



# GRANT COUNTY JAIL & LAW AND JUSTICE BUILDING REMODEL

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**Project Review Committee  
Presentation – September 23, 2022**

Application for Project Approval for GC/CM  
& Alternative Subcontractor Selection



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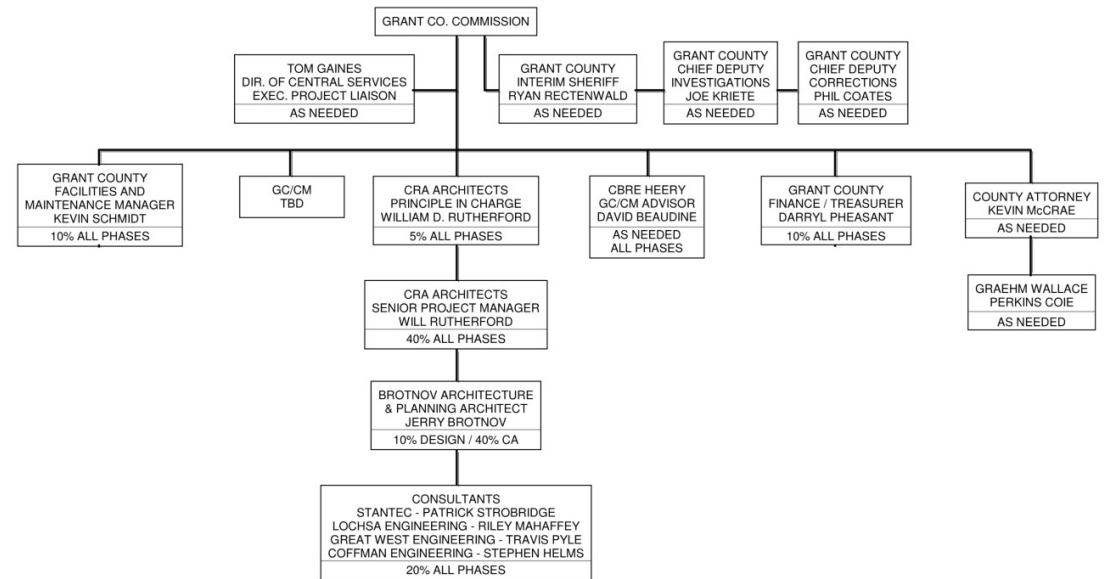
# Agenda

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01 Project Team	02 Project Overview	03 Project Budget	04 Project Schedule	05 Why this Project is Suited for GC/CM	06 Alternative Contractor Contracting (Mechanical & Electrical)	07 Summary	08 Question and Answers
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# TEAM ORGANIZATION CHART



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# TEAM MEMBER QUALIFICATIONS

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

8 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

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

20 years Construction Project Management

Directly managed, advised or oversaw over 22 GC/CM projects throughout Washington State

Responsible for all CBRE | 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 27 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 – Partner, Perkins Coie

- 26 years experience representing public sector clients on Construction Law issues
- Provides appropriate contracts to Asotin 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

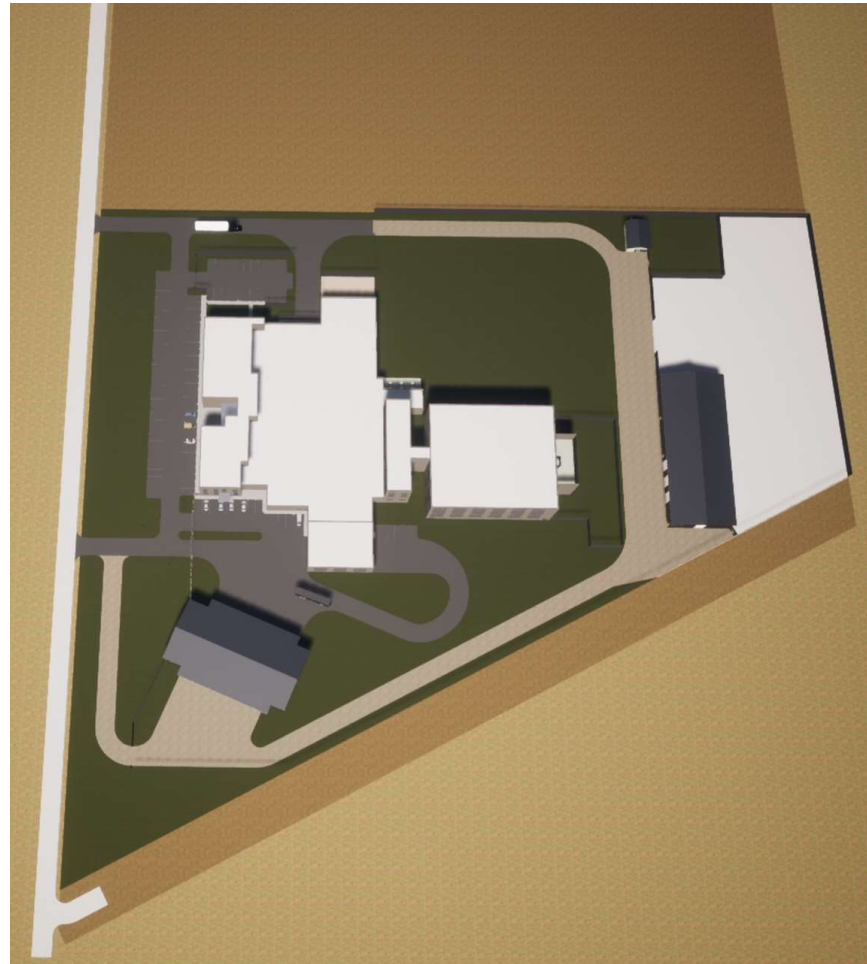
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- Project Budget - \$100,000,000
- Funded via previous and ongoing approved tax collection
- New 512 bed County Jail, approximately 156,000sf
  - Facility will include Jail Administration, Booking, Laundry, Kitchen, Jail Beds, Sallyport and support spaces.
- Remodel of existing Law & Justice Facility, demo 36,000sf, build back 54,000sf
  - Currently housing existing jail, remodel to provide additional support and courthouse space.
- Phased project
  - Relocation into new facility
  - Multi-phased, occupied remodel of existing facility



# PROJECT OVERVIEW

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# PROJECT BUDGET

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Category	Total
Professional Services Costs	\$8,000,000
Construction Costs (including construction contingencies)	\$80,000,000
Equipment & Furnishings	\$5,000,000
Off Site	Included Above
Construction Administration	\$1,500,000
Contingencies	\$4,000,000
Other Related (Permitting, Testing, Legal...)	\$1,500,000
Sales Tax	Included Above
<b>TOTAL</b>	<b>\$100,000,000</b>



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# PROJECT SCHEDULE

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<b>Project and GC/CM Procurement Schedule - TENTATIVE</b>	
<b>Date</b>	<b>Activity</b>
<b>August 22, 2022</b>	Submit PRC Application
<b>September 23, 2022</b>	PRC Presentation
<b>September 27, 2022</b>	Advertisement for Request for Proposals Published (1st Notice)
<b>October 4, 2022</b>	Advertisement for Request for Proposals Published (2nd Notice)
<b>October 13, 2022</b>	Pre-Proposal Conference
<b>October 25, 2022</b>	Statement of Qualifications Due
<b>November 1, 2022</b>	Notification of Highly Qualified Firms with draft contracts
<b>November 15, 2022</b>	Interviews with Short Listed Firms
<b>November 18, 2022</b>	Notification to most highly qualified firms to submit RFFP
<b>November 30, 2022</b>	RFFP submissions and Public Opening
<b>December 5, 2022</b>	Commissioner's Approve GC/CM selection & award Preconstruction Services
<b>January/February 2023</b>	Potential MC/CM and EC/CM Procurement
<b>Ongoing - February 2023</b>	Schematic Design
<b>March – May 2023</b>	Design Development
<b>June – November 2023</b>	Construction Documents & permitting
<b>November '23 – February '25</b>	New Jail Construction
<b>March '25 – December '25</b>	Renovation of Existing Facility



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# WHY THIS PROJECT IS SUITED FOR GC/CM

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- ❑ The project involves complex scheduling, coordination and phasing:
  - Specialized vendor product lead times and work sequence
  - Project involves complex scheduling for detention systems
  - Coordination of bid packages and early scopes of work to release long lead items and start work ahead of potential cost increases
  - Coordination of relocation of jail facilities from existing to new facility and then multi-phased approach to renovation of existing facilities



# WHY THIS PROJECT IS SUITED FOR GC/CM

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- ❑ Project involves construction at existing facility that must continue operations in construction
  - Renovation of existing law and justice facility to be multi-phased and occupied
  - Courts, prosecutors, clerks, public defenders, attorneys and facilities teams must continue to service public out of the building
  - High level of safety and security that must always be maintained in general and from construction operations



# WHY THIS PROJECT IS SUITED FOR GC/CM

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❑ The involvement of the GC/CM is critical during the design phase:

- Maximizing outreach for qualified local vendors/subcontractors and diverse businesses
- Early GC/CM guidance during design will help ensure cost control with real time costs and avoid conflicts
- Project involves complex scheduling for detention systems involved
- Procure early bid packages, long-lead materials and potential early site work



# WHY THIS PROJECT IS SUITED FOR GC/CM

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- ❑ The project encompasses a complex or technical work environment:
  - High level of security systems throughout new building and that which must be maintained within existing building through renovation
  - Maintain flow and safety for officers, judges, staff, inmates and public
  - Project involves complex scheduling for detention systems involved
  - Project involves complex work environment due to large pre-manufactured shipments to site and intense sitework package



# Alternative Subcontractor Selection

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- Decision to be made in collaboration between current owner team and selected GC/CM
  - Full team workshop to occur upon contracting to determine best path forward for the project
- Approval now will allow project design schedule to continue and maximize alternative subcontractor participation
- Project has intricate systems within new and existing facility requiring a collaborative team throughout the design and construction
- Owner intention to be actively engaged in notification, solicitation and selection process



# Electrical Subcontractor Selection

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- Expected Contract Value of \$12M
- Coordination of systems within existing building to help establish phasing to provide best experience for all users of the facility
- Material supply chain insights to assist through overall cost and schedule for both buildings
- Safety and security systems



# Mechanical Subcontractor Selection

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- Expected Contract Value of \$28M
- Coordination of systems within existing building to help establish phasing to provide best experience for all users of the facility
- Material supply chain insights to assist through overall cost and schedule for both buildings





# SUMMARY

- The Project is a good candidate for the GC/CM Alternative delivery model as it meets four 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.
- Alternative subcontracting ability pending GC/CM collaborative decision



# QUESTIONS & ANSWERS

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