
YAKIMA TIETON
IRRIGATION DISTRICT
Project Review Committee Meeting – December 5, 2025
Heavy Civil GC/CM Procurement Application
Yakima-Tieton Irrigation District: Main Canal Replacement Project

Agenda

1. Project Overview
2. Public/Fiscal Benefits
3. Why GC/CM? – RCW 39.10 Qualifying Criteria
4. Project Team Experience
5. Summary

Travis to present

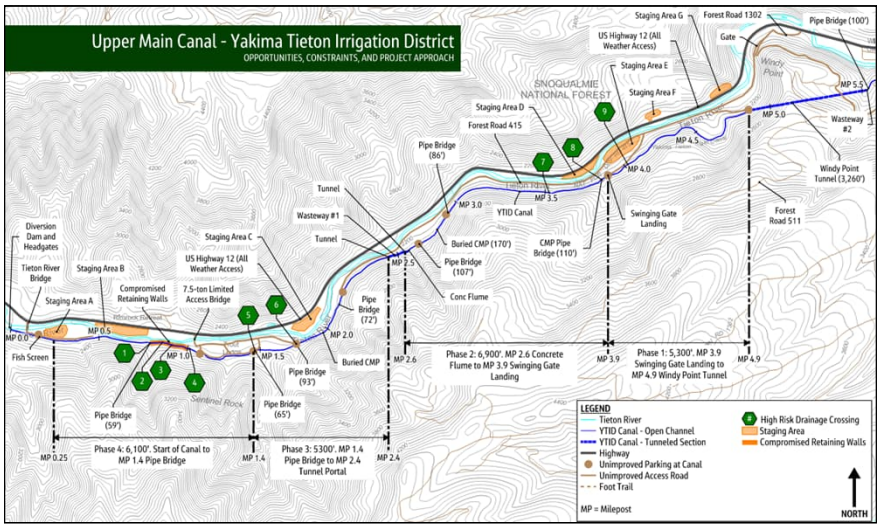
Project Overview – Critical Project to the Region

- 12-mile-long conveyance system serving rural communities in the Yakima Valley
- 2024 Retreat Wildfire caused significant slope instability and structural damage
- Thousands of leaks - YTID restricted canal flows to reduce risk of catastrophic failure
- Canal failure would disrupt over $700 million in annual crop production
- Bureau of Reclamation letter supports expedited PRC review

Travis to present

Project Overview – Initial 4 Phases

- Replace 4.8 miles of the upper Main Canal along the existing alignment
- Reconstruct over four consecutive winter seasons
- $87M estimated total cost
- Lower Main Canal is a separate alternative delivery procurement (Not part of this application)



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Travis to present

Public and Fiscal Benefits of GC/CM

Public/Fiscal Benefits

GC/CM Delivery

- More attractive to contracting community, more competition
- Increases cost control & certainty
- Accurate schedule and phasing
- Risk management
- Constructability and value engineering during design
- Promotes outreach for subcontractors

Heavy Civil

- Improves quality control through increased GC/CM delivery
- More flexibility to level work
- May improve market attractiveness
- Self performed work increases schedule predictability

Community/Environment/ Rate Payers

- Replace critical infrastructure faster
- Reduce risk of catastrophic failure - $3B over 3 years
- Greater rate payer value – more competition and value engineering

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Brittany to present

Why GC/CM?

RCW 39.10 Qualifying Criteria

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GC/CM Qualifying Criteria

- Meets Applicable Criteria under RCW 39.10.340:
  1. Complex scheduling, phasing, or coordination
  2. Involves construction at an occupied facility which must continue to operate during construction
  3. GC/CM involvement during the design stage is critical to the success of the project
  4. Encompasses a complex or technical work environment
  5. Requires specialized work on a building that has historic significance
  6. The project is, and the public body elects to procure the project as, a heavy civil construction project

Brittany to present

1. Complex Scheduling, Phasing, or Coordination

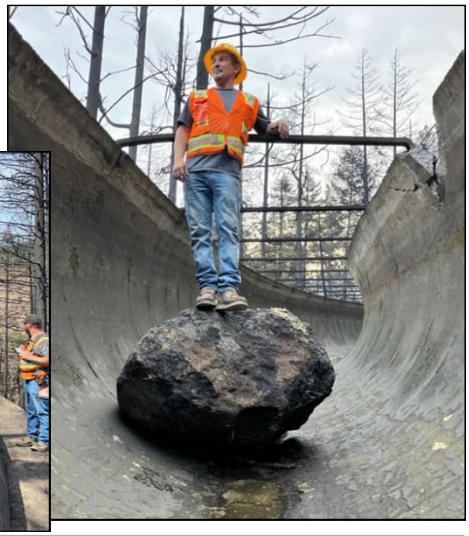
- Must deliver water between March 1st and October 15th every year
  - Short construction season in the winter
  - Procurement and scheduling are critical to ensure water delivery
- Multiple construction seasons
- Steep and rugged terrain – no option for alternate alignment
- Limited staging areas and constrained access

Typical Conditions along the Upper Canal

Brittany to present

2. Operations During Construction

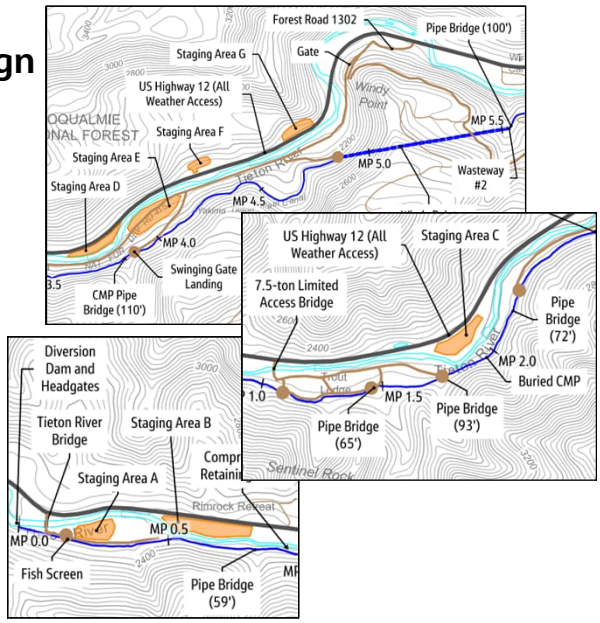
- Canal must remain in operation between March 1st and October 15th every year
- Winter construction is required



Brittany to present

3. GC/CM Involvement Critical to Design

- Contractor input during design provides:
  - Design certainty for permit acquisition
  - Optimal staging area selection and materials handling
  - Improved construction sequencing and scheduling
  - Procurement of long lead items and scheduling of critical early work
  - Value engineering
  - Constructability reviews
  - Reliable cost estimates
  - Increased engagement of local contracting community



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Brittany to present

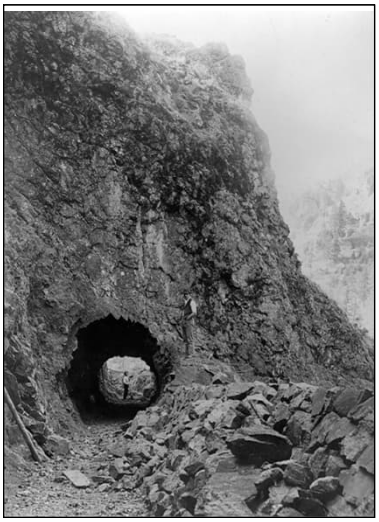
4. Complex or Technical Work Environment

- Short winter construction season
- Rugged terrain with poor access
- Tight control of construction required to ensure spring water delivery
- Contingency plans required to adapt to unplanned events

Brittany to present

5. Historical Significance

- One of the first irrigation projects in Washington State
- Has served west Yakima, Tieton, and Cowiche for over a century
- Engine of Yakima County's robust agricultural economy
- The backbone of two disadvantaged rural communities



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Brittany to present

6. Heavy Civil Construction

- Work is primarily long, linear concrete canal replacement
- Increased self performance threshold of Heavy Civil designation:
  - Improves schedule certainty and mitigates risk
    - Accounts for operational and seasonal constraints (e.g. temporary structures, shutdowns)
  - Minimizes access and work area conflicts
  - Provides control of critical path (EWPs, procurements, etc.)

Brittany to present

Project Team Experience

GC/CM Management Plan

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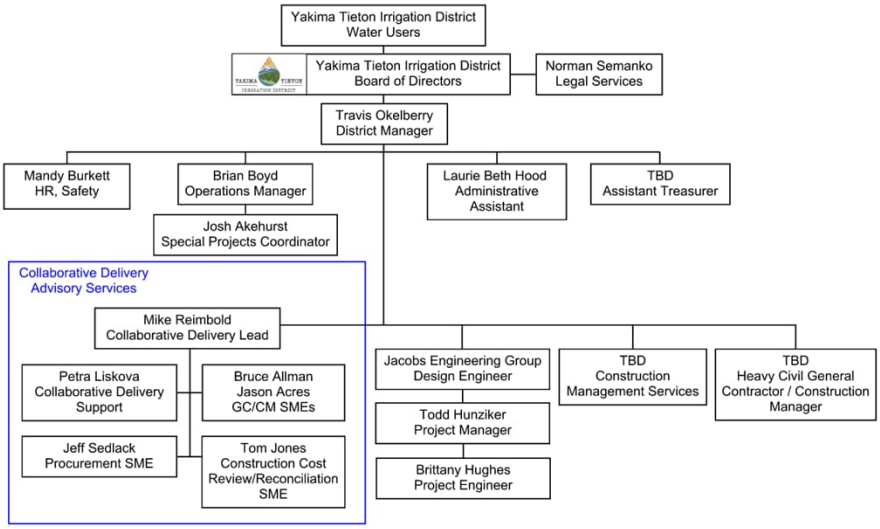
Project Team Organization Chart



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Mike to present

Project Team Experience

Key Staff	Experience Highlights
Travis Okelberry (YTID District Manager)	25+ years of public infrastructure and operations leadership experience spanning irrigation, municipal power, and transportation
Brian Boyd (YTID Assistant District Manager and Operations Manager)	20+ yrs project management in US Navy on military infrastructure contractors; 6 yrs supervision and management of YTIDO&M
Norman Semanko (PB&L Legal Counsel)	30+ yrs experience providing legal services to public agencies including Alternative Public Works projects
Mike Reimbold (Jacobs Collaborative Delivery Lead)	20+ years of experience supporting owners and their teams to procure and manage collaborative delivery contracts through GC/CM, fixed price DB and Progressive Design Build
Bruce Allman (Jacobs GC/CM SME)	30 years of experience, focusing on assisting owners with various project delivery formats, including GC/CM. An established Water Collaborative Delivery Association Trainer and actively educates owners on collaborative delivery options
Jason Acres (Jacobs GC/CM SME)	Over the past 14 years, has been involved in some of the Pacific Northwest's largest infrastructure projects, using GC/CM and heavy-civil GC/CM, leading project teams through pre-construction and construction services

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Mike to present

Project Team Experience

Key Staff	Experience Highlights
Jeff Sedlak (Jacobs Procurement SME)	Experienced alternative delivery and procurement specialist with more than $4.7B of alternative delivery procurements in the past 20 years for public sector clients
Todd Hunziker (Jacobs Project Manager)	40+ years of engineering experience with an emphasis on canals, large pipelines, pump stations, reservoirs, dams, and hydraulic structures. 12+years' experience with YTID's Main Canal, YTID staff, and Board of Directors. Intimately familiar with the Main Canal's opportunities, constraints, and challenges
Brittany Hughes (Jacobs Project Engineer)	17 years of specialized experience in large conveyance system design, including Willamette Water Supply Program in Portland, Oregon a portion of which was delivered via the GC/CM procurement method

Mike to present

GC/CM Management Plan

- First GC/CM procurement for YTID - committed to becoming more educated and experienced
- YTID District Manager Travis Okelberry will be the primary point of contact. YTID will retain jurisdiction and signature authority.
- Legal counsel support from Norm Semanko/PB&L
- Experienced team from Jacob Engineering Group will provide GC/CM advisory and support roles through procurement and construction.

Mike to present

GC/CM Management Plan - Procurement Process

- YTID will work with external counsel and Jacobs to develop standardized GC/CM contract documents, based on the Industry Standard (AIA, DBIA) template documents in accordance with YTID's policies and compliance with RCW 39.10
- YTID will use a three step GC/CM selection model:
  1. Request for Qualifications (RFQ)
     - Focus on relevant experience, proposed team and project approach.
  2. Interviews and Selection of Finalists
     - Focus on capabilities and experience of specific team members.
  3. Request for Fee Proposal (RFFP) from Finalists
     - Fee and Specified General Conditions

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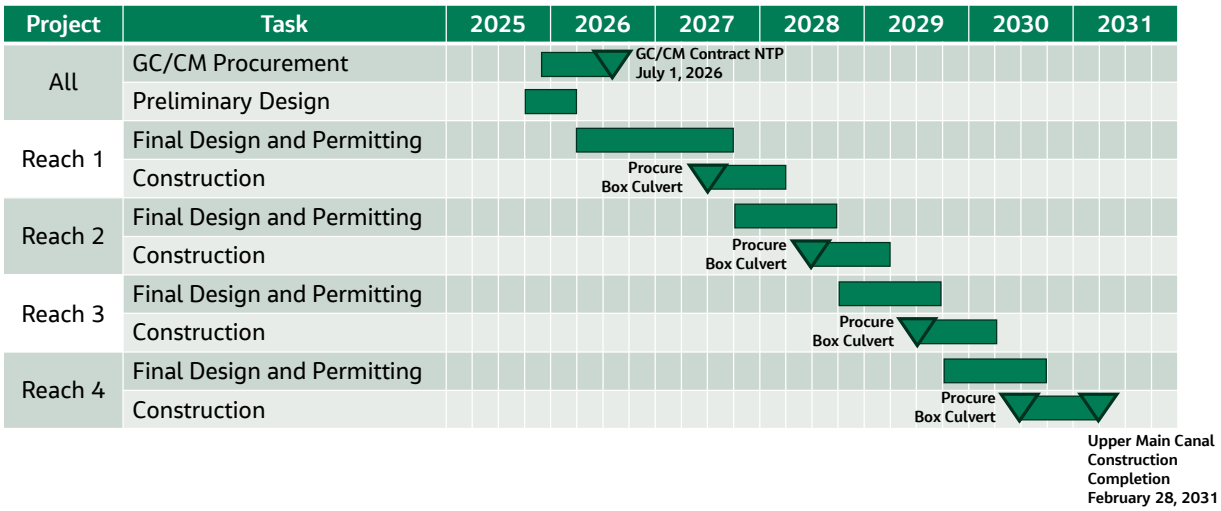
Mike to present

GC/CM Management Plan - Schedule



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Mike (or Brittany?) to present – Note that schedule has been updated since application submission. Schedule may continue to change as YTID looks to fast track the NEPA/SEPA Process.

Necessary and Appropriate Funding

- $87M estimated total project cost for upper Main Canal replacement
- Shovel-ready projects attract funding opportunities
- Funded through a combination of federal, state, and local sources
  - Current grant funding totals ~$17M including $8.5M State of WA commitment
  - YTID Board has authorized a vote of water users for $80M local commitment
  - YTID has submitted a $240M Emergency Extraordinary Maintenance (EXM) funding request to the U.S. Bureau of Reclamation (includes Lower Main Canal Replacement cost)
- Available budget and funding plan transparency
  - Procurement documents will clearly state available funds at time of pursuit
  - GC/CM contract will include an off ramp to terminate the project if anticipated funding is not obtained

Travis to present

GC/CM Qualification - Resolution of Audit Findings

- YTID has had audit findings on two previous projects
- Resolution:
  - Purchased a public agency membership to the Municipal Research and Services Center (MRSC) roster
    - Improved connection to businesses/vendors for small works, goods & services
  - Staff have attended training through MRSC
  - Staff have updated and reviewed YTID internal contracting policies and attend regular training sessions
  - Established clear guidelines for declaration of emergencies

Travis to present - Main goal is just to acknowledge that YTID has had audit findings on two projects and has taken steps to prevent future occurrences.

Summary

- Project meets all GC/CM Qualification criteria under RCW 39.10
- YTID has assembled a highly qualified team to manage and execute YTID's complex GC/CM project
- Plan to secure project funding is in-progress
- Critical project - canal failure would disrupt over $700 million in annual crop production
- Collaboration with the GC/CM contractor during design mitigates risk

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Travis to present

Questions?

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