 2025 – August 2025		Schematic Design
September – December 2025		Design Development
January 2026 – June 2026		Construction Documents & permitting
June 2026 – April 2027		Construction



# WHY THIS PROJECT IS SUITED FOR GC/CM

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- ☐ Must align scope with budget
- ☐ Coordination of specialized systems and equipment
- ☐ Continuous Value Analysis and Constructability
- ☐ Ability to procure long lead items (Tariff Impact Potential) & start early site work
- ☐ Continuous Cost Estimating
- ☐ Equipment testing, commissioning and startup



# RCW 39.10

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- ❑ **The project involves complex scheduling, coordination and phasing**
  - Specialized equipment lead times, coordination, testing & commissioning
  - Escalated schedule and coordination due to fallout with Samaritan
  - Coordination of bid packages and early scopes of work to release long lead items and start work ahead of potential cost increases
- ❑ **The involvement of the GC/CM is critical during the design phase**
  - Early GC/CM guidance will help ensure cost control with real time costs and avoid conflicts
  - Project involves complex scheduling for specialized equipment, testing & startup
  - Procure early bid packages, long-lead materials and potential early site work
- ❑ **The project encompasses a complex or technical work environment**
  - Highly sophisticated equipment
  - Medical/lab facility with strict tolerances & MEP needs
  - Project involves complex scheduling for equipment coordination



# MWBE OUTREACH

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- ☐ RFQ Evaluation Criteria for Outreach Plan & Previous Performance/Experiences
- ☐ Breakout of sub packages with GC/CM to encourage more opportunities for smaller contractors
- ☐ Local participation strong for various packages (concrete, earthwork)
- ☐ Seeking ways to increase opportunities in smaller market
  - ☐ Open Houses on project
  - ☐ Work through APEX coordinators (Spokane, Tri-Cities, Seattle)
  - ☐ Office of OMWBE



# SUMMARY

- The Project is a good candidate for the GC/CM Alternative delivery model as it meets three of the qualifications.
- Grant County has assembled a high performing and qualified team with the necessary experience and expertise to execute the project and is looking to add to that a qualified GC/CM.
- Design, GC/CM advisor and legal team have demonstrated success in similar project types.
- Resources and controls in place to be successful.



# QUESTIONS & ANSWERS

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