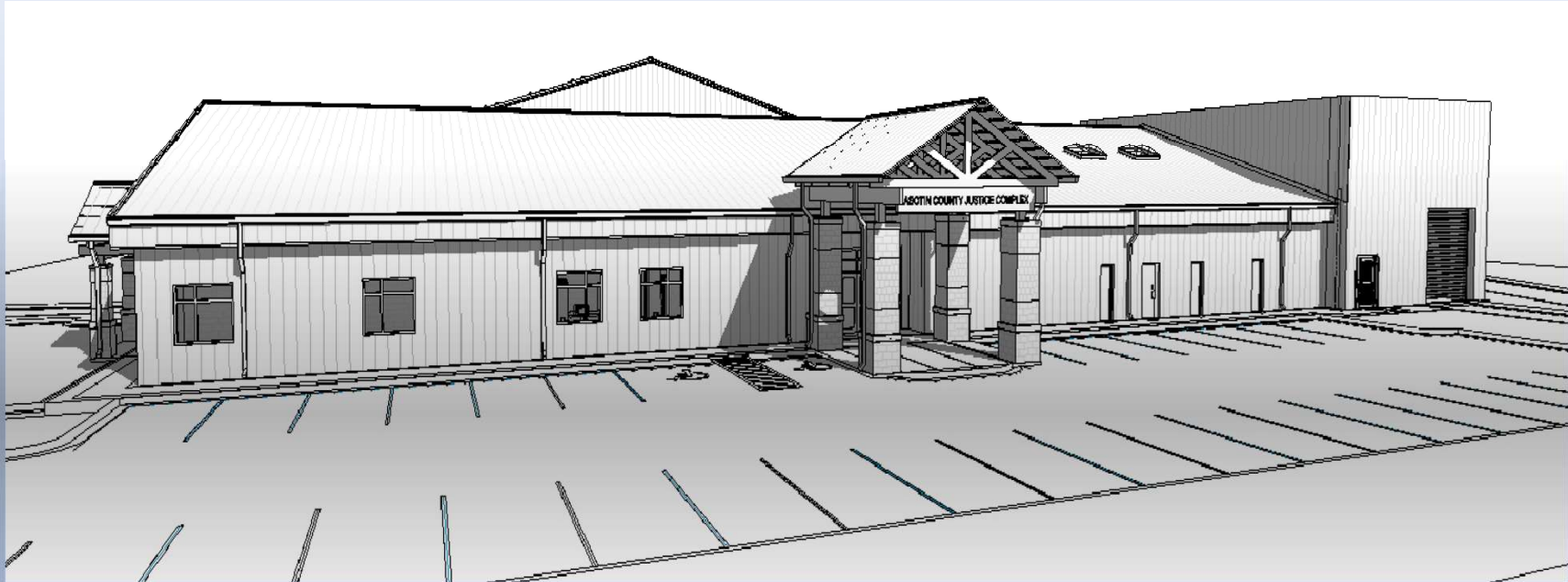


Asotin County Justice Complex



Project Review Committee Presentation – June 23, 2022

Application for Project Approval for GC/CM

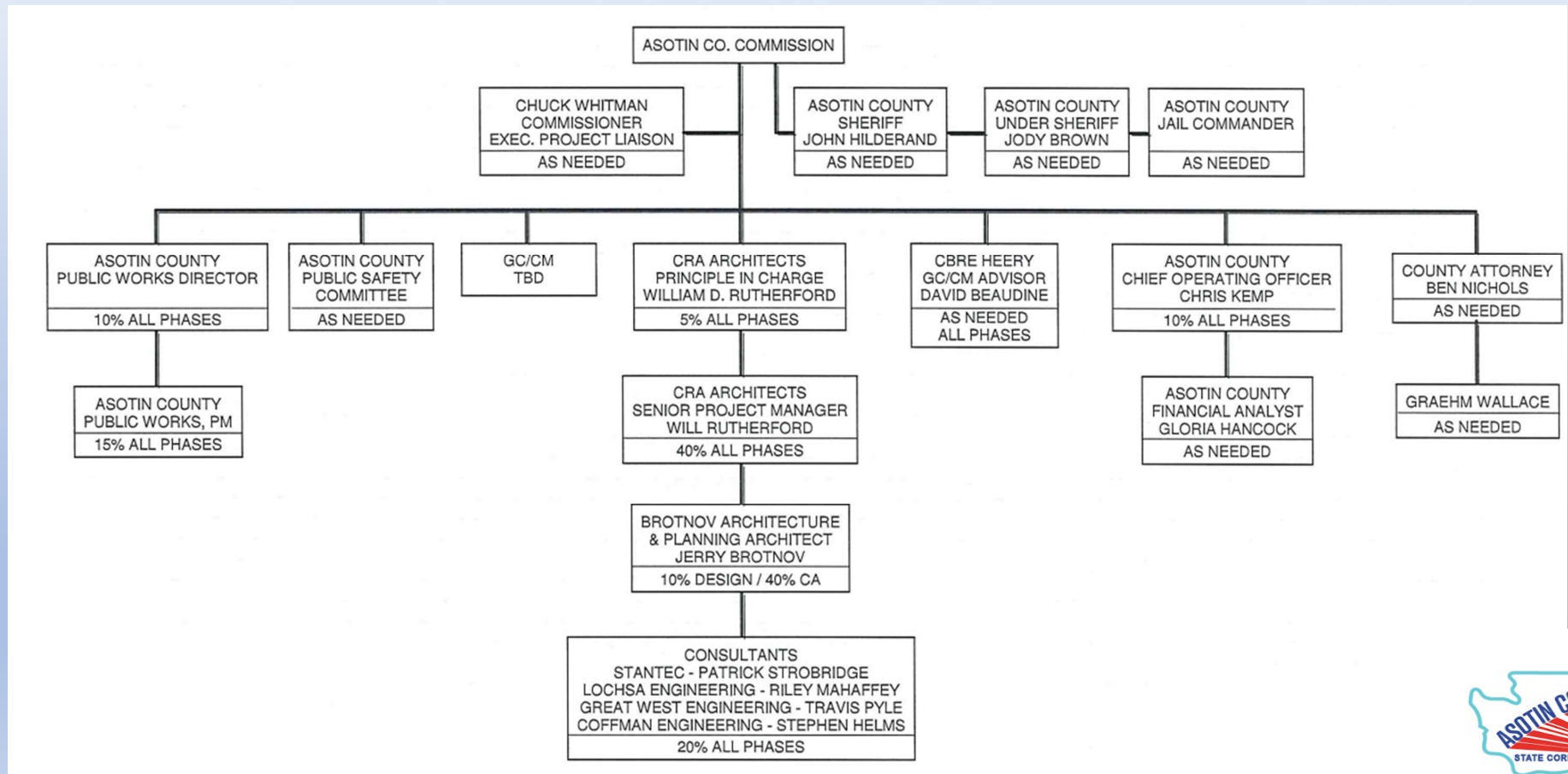


Agenda

- Project Team
- Project Overview
- Project Budget
- Project Schedule
- Why this Project is Suited for GC/CM
- Summary
- Question and Answers



TEAM ORGANIZATIONAL CHART



TEAM MEMBER QUALIFICATIONS

Chuck Whitman – Commissioner, Asotin County

- Executive Project Liaison
- Overseen over \$500M in Capital Improvement Projects through Career
- Previous private sector project management experience in WA, CA and OR
- County Point of Contact with associated authority

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 Asotin County through Procurement, GMP, Buyout and as needed in construction



TEAM MEMBER QUALIFICATIONS

Will Rutherford – Senior 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

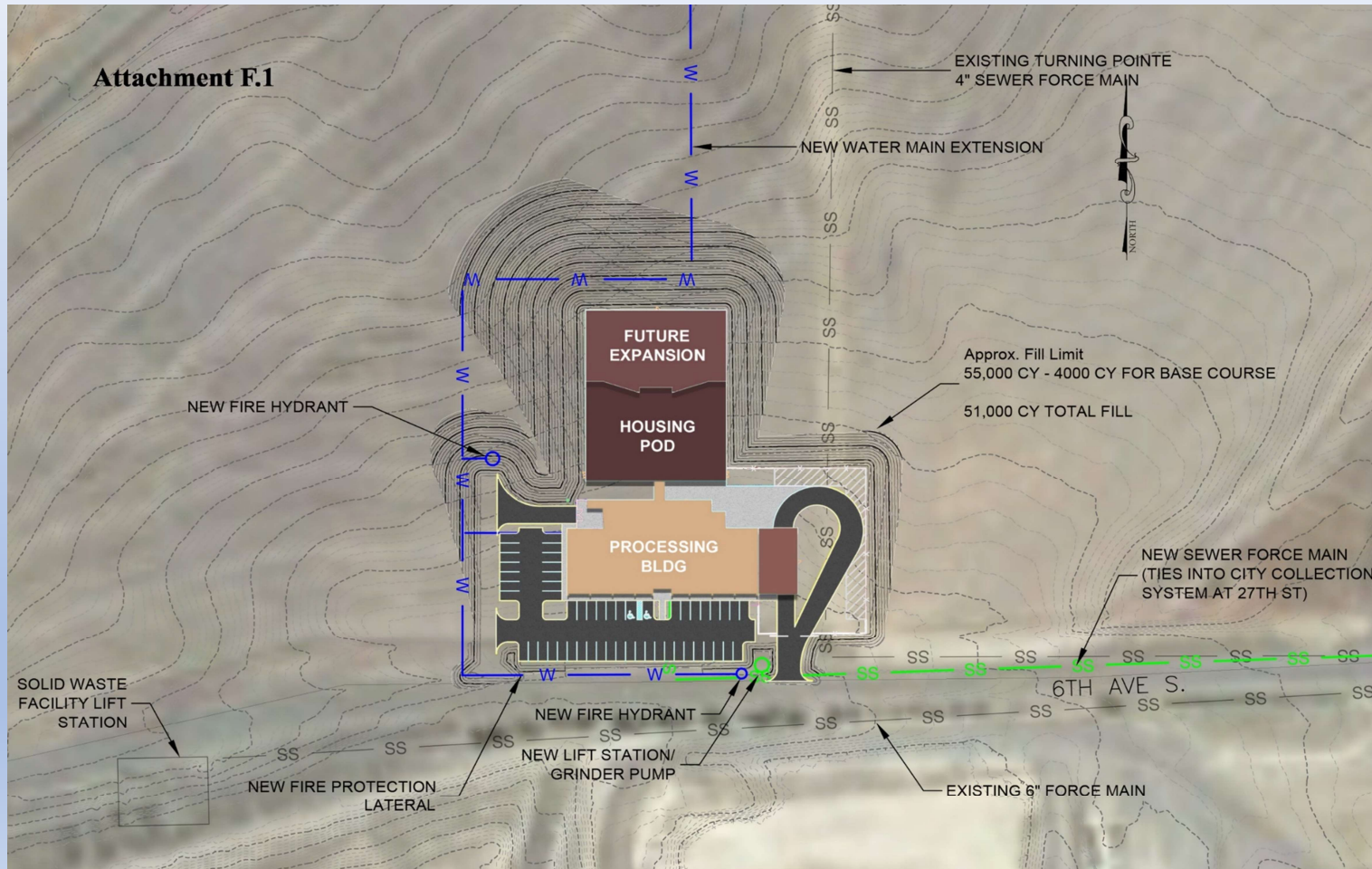


PROJECT OVERVIEW

- Project Budget - \$14,600,000
- New 80-120 Bed County Jail with future expansion
- SF to be determined for new facility with GC/CM
- 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.



PROJECT OVERVIEW



PROJECT OVERVIEW - CHANGES

- Since Previous PRC Meeting
 - Proceeded with traditional Design-Bid-Build Delivery method
 - Bid Result - \$33.4M
 - Did not get positive bid results or feedback and project over budget
 - Enhanced team based upon committee feedback (CBRE & Perkins Coie)
 - Recent similar project GC/CM experience showing positive results
- Needs
 - Better cost understanding
 - Value Engineering and Constructability to bring within budget
 - Subcontractor and vendor outreach



PROJECT BUDGET

Category	Total
Professional Services Costs	\$1,872,200
Construction Costs (including construction contingencies)	\$12,000,000
Equipment & Furnishings	\$150,000
Off Site	N/A
Construction Administration	Included Above
Contingencies	\$600,000
Other Related	Included Above
Sales Tax	Included Above
TOTAL	\$14,622,200



PROJECT SCHEDULE

PROPOSED SCHEDULE FOR ASOTIN COUNTY JUSTICE COMPLEX

ACTIVITY	PROJECTED DATE
Procure GC/CM Project Management Consultant	Completed
PRC Presentation	June 23, 2022
GC/CM RFQ Advertisement	July 6, 2022
GC/CM Proposals Due	July 27, 2022
Shortlist Firms Proposing	August 5, 2022
Provide Shortlisted Firms Draft Contract	August 8, 2022
GC/CM Interviews/Presentations	August 18, 2022
Submission of GC's and Fee	August 22, 2022
Selection of GC/CM	August 24, 2022
Redesign Phase Completed	November 29, 2022
GC/CM GMP Submission	January 11, 2023
NTP Construction	February 1, 2023
Close out Phase of Project	April- June 2024



WHY THIS PROJECT IS SUITED FOR GC/CM

- ❑ 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.



WHY THIS PROJECT IS SUITED FOR GC/CM

- ❑ 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 early site work



WHY THIS PROJECT IS SUITED FOR GC/CM

- ❑ The project encompasses a complex or technical work environment:
 - Contract value of specialized detention scope exceeds \$5 million
 - 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



SUMMARY

- The Project is a good candidate for the GC/CM Alternative delivery model as it meets three of the qualifications.
- Asotin 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 is similar project types.
- Resources and controls in place to be successful.



QUESTIONS & ANSWERS

