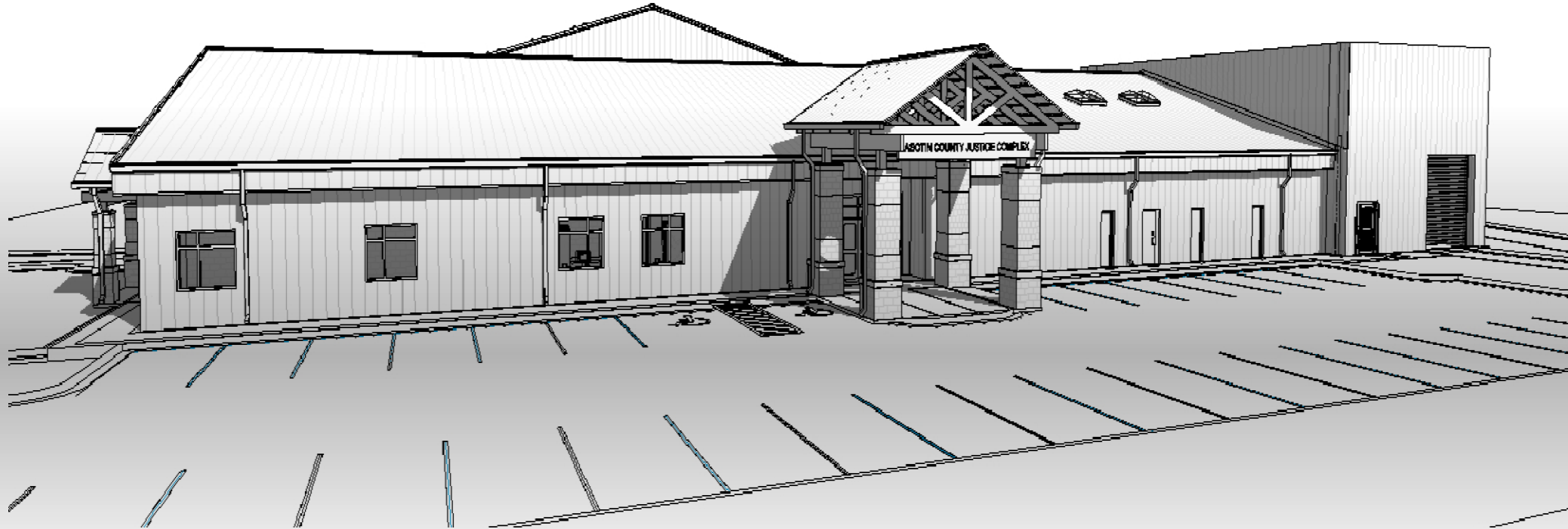


Asotin County Justice Complex



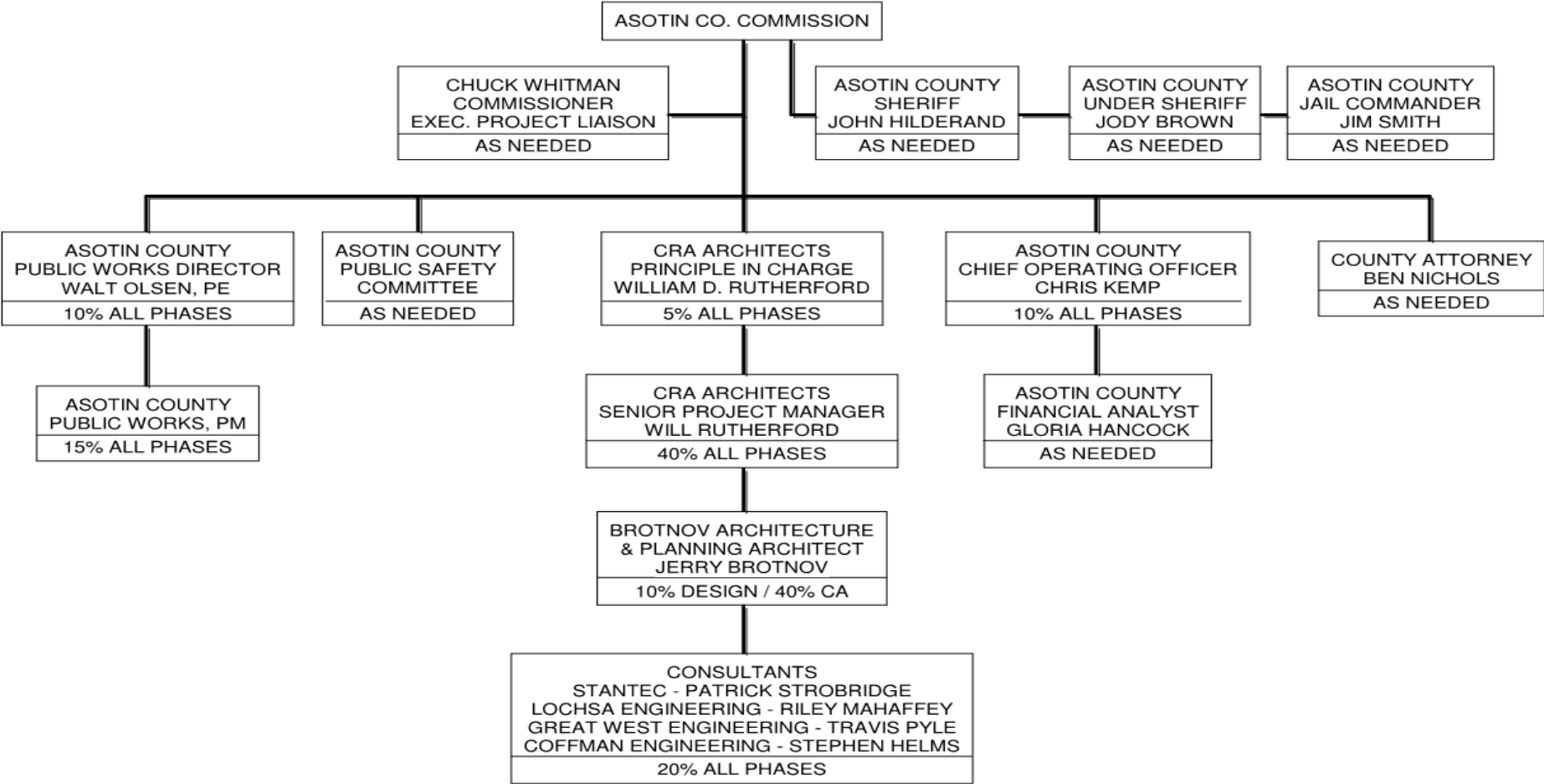
Project Review Committee Presentation – June 24, 2021

Application for Project Approval for GC/CM



TEAM ORGANIZATIONAL CHART

Asotin County Justice Complex
Attachment C: Organizational Chart



PROJECT OVERVIEW

- Project Budget - \$13,700,000
- New 120 Bed County Jail with future expansion
- 45,578 gsf of new facility
- Facility will include Jail Administration, Booking, Laundry, Kitchen, Jail Beds , Sallyport and support spaces.
- Secure structure with pre-engineered building around Steel Cells. Project will have Hollow core planks, CIP concrete, steel cells, pre-engineered Building and Detention security equipment and electronics.
- Site will require modifications such as water and sewer extensions with grinder pump and new lift station and cut/fill to balance.

Schedule

Asotin County Justice Complex ---Attachment A

Preliminary Schedule		2020		2021												
Description		Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	
Design Process	Responsible Party	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
NTP - Design	Owner															
Kick-off meeting - Owner Review	A/E Proj Arch/Proj Manager															
Verify any changes to concept drawings previously prepared. Discuss and confirm Phasing, if any.																
Conceptual Schematic	A/E Proj Arch/Proj Manager															
Develop initial plans, massing, etc.																
Site Selection Process	Owner															
Site Re-Zoning Approval Process	Owner/A/E															
Advanced Schematic	A/E Proj Arch/Proj Manager															
Further develop plans/elevations																
Owner Meeting, Review and Approval	Owner															
Incorporate Owner Comments	A/E Proj Arch/Proj Manager															
Schematic Budget Review																
PRC Application																
GCCM Selection																
Design Development	A/E Proj Arch/Proj Manager															
Refine plans, elevations, details, develop MEP drawings, wall sections, finish selections, schedules																
Owner Meeting, Review and Approval	Owner															
Incorporate Owner Comments	A/E Proj Arch/Proj Manager															
Design Development Budget GMP																
Construction Documents	A/E Proj Arch/Proj Manager															
Quality Control Review	A/E Proj Arch/Proj Manager															
Owner Review and Approval of 100% CD's	Owner															
Initiate Bldg Permitting/ AHJ Review	A/E Proj Arch/Proj Manager															
Develop Bid Packages for GMP Preparation	Owner															
GMP Review	Owner/GC															
Board Approval	Owner															
Construction																
NTP, Construction	Owner - A/E															
Pre-Construction Meeting	Owner - A/E															
Construction	CM															
Substantial Completion	CM															
Progress Mtg Owner/CRA/GC	A/E Const. Admin Specialist															
Commissioning/Training	A/E Const. Admin Specialist															
Construction Final	CM															
Closeout documents review. Copy to Owner	CM/ A/E															
Owner Occupancy/Move In/Furnishings	Owner/CM/AE															
11 Month Inspection (1 yr later)	Owner/ A/E / CM															

NTP - Notice to Proceed - Construction
 GC - Construction Manager/General Contractor
 Sub - Substantial Completion

OR - Owner Review
 OOC - Owner Occupancy
 AI - Anniversary Inspection

CS - Conceptual Schematics
 AS - Advanced Schematics
 CD - Construction Documents

AHJ - Authority Having Jurisdiction

LEED (Optional) - Leadership in Energy and Environ

ALTERNATIVE GC/CM SELECTION

JUSTIFICATION

- Meets criteria of RCW 39.10

- GC/CM Selection allows for best interest of the public

- Contract value of specialized Detention scope exceeds \$5 million

- Asotin County is committed to maximizing outreach for qualified local vendors/subcontractors and diverse businesses

- Pre-construction services and early bid packages offset by early procurement packages

- Increased savings to outrun inflation and schedule due to early bid packages release

- Early GC/CM guidance during design will help ensure cost control and avoid conflicts

- 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

- Project Team has necessary and extensive experience with GC/CM delivery

QUESTIONS?

