

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
**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): **Grant County WA (through Board of County Commissioners)**
- b) Mailing Address: **35 C Street NW, Ephrata, WA 98823**
- c) Contact Person Name: **Tom Gaines** Title: **Director of Central Services**
- d) Phone Number: **509-754-2011 x3276** E-mail: **tgaines@grantcountywa.gov**

**1. Brief Description of Proposed Project**

- a) Name of Project: **Grant County Jail & Law and Justice Building Remodel**
- b) County of Project Location: **Grant**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)  
The proposed project is constructing a new county jail facility with 512 secure jail beds, booking, kitchen, laundry, sallyport, medical/infirmarary, jail administration, and support spaces. In addition, a remodel of the existing law and justice facility currently housing the existing jail to provide additional support and courthouse space. The new jail facility totals approximately 133,000sf, while the law and justice facility will account for approximately 80,000sf.  
This project will consist of a phased approach requiring completion of the new jail facility and relocation of appropriate facilities in the new building. Then a multi-phased remodel of the existing facility while occupied. Each facility will consist of specialized trades, equipment, and opportunities for advanced phasing to maximize bond dollars and construction time.

**2. Projected Total Cost for the Project:**

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	\$ 8,000,000
Estimated project construction costs (including construction contingencies):	\$ 80,000,000
Equipment and furnishing costs	\$ 5,000,000
Off-site costs	\$ included above
Contract administration costs (owner, cm etc.)	\$ 1,500,000
Contingencies (design & owner)	\$ 4,000,000
Other related project costs (permitting, testing, legal...)	\$ 1,500,000
Sales Tax	\$ included above
<b>Total</b>	<b>\$100,000,000</b>

**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*

Funding is provided by 3/10 of \$.01 sales tax collection and a bond for the construction in which the sales tax will make the bond payment. The current revenue being generated is approximately \$450,000 monthly. Grant County enjoys an excellent bond rating and just recently sold a bond supporting this project with proceeds of \$89,000,000. In addition, the tax collection has accrued \$10,000,000 thus far, adding to the total availability for the project. The County Commissioners, Treasurer, Sheriff, and other required personnel agree and actively engage in the conversation. We proudly have no political silos here.

**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)
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.  
(See Example on Design & Construction Schedule)

**PROJECT DESIGN/CONSTRUCTION SCHEDULE**

Task	Start	Completion
Prime Consultant Procurement (AE & CM)	-	Complete
PRC Application	August 2022	September 2022
Study/Programming / Conceptual Schematic Design	May 2022	January 2023
GC/CM Selection	October 2022	January 2023
Potential MC/CM & EC/CM Procurement	February 2023	March 2023
Advanced Schematic Design	February 2023	February 2023
Design Development Design	March 2023	May 2023
Construction Documents	June 2023	October 2023
Permitting	October 2023	November 2023
New Jail Construction	November 2023	February 2025
Relocate into New Facility	February 2025	March 2025
Renovation of Existing Facility	March 2025	November 2025
Construction Completion	December 2025	December 2025

**GC/CM Procurement Schedule - DRAFT**

Date	Activity
August 22, 2022	Submit PRC Application
September 22, 2022	PRC Presentation
September 27, 2022	Advertisement for Request for Proposals Published (1st Notice)
October 4, 2022	Advertisement for Request for Proposals Published (2nd Notice)
October 13, 2022	Pre-Proposal Conference
October 25, 2022	Statement of Qualifications Due
	SOQ Scoring and Shortlisting of Firms
November 1, 2022	Notification of Highly Qualified Firms with draft contracts
November 15, 2022	Interviews with Short Listed Firms
November 18, 2022	Notification to most highly qualified firms to submit RFFP
November 30, 2022	RFFP submissions and Public Opening
December 5, 2020	Commissioner's Approve GC/CM selection & award Preconstruction Services

**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?

The project involves complexities with scheduling, phasing, and coordination. The vendor products are very specialized, and manufacturing is heavy on lead time considering how the structure is erected to accept delivery and install such products. These products include premanufactured steel cells, security detention hollow metal, electronic locking controls, and electronic water valve controls. These long lead manufactured items must be secured through a bidding process early with early release packages while maintaining and issuing a GMP price. There is no room for pricing errors or unknown costs when delivering projects on bond proceeds. Secondly, there are key phasing components in the relocation into the new jail facility and then the delivery of the law and justice facility through a phased and occupied approach. Maintaining public access during construction, high-level operations, and security in the courts and for staff members throughout the campus is critical. The cost of such a phased and occupied project during construction can be variable when utilizing the traditional design-bid-build delivery method. The GC/CM process allows us to establish well-thought-out means and methods and assign a price to that work which will be essential to maintain strict budget compliance.

Current known project risk drivers, such as volatile cost escalation, subcontractor bidding market, material supply chain, and labor shortages, must be identified and mitigated as soon as possible to meet the project's desired project schedule and budget constraints. The right GC/CM will best understand the known players in this market sector and the region and advise as to best methodology to buy out the project and execute the project to deliver per the owner's vision of success.

- 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.

While the construction of the jail facility will be a new ground-up building, the associated law and justice facility will be occupied through construction and will need to be phased. The new facility project will contain a new county jail and sheriff's office consolidating various sheriffs teams from leased space around the County and the Law and Justice building. The existing facility will be renovated while the courts, prosecutors, clerks, public defenders, visiting attorneys, and facilities teams continue to serve the public. As new jail beds are delivered, the existing jail will be converted to new additional courtrooms. The scheduling of relocating clerk's staff into the current sheriff's office and new courts space into the existing jail space while open to the public will be sensitive. Further, a new secure entrance will be added to serve the new courts and existing county offices.

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

Within this current volatile 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.

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 work environment is very technical 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.
- 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?  
Not Applicable
- 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?  
Not Applicable

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

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.

## 6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.  
Grant County has completed numerous projects utilizing 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, Grant County has retained CBRE|Heery to provide The County with alternative delivery advisory services. David Beaudine, CCM will be acting as the GC/CM advisor for the project, leading the GC/CM procurement and continuing on the project through completion, providing guidance to Tom and the rest of the project team. With over twenty-five successful GC/CM projects on its resume, CBRE|Heery 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.  
Will Rutherford with CRA Architects has been a part of numerous projects out of state utilizing similar alternative delivery methods. In addition, Will is currently working with Asotin County on their GC/CM project for their current justice center complex project.

- 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*).

### Mr. Tom Gaines – Director of Central Services

*Role On this Project: Owner Single Point of Contact*

Tom's Background is unique. A retired Navy Chief, he ran operations for maritime patrol squadrons worldwide. He is also a commercial journeyman plumber who once held licenses in Montana, Idaho, Oregon, and Washington. He has reduced these to only Idaho and Washington and, before joining the County, was a superintendent for the McKinstry Co., working throughout the NW. Tom is familiar with many mechanical and general contractors around the NW. Though Grant County does employ a "Public Works" Director, Tom's work is unique in that he does not perform the traditional public works director role. As the County Central Services Director, Tom Gaines, has managed nearly all county public works capital projects for eight years. He has been instrumental in managing projects funded through grants such as the Departments of Agriculture, Commerce, Direct appropriation grants from the Washington State Legislature by working with his local representatives, and other funding sources such as COVID relief and ARPA funding. These projects are mainly funded through Current expense, Real Estate Excise Tax funds, Trial Court Improvement funds, and Law and Justice funds. From inception to project completion, Tom's role has been writing and performing the RFB/P/Q process, responsible for contract management, financial management, change order management, site visits, and working closely with the auditor's office on financial reporting. Tom also oversees the Facilities, Technology services, Fairgrounds maintenance, and Inter-fund departments for the County. Tom promotes a robust team environment where collaboration and discussion are essential, and everyone knows their expertise is valued.

Tom will be the project's lead point of contact, reporting directly to the County Commissioners.

**Mr. Kevin McCrae – Grant County Attorney**

*Role On this Project: Internal Legal Council*

Kevin McCrae is an elected official who works autonomously but has been engaged in this project, beginning with the RFQ and selection committee that selected the architect for this project. He leads the Law and Justice Committee for Grant County and will continue to be engaged in all aspects of this project will consult and review all legal issues as needed.

**William D. Rutherford - Principal Architect, CRA Architects**

*Role On this Project: Principal In Charge*

Mr. Rutherford has been actively managing CRA Architects for 51 years. Mr. Rutherford is a very hands-on principal whereas he is engaged and knowledgeable with all projects ongoing in CRA Architects. He brings a wealth of experience and knowledge to the team for GC/CM process. Under the guidance of Mr. Rutherford, CRA Architects continues to work successfully through the United States and in three foreign countries. Mr. Rutherford’s role will be oversight in all aspects of Asotin County Jail.

Project	Project Value	Tasks Performed
Leon County Public Safety Complex (GC/CM)	\$45M	Principal In Charge
Sumter County Public Safety Complex (DB)	\$35M	Principal In Charge
Baker County Correctional Facility (GC/CM)	\$35M	Principal In Charge
Polk County Jail (GC/CM)	\$110M	Principal In Charge
Senegal Correctional Facilities (GC/CM)	\$750M	Principal In Charge

**Mr. Will Rutherford, Senior Project Manager – CRA Architects**

*Role On this Project: Senior Project Manager*

Mr. Rutherford has a degree from the University of Florida in Building Construction Sciences and a degree in Architecture from Florida A&M University. He has been managing projects at CRA Architects for 27 years. His work includes Design, Construction, and Contract Administration. Mr. Rutherford has a broad range of experience from Design through Construction and will be the lead Senior Project Manager for Grant County. His expertise will be with Budgeting, GMP Negotiations, VE processes, Solution-based design, and project management. Mr. Rutherford will be involved throughout the entire project from start to finish.

Project	Project Value	Tasks Performed
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Jackson Hospital Surgery Suite Addition (GC/CM)	\$16M	Project Manager
Sumter County Public Safety Complex (DB)	\$35M	Project Manager
State of Florida EOC (GC/CM)	\$150M	Project Manager
Polk County Jail (GC/CM)	\$110M	Project Manager
Senegal Correctional Facilities (GC/CM)	\$750M	Project Manager

**Jerry Brotnov, Local Partnering Architect - Brotnov Architecture & Planning**

*Role On this Project: Local Area Design Support*

Mr. Brotnov is the managing principal Architect of Brotnov Architecture & Planning. Mr. Brotnov will be involved throughout the entire project and will perform duties such as: weekly site visits, submittal reviews, peer design reviews, pay application reviews, GMP Reviews and as needed for local participation.

**Don Mixon - Senior Contract Administrator, CRA Architects**

*Role On this Project: Construction Phase Administrator*

Mr. Mixon will lead the charge of construction related activities from the Design Team's perspective once project goes to GMP. Mr. Mixon has been with CRA Architects for 33 years and has acted as department head of Construction Administration for those years. Mr. Mixon has a very high level of experience for construction related topics including contracts, GMP process, constructability reviews, and sub-consultant management during construction.

**David Beaudine, CCM, Assoc DBIA, Managing Director - CBRE | Heery**

*Role on this project: GC/CM Advisor*

David, a Managing Director with CBRE | Heery, has been selected to oversee the GC/CM process for SIA. David's role will be to oversee the GC/CM procurement and 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 20 years of industry experience with majority of that working within Washington State public agencies. David's experience includes being involved in over a dozen GC/CM projects which includes assisting the Spokane School District through two of their largest GC/CM projects as project manager on the Rogers and Ferris High School projects. Most recently David, as GC/CM Advisor, has been guiding Spokane International Airport through phase one of their Terminal Renovation and Expansion project; while also providing advisory services for Asotin County, Federal Way Public Schools and City of Spokane Valley. David is currently serving his second term 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 TREN Program (GC/CM)	\$140M	GC/CM Advisor	February 20 - Present

Asotin County Justice Complex (GC/CM)	\$14.6M	GC/CM Advisor	June 22 - Present
City of Spokane Valley City Hall (PDB)	\$15M	Project Executive	May 22 - Present
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 - Present
Memorial Stadium (PDB)	\$26.5M	Project Executive	July 20 - Present
Prosser Memorial Hospital (GC/CM)	\$57.4M	GC/CM Advisor	Nov 2021 - Present
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
Highland Middle School (GC/CM)	\$51.6M	Program Manager & Senior PM	March 2018 – Oct 2020
Ferris High School (GC/CM)	\$97.7M	Senior Project Manager	April 2010 - March 2015
Rogers High School (GC/CM)	\$64.5M	Project Manager	February 2005 - July 2009
Roosevelt HS (GC/CM)	\$93.9M	Assistant Project Manager	2004 – June 2006

### **Mr. Graehm Wallace – Partner, Perkins Coie**

*Role On this Project: GC/CM Legal Counsel*

Grant County has retained Perkins Coie as additional legal counsel specific to GC/CM. Graehm will serve as the 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, 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, and Lake Chelan Community Hospitals, Chelan County PUD, Lakehaven Water and Sewer District, Pullman-Moscow Regional Airport, Spokane Public Libraries, and Asotin County, as well as for the Cities of Oak Harbor and Spokane. Graehm has over twenty-five 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 proposed staff members and consultants is described in each staff and consultant's biographies.

- The qualifications of the existing or planned project manager and consultants.  
Qualifications of the project manager and consultants are described in the staff and consultant biographies.
- 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.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.

Grant County has retained CBRE|Heery to provide GC/CM advisory services, which will supplement the design and County's internal team. CBRE|Heery is under contract and will serve this role on this project to completion. Sufficient funding for project management services is in the budget and programmed through project completion.

Construction experience for each proposed staff member and consultant is described in the staff biographies.

Grant County has historically done every project utilizing the traditional design-bid-build delivery method. CRA uses Sharepoint, Procore, and 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, CBRE|Heery, Tom Gaines, and the County Commissioners. Tom Gaines is responsible for reporting and communicating all activities throughout the project to the County Commissioners and end-user groups.

Grant county is well versed in contracting issues with regards to DBB based upon their previous work history and already has approval and communication processes in place for capital projects. Grant County has reached out to GC/CM advisor CBRE|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. Grant 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.

Grant 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.

- A brief description of your planned GC/CM procurement process.  
CBRE|Heery, and CRA will lead the GC/CM procurement process in close coordination with Grant County, including preparing the RFP and selection process based on both team's experiences and refined for this specific project and previous lessons learned. We will have an open selection process to promote as much competition as possible within the local and regional contracting community. The intention is to market this project not only to the local counties but regionally as well, east to Spokane, west to Seattle, and down through Tri-Cities and Oregon. These regions have multiple-high level contractors with experience in the GC/CM delivery method.  
THE RFQ/RFP is intended to 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 current MACC,

each of which will be weighted as part of the final score. The RFQs will be evaluated on relevant experience, the proposed team, and overall approach, while the interview will focus on related project experience, ability to collaborate, and team composition with respect to the project and past performance. A recommendation will then be made to the County and will be made by utilizing a panel that will include County representatives Tom Gaines, Kevin Schmidt, Chris Young, CBRE|Heery, and CRA.

Careful consideration will be made in selecting the GC/CM to ensure that their qualifications related to construction and preconstruction are in line with the services the County desires and that they can meet the project demands and that they will be a good fit for the team.

- 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 has been retained and will be responsible for preparing the GC/CM contract. At this point, Grant County expects to use a customized agreement primarily based on the best practices of Perkins Coie, CBRE|Heery, and Grant County. The contract will be drafted to comply with Washington State law and the County's policies and procedures. Perkins Coie's significant GC/CM experience is detailed above.

Grant County and CBRE|Heery will work closely with Perkins Coie to develop selection criteria and to write Divisions 00 and 01 languages that will address specific requirements of the project, including a comprehensive preconstruction 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

See Exhibit B

## 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:

- A 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.

Grant County has not had ANY findings in the eight years Tom has been managing public works, Tom enjoys a positive relationship with the State Auditor's office and the local Audit team, he regularly communicates with Labor and Industries and performs outreach with local contractors to help them understand the Public Works process.

## 10. Subcontractor Outreach

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

Grant County is committed to supporting the local economy and promoting the participation of small, women and minority-owned businesses. 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.

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 local 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.

## 11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and your project 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.

See included alternative subcontractor selection application (Supplement B) for the potential use of MC/CM and EC/CM, which the entire team will further evaluate after selection of the GC/CM to determine, as a team, the best possible path for the project.

## 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.

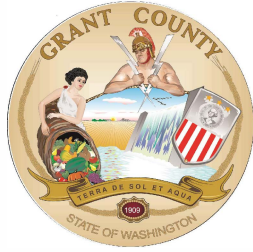
I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: \_\_\_\_\_

Name *(please print)*: \_\_\_\_\_

Title: \_\_\_\_\_

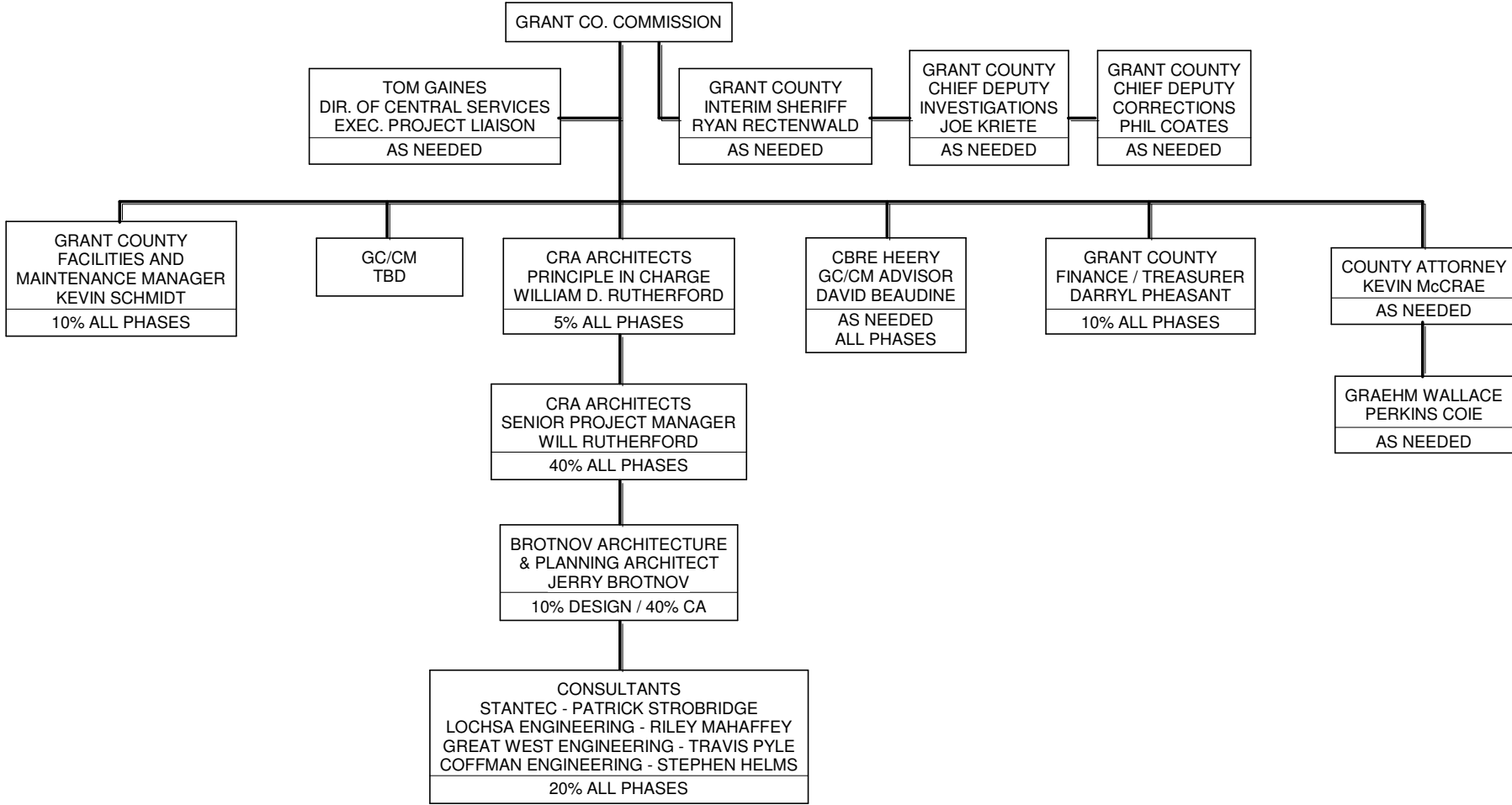
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Thomas Gaines  
I am approving this document *(public body personnel)*  
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# Attachment A: Grant County Jail & Law and Justice Building Remodel Organizational Chart

Grant County Jail & Law and Justice Building Remodel  
Attachment A: Organizational Chart



Select Grant County Public Works Projects

Project #	Project Number	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for budget or schedule overrun
1		Grant County Youth Services Building Stabilization and	Settling of building required over 100 helical anchors to interior and exterior, flooring replacment, abatement, interior and exterior concrete and various interior renovations	DBB	November 2015	August 2016	November-2015	August 2016	\$997,983.00	1,086,931.45	Unforeseen conditions (asbestos abatement, lead abatement, owner requested changes) actual cost to the County was \$427,551.36 as our insurance company whom I negotiated with paid the remaining amount)
2		Grnat County Fairground Sewer Installation	Decommissioning of 23 onsite septic systems and tanks and replacing with complete sewer system to service the entirety of the fairgrounds. Consisted of over 10,000' of 8" pipe and associated improvements.	DBB	March-2016	July-2016	March-2016	August-2016	\$ 1,080,743	\$ 1,415,800	County requested changes, added scope (not required in original project but was additionally requested work, adding to their scope)
3		Grant County Courthouse Campus Infrastructure Renewal and Historic Restoric Restoration	Historic restoration and upgrade of Grant County Courthouse and associated annex buildings.	DBB	Dec-2015	Sep-2017	Jan-2016	August-2017	\$ 8,400,000	\$ 8,400,000	Excellent project,did not go over budget, Actually gave money back on a historic grant.
4		Wheeler Roof	Replacement of Roof	DBB	May 2022	May 2022	May 2022	May 2022	\$ 165,000	\$ 126,828	
5		Lighting Upgrade	Upgrade of lighting at Farigrounds	DBB	February 2022	May 2022	February 2020	May 2022	\$ 185,116	\$ 429,028	Received additional WSDA grant funds to increase scope
6		Fairgrounds New Bathroom	New bathroom at Fairgrounds	DBB	April 2022	August 2022	July 2022	Ongoing	\$ 1,000,000	\$ 1,600,000	ONGOING. Architect provided a budget of 1.5 million and I believed it was high. I asked the commissions to fund a million dollars for the project with the understanding that if it did reach the Architects estimate we would discuss it. It was higher by 100,000 and we decided to go forward with the project after speakinf wiht a few other contractors about pricing. The length of time the project will take has become dependant on the availability of equipment. Currently we are scheduled to complete this project in January 2023.
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\* estimate on dates  
\*\* estimate on finish dates

## Exhibit C – Preliminary Sketches









State of Washington  
Capital Projects Advisory Review Board (CPARB)  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT A**  
**ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION**  
**FOR PRC APPROVAL**

*To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.*

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Grant County Board of County Commissioners**
- b) Address: **35 C Street NW, Ephrata, WA 98823**
- c) Contact Person Name: **Tom Gaines** Title: **Director of Central Services**
- d) Phone Number: **509-754-2011 x3276** E-mail: **tgaines@grantcountywa.gov**
- e) Name of Project: **Grant County Jail & Law and Justice Building Remodel**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Mechanical**
- g) Subcontract Value: **\$28,000,000**

**1. Public Benefit –**

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

Utilizing an MC/CM subcontractor as a collaborative member of the team throughout the design and construction will result in an overall reduction in overall project risk in relation to unclear scope, and design errors. In both facilities there are intricate systems that will need to be installed and turned over, particularly in the existing facility due to the phased and occupied nature of the project. Additionally, their insights into material supply chain for their related products will provide valuable guidance to potential early material procurement to help facilitate overall cost and schedule management.

Involvement of an MC/CM will align with the County's desire for the highest level of construction within the known budget constraints and allow for potential betterment in the design, increased constructability and cost savings throughout.

In the existing Law and Justice building, having a skilled MC/CM on the team will allow for coordination of all the existing mechanical systems to make sure that security is maintained throughout the building due to the heightened needs in the building at each phase. Having their means and methods understanding will allow the design team to clearly define the parameters and allow the County to coordinate clearly with building users to ensure understanding and transitions.

Lastly, this process will allow the County to select this subcontractor primarily on qualifications and experience rather than solely on low price. We will look to tailor our selection RFQ/RFP criteria and scoring to align with this specific type of work and project.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public

Once the GC/CM is procured, the fully integrated team will conduct a workshop to determine the best path forward and if there is value to the project in the utilization of the MC/CM alternative subcontractor method or if it is best to continue forward without. The County currently does not have a clear path and desires a collaborative approach that will weigh the pros and cons of the method.

We have analyzed the scope and budget and determined that the value of the mechanical work exceeds the \$3M threshold within the criteria identified in RCW 39.10.385, and desire the ability to

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT A**

proceed immediately with the GC/CM in procuring the alternative subcontracting if so determined as best for the project, following the processes outlined in RCW 39.10.385.

**2. Public Body Engagement/Knowledge**

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

Grant County is very engaged and desires to promote a very collaborative process throughout the entire project between all members of the project from the design team to the GC/CM and all consultants and desires to be an integral piece alongside the GC/CM in the selection of the highly qualified subcontractor for this work. We will require the GC/CM involve Tom and other key County staff, the design team and GC/CM advisory consultant members as engaged participants through the notification, solicitation and selection processes.

In addition to the statutory requirements there is an expectation that the County team, alongside the design team and GC/CM advisor will be involved in: attendance in public hearings, development of selection criteria, review/scoring of proposals and negotiations of costs and fees.

- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

As noted, Grant County desires and has every intention of being engaged and active in the procurement of the MC/CM which will be led by the selected GC/CM and will desire to be engaged at a level beyond that in the RCW's.

There has been review of the RCW's and the specific responsibilities that are expected of Grant County and intend to be engaged throughout the process which will include, but will not be limited to:

- Working with the GC/CM to determine if MC/CM is in the best interest of the project and the public which will include: publication of notice, conducting the public hearing, consider comments, issue a final determination and properly review/respond to any potential protests.
- Review qualification submissions and participate in selection of qualified subcontractors
- Review cost proposals from qualified subcontracts as well as their preconstruction fees to help determine that they are fair and reasonable and within budget.
- Receive and respond to protests related to the selection of the most qualified subcontractors.
- Approve appropriate contracts
- Review costs at time of GMP related to proposed costs then final allowable subcontract costs.
- After completion of work, pay for independent third-party audit to determine the proper accrual of costs.

**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 the 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.

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT A**

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

Signature:

Name *(please print)*:

Title:

Date:



Thomas Gaines  
I am approving this  
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State of Washington  
Capital Projects Advisory Review Board (CPARB)  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT A**  
**ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION**  
**FOR PRC APPROVAL**

*To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.*

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**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Grant County Board of County Commissioners**
- b) Address: **35 C Street NW, Ephrata, WA 98823**
- c) Contact Person Name: **Tom Gaines** Title: **Director of Central Services**
- d) Phone Number: **509-754-2011 x3276** E-mail: **tgaines@grantcountywa.gov**
- e) Name of Project: **Grant County Jail & Law and Justice Building Remodel**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Electrical**
- g) Subcontract Value: **\$12,000,000**

**1. Public Benefit –**

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

Utilizing an EC/CM subcontractor as a collaborative member of the team throughout the design and construction will result in an overall reduction in overall project risk in relation to unclear scope, and design errors. In both facilities there are intricate systems that will need to be installed and turned over, particularly in the existing facility due to the phased and occupied nature of the project. Additionally, their insights into material supply chain for their related products will provide valuable guidance to potential early material procurement to help facilitate overall cost and schedule management.

Involvement of an EC/CM will align with the County's desire for the highest level of construction within the known budget constraints and allow for potential betterment in the design, increased constructability and cost savings throughout.

In the existing Law and Justice building, having a skilled EC/CM on the team will allow for coordination of all the existing electrical systems to make sure that security is maintained throughout the building due to the heightened needs in the building at each phase. Having their means and methods understanding will allow the design team to clearly define the parameters and allow the County to coordinate clearly with building users to ensure understanding and transitions.

Lastly, this process will allow the County to select this subcontractor primarily on qualifications and experience rather than solely on low price. We will look to tailor our selection RFQ/RFP criteria and scoring to align with this specific type of work and project.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public

Once the GC/CM is procured, the fully integrated team will conduct a workshop to determine the best path forward and if there is value to the project in the utilization of the EC/CM alternative subcontractor method or if it is best to continue forward without. The County currently does not have a clear path and desires a collaborative approach that will weigh the pros and cons of the method.

We have analyzed the scope and budget and determined that the value of the electrical work exceeds the \$3M threshold within the criteria identified in RCW 39.10.385, and desire the ability to

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
**PROJECT REVIEW COMMITTEE (PRC)**

**SUPPLEMENT A**

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**SUPPLEMENT A**

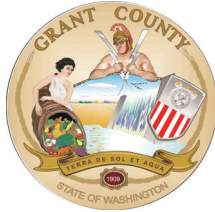
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