

State of Washington  
**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 Coroner's Office**
- b) County of Project Location: **Grant County / Moses Lake**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)  
**Approximately 10,000 square foot new coroner's office and morgue to serve Grant County. Space will include a two-bay autopsy suite, full body x-ray and separate large bore CT Scanner, drive through sallyport, freezers/coolers, staff space, viewing room and family meeting room. Space will need to be designed and sited to allow for future flexibility for growth due to lack of staff and facilities in the surrounding counties. Site location is still under final determination although general overall project space requirements have been identified.**
- d) Applying for permission to utilize Alternative Subcontractor Selection with this application? **No**  
*(if no, applicant must apply separately at a later date utilizing Supplement B)*

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

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	\$ <b>500,000</b>
Estimated project construction costs (including construction contingencies):	\$ <b>4,700,000</b>
Equipment and furnishing costs	\$ <b>750,000</b>
Off-site costs	\$ <b>Above</b>
Contract administration costs (owner, cm etc.)	\$ <b>200,000</b>
Contingencies (design & owner)	\$ <b>400,000</b>
Other related project costs (Geotech, inspection...)	\$ <b>100,000</b>
Alternative Subcontractor Selection costs	\$ <b>N/A</b>
Sales Tax (8.4%)	\$ <b>491,400</b>
<b>Total</b>	<b>\$ 7,141,400</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*

**The bond for the project is currently being funded for the project in the amount of \$7.17 million. The funds for this are part of a larger justice fund surrounding our current jail project. All funding has been approved and allocated by the county commissioners.**

**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)*
- d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process.  
*(If applicable)*

## PROJECT DESIGN/CONSTRUCTION SCHEDULE

Task	Start	Completion
Prime Consultant Procurement (AE & CM)	-	Complete
PRC Application	April 2025	May 2025
Study/Programming / Conceptual Schematic Design	April 2025	June 2025
GC/CM Selection	May 2025	August 2025
GC/CM Pre-Construction	August 2025	June 2026
Schematic Design	June 2025	August 2025
Design Development Design	September 2025	December 2025
Construction Documents	January 2026	April 2026
Permitting	April 2026	June 2026
Construction	June 2026	April 2027

---

### GC/CM Procurement Schedule - DRAFT

---

Date	Activity
April 21, 2025	Submit PRC Application
May 22, 2025	PRC Presentation
May 27, 2025	Advertisement for Request for Qualifications Published (1st Notice)
June 3, 2025	Advertisement for Request for Qualifications Published (2nd Notice)
June 5, 2025	Pre-Proposal Conference
June 24, 2025	Statement of Qualifications Due
June 26, 2025	SOQ Scoring and Shortlisting of Firms
July 1, 2025	Notification of Highly Qualified Firms with draft contracts
July 17, 2025	Interviews with Short Listed Firms
July 18, 2025	Notification to most highly qualified firms to submit RFFP
July 24, 2025	RFFP submissions and Public Opening
August 2025	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 current coroner's office is located at Samaritan Hospital, which is being replaced with a new facility with a scheduled opening in the next couple of months. At that time, the coroner will no longer have a place to continue county services. The County attempted to continue its partnership with the hospital but after much back and forth were unable to come to amicable terms. Due to this unforeseen

circumstance, the county's timeline has been drastically impacted. Legally, the county is required to have a local coroner and therefore they are looking into other agreements to provide temporary service within the county.

Therefore, the ability to progress ahead with early bid packages to begin any and all site, utility and foundation work to accelerate schedule will need to be reviewed to open the facility as quickly as possible.

Additionally, a coroner's office requires very specialized equipment that often requires early lead times and detailed coordination, testing and commissioning. Bringing a GC/CM on board early will allow for close coordination in early long lead ordering, the appropriate infrastructure to accommodate and the final activation procedures so that each piece is operational day one.

- 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.

Not Applicable

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

Within this current everchanging 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, including property covenants placed by a local municipality that will need close coordination with multiple jurisdictions; all of that can be concurrently executed while the design team completes the construction documents for the building. Involving the GC/CM and their subcontracting partners 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 constructability related 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 County's 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 for a coroner is highly sophisticated, including forensic work in death investigations and close work with state and local law enforcement, it is also similar to that of any other medical/lab facility with very strict tolerances, sensitive equipment needs and appropriate MEP systems. Engaging with a qualified GC/CM early in the process will provide insights to construction material options, a detailed review of systems and their costs/lead times and allow discussions with key vendors ahead of time that can help shape the design to be most cost effective both to build and operational. The technical understanding needed in alignment with the local construction market is crucial for successful bidding and budgeting. Additionally, bringing these technical pieces of equipment online requires enhanced levels of commissioning in order to ensure proper activation.

- 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.

This project is not typical of a standard office, school, or county facility, but as a lab/medical space will consist of some very specialized product requirements as well as potentially some specialty labor subs as well. 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. One of the benefits of the GC/CM method is that it 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 utilization of this delivery 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 and is currently under construction with their first alternative delivery method project (Law & Justice Center).  
Due to the lack of GC/CM experience, Grant County has retained Turner & Townsend 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 the project through completion, providing guidance to Tom and the rest of the project team. With over thirty successful GC/CM projects on its resume, Turner & Townsend Heery is committed to continuing to share 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. As the County desires to learn and grow, the team will also be carrying forward its lessons learned from justice center to this 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*

A retired Navy Chief, Tom 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 carries other duties as assigned by the County Commissioners. Tom promotes a robust team environment where collaboration and discussion are essential, and everyone knows their expertise is valued. Recently Tom was instrumental in the ratings presentations and bond process for the jail and coroner's office projects working closely with the County Treasurer.

Tom, like the role in which he is playing on the justice center project, 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. Kevin will be engaged in all aspects of this project will consult and review all legal issues as needed in conjunction with special construction legal counsel at Perkins Coie.

#### **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 29 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.

<b>Project</b>	<b>Project Value</b>	<b>Tasks Performed</b>
Grant County Justice Center <b>(GC/CM)</b>	\$100M	Project Manager
Asotin County Justice Center <b>(GC/CM)</b>	\$14.6M	Project Manager
Jackson Hospital Surgery Suite Addition <b>(GC/CM)</b>	\$16M	Project Manager
Sumter County Public Safety Complex <b>(DB)</b>	\$35M	Project Manager
State of Florida EOC <b>(GC/CM)</b>	\$150M	Project Manager
Polk County Jail <b>(GC/CM)</b>	\$110M	Project Manager
Senegal Correctional Facilities <b>(GC/CM)</b>	\$750M	Project Manager

**David Beaudine, CCM, Assoc DBIA, Vice President – Turner & Townsend Heery**

*Role on this project: GC/CM Advisor*

David, a Vice President with Turner & Townsend Heery, has been selected to oversee & execute the GC/CM process for the County. David's role will be to oversee the GC/CM procurement and provide oversight throughout 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 22 years of industry experience with majority of that working within Washington State public agencies. David's experience includes being involved in over a 30 GC/CM projects which includes assisting Grant County through their Justice Facility project and most recently has been advising Spokane International Airport through their Terminal Renovation and Expansion project. David also served two terms as a member of the PRC representing construction managers.

**Representative Project Experience for David Beaudine**

<b>Project</b>	<b>Project Value</b>	<b>Tasks Performed</b>	<b>Time Involved</b>
Spokane International Airport TRES Program <b>(GC/CM)</b>	\$140M	GC/CM Advisor	February 20 - Present
Grant County Justice Complex <b>(GC/CM)</b>	\$100M	GC/CM Advisor	June 22 - Present
Asotin County Justice Complex <b>(GC/CM)</b>	\$14.6M	GC/CM Advisor	June 22 - Present
Illahee Middle School <b>(GC/CM)</b>	\$74.8M	Project Executive/ GC/CM Advisor	July 21 - Present

Olympic View Elementary School (GC/CM)	\$48M	Project Executive/ GC/CM Advisor	July 20 - 2023
Memorial Stadium (PDB)	\$26.5M	Project Executive	July 20 - 2023
Prosser Memorial Hospital (GC/CM)	\$57.4M	GC/CM Advisor	Nov 2021 - 2025
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, North Thurston, 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, Klickitat Valley Public Hospital District, Lake Chelan Community Hospitals, Snoqualmie Valley Health, Chelan County PUD, Kennewick PFD, Lakehaven Water and Sewer District, Pullman-Moscow Regional Airport, Spokane Public Libraries, and Asotin, Grant, and Spokane Counties, as well as for the Cities of Oak Harbor and Spokane. Graehm has over twenty-eight 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 project team members are described in each of the biographies above

- The qualifications of the existing or planned project manager and consultants.  
Specific GC/CM experience for the project team members are described in each of the biographies above

- 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.

Grant County has retained Turner & Townsend Heery to provide GC/CM advisory services which will supplement the design and County team. The Heery team will serve in this capacity throughout the project duration and will provide additional consulting services as needed in support of County staff. Funding for associated services in in the budget and planned for through completion.

- A brief summary of the construction experience of your organization’s project management team that is relevant to the project.

Experience for each proposed staff member and consultant is described within the biographies above.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

- A brief description of your planned GC/CM procurement process.

TTH will lead the GC/CM procurement process as specified within RCW 39.10, and in close coordination with the County, the design team and the County Auditor office, including the preparation of the GC/CM RFQ and selection process which will be based on TTH’s internal methods and best practices that have been refined over the years, along with the lessons learned from other public agencies and all team member experiences. We will additionally, as part of the development of the RFQ, conduct a lessons learned session to modify the solicitation to capture best practices from the previous GC/CM selection process. We have an open selection process to promote as much competition as we can within the contracting community. The intention is to market this project throughout the state and beyond to firms with experience in GC/CM and knowledge of similar type project experience.

The RFQ/RFP will be a 3-step process, which involves qualifications proposals, interviews and submittal of sealed bids for the specified general conditions and fee percentage, based upon the preliminary MACC, each of which will be weighted as part of the final score in alignment with the County’s values for the project. A recommendation will then be given to the County Commissioners for approval.

Careful considerations will be made in the selection of the GC/CM to make sure that their qualifications related to both construction and pre-construction are in line with the services related specifically to this project and the known types of construction, earthwork concerns, as well as safety and security specifics that go into a facility like this, as well as current concerns of budgeting and community awareness.

The County has engaged with Graehm Wallace of Perkins Coie, to provide GC/CM and construction legal services for the project. Perkins Coie will be preparing the AIA A133 agreement and A201 general conditions which will be modified to align with best practices and will be providing them to the County and TTH for utilization through the procurement. These documents will be provided during the process to the potential GC/CM’s to allow for them to review and provide questions so that a final contract is understood before going into the final fee proposals.

- 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 will be responsible for preparing the GC/CM contract. The County will utilize a customized A133/A201 agreements by Perkins Coie in close coordination with the County and its GC/CM consultant team. Perkins Coie developed the contract documents for the justice center project and those documents will serve as the foundation for this project with lessons learned updates. The contract will be drafted to comply with Washington State law, TTH best practices and the County’s policies and procedures. Perkins Coie’s GC/CM experience is detailed above.

The County and TTH will work closely with Perkins Coie to develop selection criteria and to write Divisions 00 language that will address specific requirements of the project, including a comprehensive pre-construction services scope of work.

**7. Owner Readiness** *(To be answered by the Owner)*

- a) What have you done as an Owner to prepare yourself and your staff for this GC/CM project?

- i. How have you communicated with other public owners to understand the organizational alignment and administrative time needed to manage an alternative delivery project?

We have not reached out to other owners at this time. This will be our 2<sup>nd</sup> GC/CM project and through the jail project have gained valuable understanding of the time required as an owner to

properly oversee the project. With this project being executed in parallel to the ongoing justice center project we will be looking at staff loads and will be looking at either reallocating staff workloads to accommodate or utilizing more time from our Turner & Townsend Heery team. Recently however, Tom Gaines has been very active with other counties discussing the advantages of the GCCM process as they embark on a journey for their own justice projects, these include Spokane, Stevens, Whatcom, Grays Harbor, & Kittitas.

- ii. What training have you as an Owner and your staff taken?

As part of the justice center project, Turner & Townsend Heery did a GC/CM training with our team as it relates to procurement and project execution and what it means to be an educated and prepared Owner. This included reviewing the GC/CM best practice and seeing where we can improve. In preparation for this project, we are intending to do a full lesson learned and implementing those into this project. This includes revisions to the contract and individual's roles and responsibilities. We recognize that the AGC puts on a GC/CM training and will be evaluating the opportunity as it next arises for staff to potential attend. Additionally, we have reviewed and studied the CPARB GC/CM Best Practices Manual DRAFT published May 2024. Our current practices follow nearly all of the best practices as outlined by the manual.

- iii. How have you considered the differences in alternative delivery vs Design Bid Build with regards to contract requirements around risk allocation, attitudes towards contract changes, disputes, etc.?

We did a full evaluation of the project and reviewed the traditional DBB delivery versus that of GC/CM and PDB. Over a year ago, the county elected to obtain a design team for the project to assist in early planning and is very comfortable with that team. Because of that, they option for PDB became an unviable option. With the recent success with the justice center project, and the understood value of the contracting partner at the table throughout design, and associated allocation of risk; the GC/CM delivery method rose to the top of methodologies for the project. As an owner, we believe our internal processes and procedures are in alignment to provide continued success for this project.

- b) How does your organization ensure that knowledge is passed down to your staff and project team?

As a county we have engaged various members of our different departments to be a part of the process so that all knowledge is not being held just at the central services level. Within the central services department multiple staff members have been engaged in all aspects of the previous justice center project from procurement through design, GMP development and construction so that there is a high level of cross sharing.

- c) How have you familiarized yourself and your staff with GC/CM Best Practices?

We have reviewed and studied the CPARB GC/CM Best Practices Manual DRAFT published May 2024. Our current practices follow nearly all of the best practices as outlined by the manual, and we look to refine our own best practices based on current ongoing project. Additionally, we recognize it will be advantageous for select members of the team to attend an upcoming AGC GC/CM training class. What is your role in monitoring GC/CM Subcontractor Bid Packaging, and do you have staff allocated to provide oversight in Prime contractor's bidding and subcontract terms?

As part of the justice center project, we contracted with Turner & Townsend Heery to provide expertise in working with our GC/CM to review bid packages. Through this process, and Heery's extensive GC/CM experience, we will ensure that bid packages are structured in a way to maximize competition, while also providing opportunities for small, local, and MWBE firms. Turner & Townsend Heery has also provided guidance in providing the appropriate front-end documents required for the project. Additionally, we are utilizing the services of Perkins Coie to establish our original contract documents which were carried forward into the subconsultant agreements.

## 8. 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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

[See Exhibit B](#)

## 9. 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:

- An 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.

[Space programming is currently on-going, therefore no concepts have been developed. Attached Exhibit C shows some preliminary layouts for when the space was being discussed with Samaritan Hospital.](#)

## 10. 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 audit findings on any of the previous projects as shown.](#)

## 11. Subcontractor Outreach

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

[Grant County is committed to supporting the local economy and promoting the participation of small, women and minority-owned businesses. Through our previous GC/CM solicitation as part of our RFQ, we asked applicants to submit their plan\(s\) to encourage participation and note success in which they had on previous projects. We gained some good insights and reinforced the struggle to obtain firms in our local and surrounding area. As part of the Counties consultant selection process, we 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 hopeful 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.](#)

In review with our team through the jail project:

Local Participation – We did get some local participation on the earthwork bidding, but unfortunately was not the lowest bidder. We do have a local paving Subcontractor and are purchasing all the concrete locally. When reaching out further to Wenatchee we have two Subcontractors that were successful on the bid packages. One challenge with local participation is Grant County is booming right now and has several major constructions projects underway that are eating up all the local subs and their capacity.

DBE Participation – Looking over the list we unfortunately did not have had any DBE firms even bid on our packages despite our targeted outreach to engage them. We have one WBE supplier we are purchasing through. But it wasn't from a lack of trying or lack of advertising. Feedback we have received are that most of these firms are staying very busy in the larger markets and have no capacity to branch out and look for work in these more rural areas.

**12. Alternative Subcontractor Selection**

- If your organization anticipates using this method of subcontractor selection and the scope of work 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.

Not Applicable for this 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.

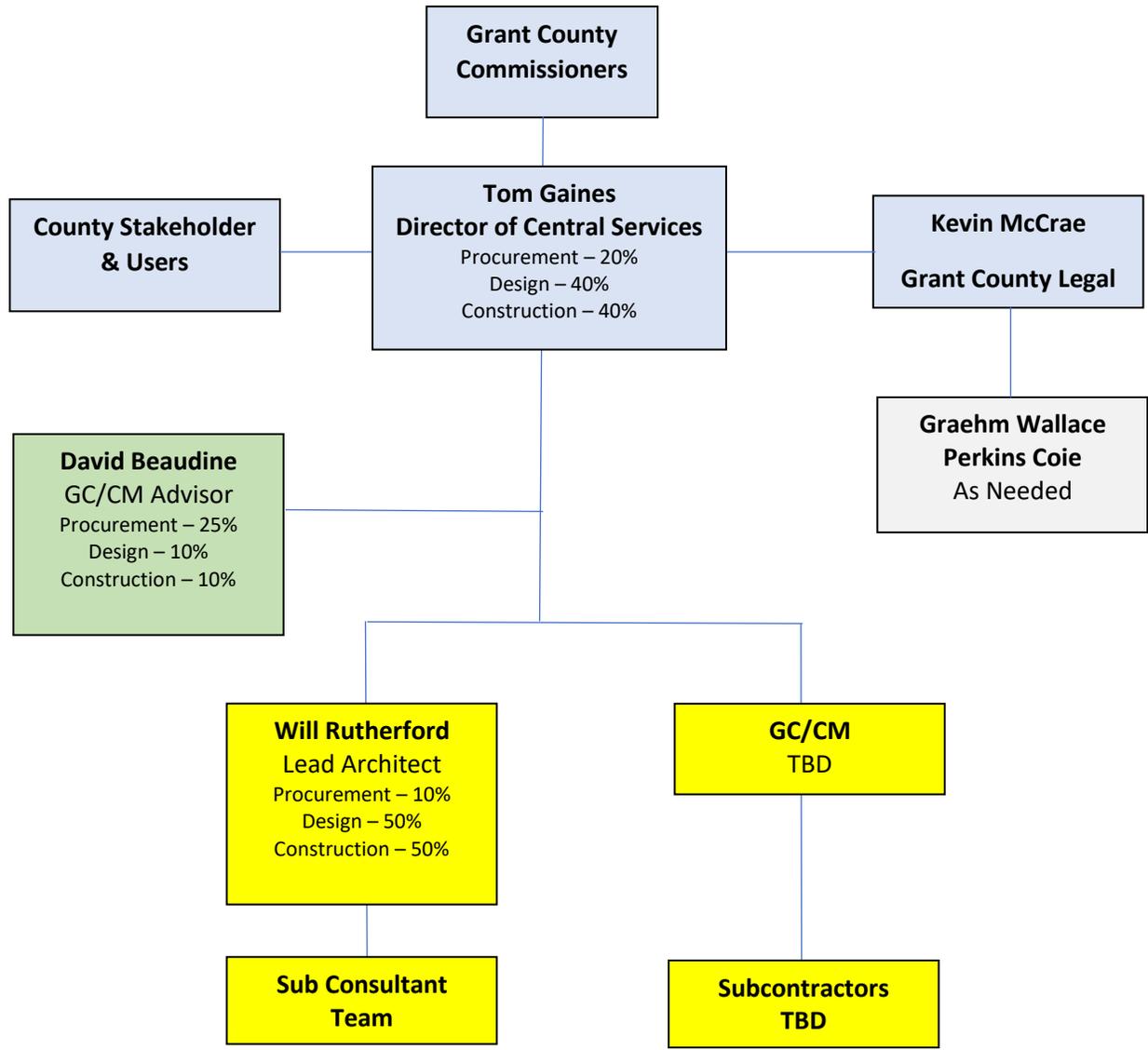
I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: Tom Gaines

Name (please print): Tom Gaines (public body personnel)

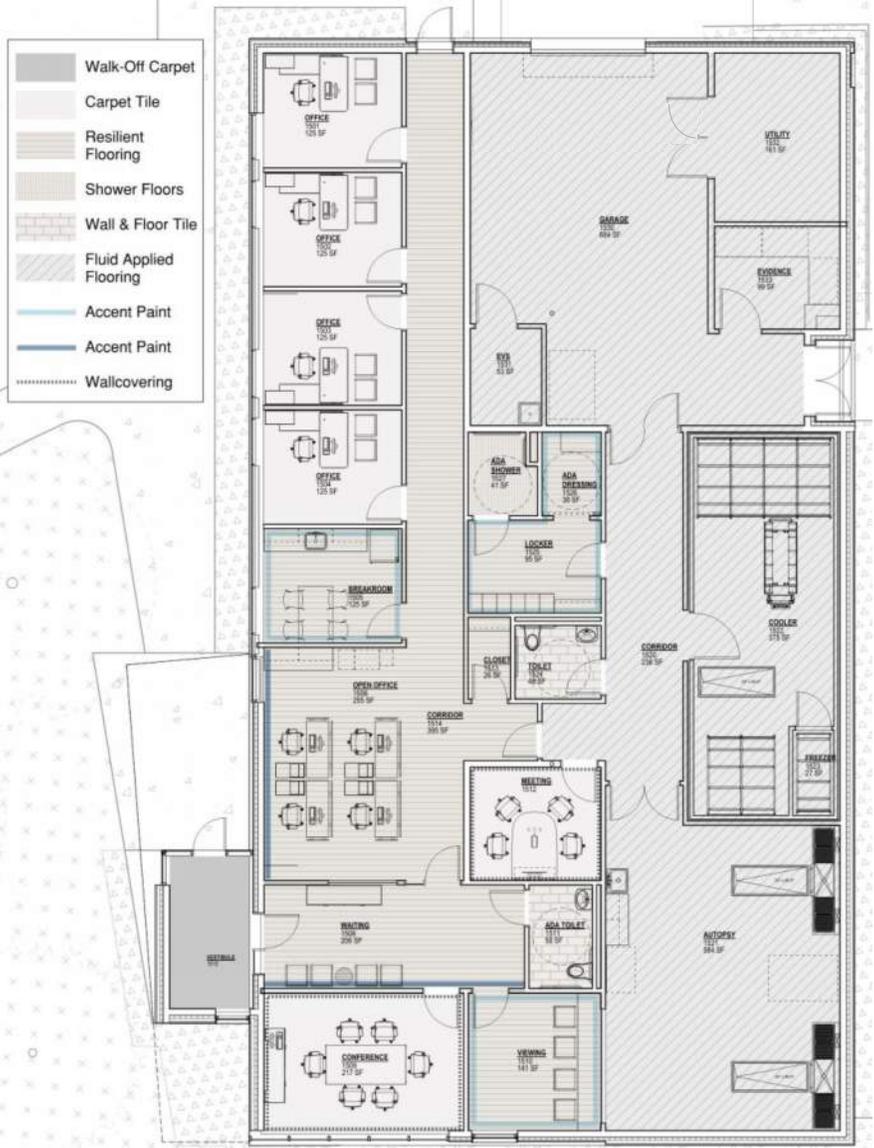
Title: Director, Central Services Department

Date: 4/18/2025



Project Name	Project Description	Contracting Method	Planned Start / End Dates	Actual Start / End	Planned / Actual Budgets	Comments
Community Services Building Renovation	County owned building was fully abated (complete gut) and completely renovated, currently houses Community development (Building/Planning/Fire Marshal)	IGA-ESCO	October 2014 / April 2015	October 2014/ April 2015	\$1,103,098.66 / \$1,103,099.06	Not a typo, DES found an overbilling of .40, asked McKinstry to write a .40 C/O, we had them underbill an M&V contract by same amount.
Courthouse / Annex renovations	Performed a selection process for ESCO contractor, performed IGA, performed ESCO and Non esco repairs to Courthouse annex utilizing contractor and County forces	IGA-ESCO	NTP Issued by DES 12/17/15, 2-9-17 proposed completion	January 2016 / June 2017	\$8,490,564 / \$8,293,342.68 (\$197,221.32) below expectations	These comments are for this and the historic restoration. We combined this project with the historic restoration, this allowed me to have a single CM (McKinstry) managing the historic contractors. I negotiated a zero cost change order as it was beneficial to both. Work was authorized through DES where I maintain a great relationship. McKinstry worked with NAC architects on both projects
Courthouse Restoration	Simultaneously with listed ESCO, wrote and received a 1.4 million DAHP grant to perform historical restoration during ESCO project, utilized ESCO contractor, local contractor, and County forces to achieve desired goal.	DAHP Grant / ESCO	Simultaneous with courthouse renovations	See E3	County dollars \$1,947,258 (match) DAHP Grant \$1,451,736 total budget of \$3,398,994,	
County Fairgrounds Sewerage	Traditional bid to select contractor to Removed 23 LOSS from County Fairgrounds, install over 10,000' of new gravity sewer and connect to City of Moses Lake sewer system. Installed Open Chanel flow meter to provide effluent testing results to City prior to effluent entering City wastewater treatment plant.	Paper of record / MRSC / RFB / Journal of Business	April 2016 / July 2016	Project was completed in 56 days two week prior to our County fair. Our fair was attended by almost 90,000 over a 4 day period	\$1,900,000 / \$1,751,995.84	This project included owner driven change orders the Contractor was able to accommodate, still able to complete the work on time despite logistical concerns, I am happy to discuss.
Youth Services Building Repair	Existing building built in Circa 1963, additions in '70, '83, slab on grade building had water main fail under slab, building sank 6" in back, 3" in front, this project encompassed repairing the building. Settling of building required over 100 helical anchors to interior and exterior, flooring replacement, abatement, interior and exterior concrete and various interior renovations	Traditional RFB & work with Insurance carrier	April 2016 / December 2016	April 2016 / January 2017 (NOC submitted Feb 2017)	\$1,500,000 / \$1,099,126.53 note insurance covered \$684,578.76, County total \$414,547.77	NOC was sent only after acceptance of project. Project was substantially completed on time, punch list items and some warrant items from fins if contractors delayed the submission of the NOC.
Upgraded Lighting at Fairgrounds	Installation of stadium lighting through MUSCO lighting. A multi-year, phased project consisting of	Cooperative purchase through KCDA	Began in 2020 and is ongoing	2021 - scheduled to begin phase 5 spring 2025	Total to date is \$1,782,824.46 with approximately \$36,000 in owner-requested change orders	This is funded by the County Commissioners and through Grants from the WSDA. This has helped immensely with safety and security on our 172-acre fairgrounds property.
New Justice Center consisting of Courts, Offices, Sheriff Offices, Training and Jail Pods	The 512-bed jail (expandable to 1,024) includes a two-story Sheriff's administration center, emergency management offices, armory, vehicle forensics area, long-term evidence storage, and a regional K9 training area.	GC/CM	5/1/2024	5/22/2026	Signed \$132M GMP, current spend is approaching \$60M. The project is tracking on time and under budget.	
New Coroners Office	New County Coroners' office & Morgue	GC/CM	Summer 2025	Fall / Winter of 2026 or early 2027	County is bonding for funds and will be funded in early May @ \$7.1M	The expected 10K square ft building with two autopsy bays will be expandable to three. Will contain offices for 5-7 personnel, a family meeting room, and advanced equipment for verifying cause of death without invasive procedures.

# Grant County Morgue Palette



Wall Protection



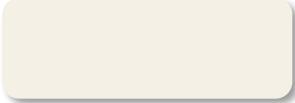
Clean Room Panels



Fluid Applied Floors



Ceilings



Counters



Shower Floors



Wall & Floor Tile



Wall Accent Tile



Wall Paint



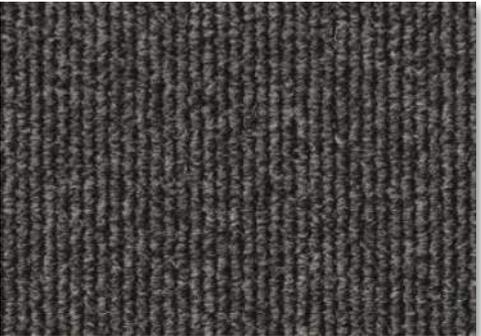
Accent Paint



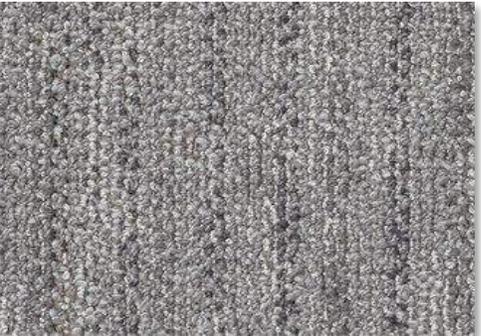
Accent Paint



Wallcovering



Walk Off Carpet

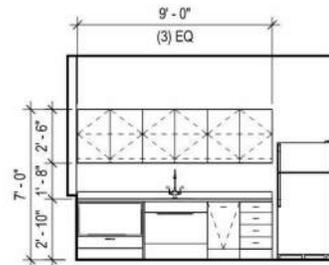


Carpet Tile

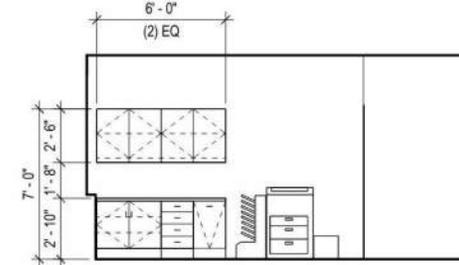


Resilient Flooring

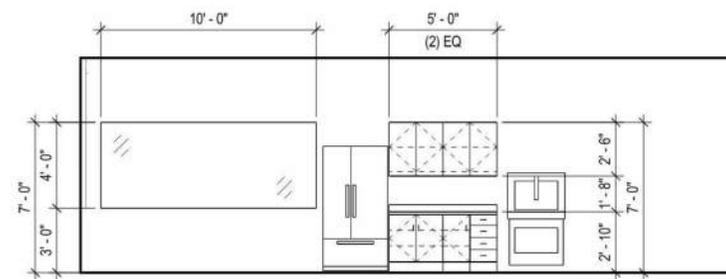
# Grant County Morgue Interior Details



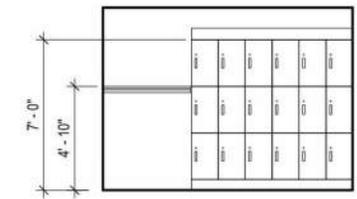
2 1505 BREAKROOM - NORTH  
A7.40 1/4" = 1'-0"



4 1506 OPEN OFFICE - NORTH  
A7.40 1/4" = 1'-0"



18 1521 AUTOPSY - WEST  
A7.40 1/4" = 1'-0"



2 1525 LOCKER - SOUTH  
A7.41 1/4" = 1'-0"

## Offices

- Magnetic White Board
- (2) Hooks

## Break Room

- Fridge w/ Ice?
- Coffee w/ waterline?
- Microwave
- Trash/ Recycle
- Other: Toaster oven, dishwasher, insta-hot, water cooler, garbage disposal, etc.?

## Open Office/ Support

- Cabinets, Drawers
- Trash/ Recycle
- Coat Closet
- Magnetic White Board?

## Conference & Meeting

- Wall Monitors
- Magnetic White Board

## Viewing

- Countertop

## Autopsy

- Shade to Viewing?
- Sink Type
- Cabinets, Drawers

## Locker Room

- Locker style & count
- Coats & Boots?

## Other Requirements?