



Choosing the Right Building Process for Your Projects

JANUARY 29, 2026

Agenda



INTRODUCTIONS



TYPICAL DELIVERY METHODS



CHOOSING THE BEST DELIVERY METHOD



RFQ VS. RFP



QUESTIONS & ANSWERS

Meet the Speakers



RICH TYLER

CORE Construction



MARK HEAZLE

Lombard Conrad



DAVE HAGAR

Coeur d'Alene Police
Department



TODD STEFFEN

CORE Construction



**JOHNATHON
CARADONNA**

Paradigm

CORE



RICH TYLER
Facilitator

- County & Municipal Liaison, CORE
- Advocate for community-focused construction at every stage
- Ensures projects emphasize transparency, efficiency & community needs
- 25 years as a firefighter, with 12 years in emergency management & risk reduction
- Brings a public safety perspective to create safer, stronger, more resilient communities

LOMBARD
CONRAD
ARCHITECTS



MARK HEAZLE
Justice Facilities
Architect

- Idaho's leading expert in justice, public safety & government facilities
- Partnered with counties on new buildings, remodels & expansions
- Skilled in space planning, design & bond campaign visuals
- Experienced with all construction delivery methods
- Helps counties choose the best delivery strategy



DAVE HAGAR
Coeur d'Alene
Interim Police Chief

- Chief, Coeur d'Alene PD with 29 years in law enforcement & facility planning
- Led a \$6.2M expansion at Coeur d'Alene Police Department
- Former Commander, Mesa PD (AZ) - oversaw \$32M facility
- B.S. HR Management & M.P.A., Arizona State University
- Broad background in Patrol, Special Ops, IT, Aviation & Federal Task Forces

CORE



TODD STEFFEN
CORE Construction

- CORE President with 26 years of construction leadership
- Specializes in civic and public safety facilities, including fire and police projects
- Skilled in CM/GC, Design-Build, and Design/Bid/Build delivery methods
- Overseen approximately \$500M/year in CM/GC Projects
- Builds strong collaboration with clients, municipalities, and design partners



**JOHNATHON
CARDONNA**
Paradigm

- Represents the County's interests throughout planning, design, and construction
- Provides independent oversight of cost, schedule, and risk
- Coordinates architects, engineers, and contractors on the County's behalf
- Protects public funds through budget, change order, and pay-app review
- Supports clear, informed decision-making for commissioners and staff

Typical Delivery Methods at a Glance

Typical Delivery Methods at a Glance

1

DESIGN-BID-BUILD

2

DESIGN-BUILD

3

CM/GC

DESIGN-BID-BUILD

A traditional approach where design is completed first, and construction is awarded to the lowest responsible bidder.

DESIGN-BID-BUILD



Owner



Architect



General Contractor



Subconsultants



Trade Partners

DESIGN-BID-BUILD PROS & CONS

PROS

- Familiar Process for Public Entity, A/E, and Contractors
- Competitive Bidding based on Plans and Specs

CONS

- Longest duration of any delivery method
- Does not allow for A/E and contractor collaboration
- Reliant on design teams or third-party estimators budgeting until bid day
- Greatest opportunity for change order and budget overruns
- No opportunity for constructability during design
- No opportunity for best value material or systems
- No control over subcontractor selection
- No control over budget
- Zero transparency
- Higher risk of bidding coming in over budget

Moscow Police Station

DESIGN-BID-BUILD

78,000 SF New Build



Benefit to the Client

- Bond success through design and cost certainty
- Best value with competitive bidding
- Transition to a modern police facility
- Comprehensive program secured in documents
- Safety features locked in before build
- Lasting community trust and presence

Ada County Coroners Office

DESIGN-BID-BUILD

39,600 SF Remodel



Benefit to the Client

- Downtown presence with early programming
- Remodel into a secure public facility
- Cost-effective upgrades from bids
- Basement repurposed for operations
- Detailed plans protecting security priorities
- Imaginative design creating civic presence



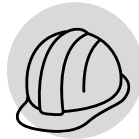
DESIGN-BUILD

A single contract unites design and construction, promoting collaboration and faster delivery.

DESIGN-BUILD



Owner



Design Builder



Architect



Trade Partners



Subconsultants

DESIGN-BUILD PROS & CONS

PROS

- One contract for construction and design services
- One point of contact
- Design conforms to the best price
- Fast track bidding process
- Fastest delivery method
- General Contractor, Owner and Architect/Engineering design team start project together
- Prime Subcontractors (MEP, HVAC) are part of the design effort
- Integrated team start to finish
- Budget checks throughout entire process
- Tighter quality control on constructability
- Open book Guaranteed Maximum Price (GMP) contract

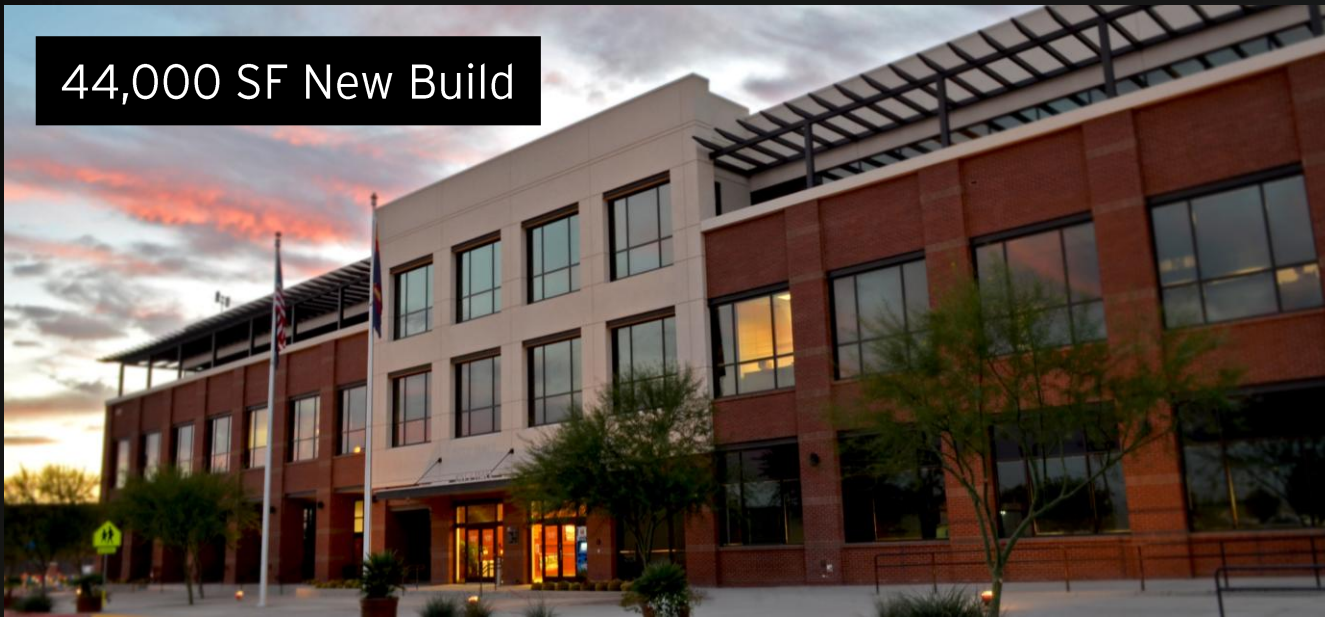
CONS

- Owner has limited access to design decisions and the design team
- A/E is contracted to GC, not owner
- Less control over design team selection
- Risks involved if hiring a design-build team with no design-build experience
- Early Involvement of CM/GC could result in increased initial costs that in return, could increase overall cost savings.

Buckeye Town Hall Complex

DESIGN-BUILD

44,000 SF New Build



Benefit to the Client

- Single-source delivery simplified municipal process
- Integrated team provided greater access to services
- Flexible council chambers and office space for growth
- Cost and schedule certainty through collaboration
- Civic presence supporting a rapidly growing community

Douglas County Community & Senior Center

DESIGN-BUILD

83,225 SF New Build



Benefit to the Client

- Single-source delivery for a multipurpose facility
- Integrated design supported health and wellness spaces
- Collaborative process ensured specialized amenities like gym, daycare, and exam rooms
- Cost and schedule control
- Civic resource fostering community connection

CM/GC

Design Team and CM/GC are contracted directly with Owner and both are brought on board to provide services such as estimating and scheduling during Pre-construction.

CM/GC



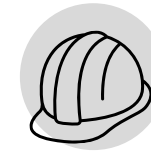
Owner

DESIGN
CONTRACT



Architect

CM
CONTRACT



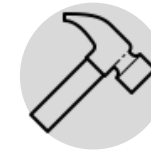
CMGC

SUBCONTRACTS



Subconsultants

SUBCONTRACTS



Trade Partners

CM/GC PROS & CONS

PROS

- Creates healthy tension toward shared goals
- Qualification-based contractor selection
- Pre-construction services leading to Best Value
- Guaranteed Maximum Price (GMP) with no change orders, eliminating surprises to the Owner
- Construction Manager assumes the risk (not the owner)
- Maintains hard-bid price competition at every level
- Open-book, cost-transparent process
- Savings are returned to the Owner
- Procurement flexibility - allows prepurchase of long lead equipment to **meet project schedule**
- **Ability to do phased GMP**

CONS

- Not as fast as Design-Build delivery method
- Early Involvement of CM/GC could result in increased initial costs that in return, could increase overall cost savings.
- Owner deals with two contracts (design firm and contractor)

Kootenai County

CM/GC

58,700 SF Expansion



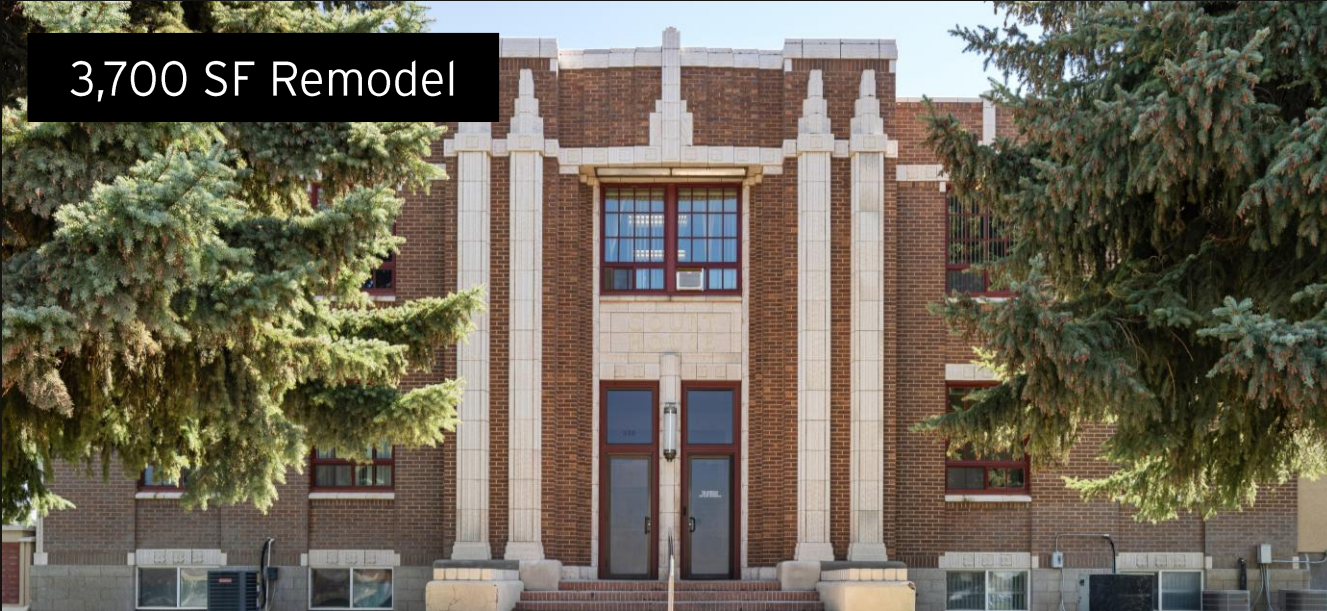
Benefit to the Client

- Early constructability input
- Reduced risk for security and courtroom functions
- Accurate budgets through preconstruction
- Maintained operations during expansion
- Transparent costs with value engineering
- Schedule certainty through partnership

Jerome County Courthouse Remodel

CM/GC

3,700 SF Remodel



Benefit to the Client

- Early CM/GC input ensured early procurement of long lead items
- Cost control through collaboration with the design team & trade partner input
- Accurate estimates to assist with budgeting
- Maintained county operations during remodel
- Modern workspaces
- Improved public service for residents

CM REPRESENTATIVE

(Owner's Representative)

An independent advisor who represents the County's interests, coordinating planning, design, and construction while providing transparent oversight of cost, schedule, and risk.

DESIGN-BID-BUILD

 **Owner**

 **Architect**

 **General Contractor**

 **Subconsultants**

 **Trade Partners**

DESIGN-BUILD

 **Owner**

 **Design Builder**

 **Architect**

 **Trade Partners**

 **Subconsultants**

 **Owner**

DESIGN
CONTRACT

Architect

CM
CONTRACTS

General Contractor

SUB-
CONTRACTS

Subconsultants

SUB-
CONTRACTS

Trade Partners

CM/GC

DESIGN-BID-BUILD

 Owner

 Construction Manager Representative

 Architect


 General Contractor

 Subconsultants

 Trade Partners

DESIGN-BUILD

 Owner

 Construction Manager Representative


 Design Builder

 Architect

 Trade Partners

 Subconsultants

 Owner

 Construction Manager Representative

DESIGN CONTRACT Architect

CM CONTRACTS General Contractor

SUB-CONTRACTS Subconsultants

SUB-CONTRACTS Trade Partners

CM/GC

CM REPRESENTATIVE

(Owner's Representative)



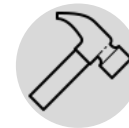
Owner



Construction Manager Representative



Architect



General Contractor



Subconsultants



Trade Partners

CM REPRESENTATIVE SCOPE OF WORK

ENTITLEMENTS & PRE-DESIGN

- Entitlement strategy, zoning, utility, and AHJ coordination
- Approval path mapping with schedule and jurisdictional management
- Early risk identification related to approvals, constraints, and funding

DESIGN & PRECONSTRUCTION

- Manage design teams and stakeholders while aligning scope, budget, constructability, and long-term operations
- Lead procurement strategy (DBB, CM/GC, Design-Build), RFQs/RFPs, bid & GMP analysis, and contract negotiation
- Provide independent cost modeling, schedule/phasing development, and long-lead procurement planning

CONSTRUCTION PHASE

- Cost, schedule, and quality oversight on behalf of the Owner
- Change management, claims review, and field issue resolution
- FF&E, low-voltage, Owner-furnished equipment, and Owner-vendor coordination

CLOSEOUT & TURNOVER

- Punch list, substantial and final completion management
- Commissioning and systems verification
- Closeout documentation, training, and warranty coordination

CM REPRESENTATIVE PROS/CONS

PROS

- Architect and Contractor remain directly contracted to the County, maintaining governance and authority
- Independent owner advocacy, protecting public funds and County interests
- Supports limited County staff, providing experienced project oversight without adding headcount
- Cost control, validating budgets, changes, and contractor payments
- Schedule accountability, tracking milestones, and managing risk

CONS

- Adds upfront soft cost, typically offset through cost avoidance, reduced change orders, and schedule protection
- Requires clear role definition, with successful projects establishing responsibilities early to avoid overlap with staff or consultants
- Increases coordination layers, centralizing communication so commissioners and staff receive clearer, more consistent information
- Level of involvement varies by County, with scope and engagement tailored to staff capacity, project size, and County preference

Canyon County Expo Center

48,000 Design Bid Build

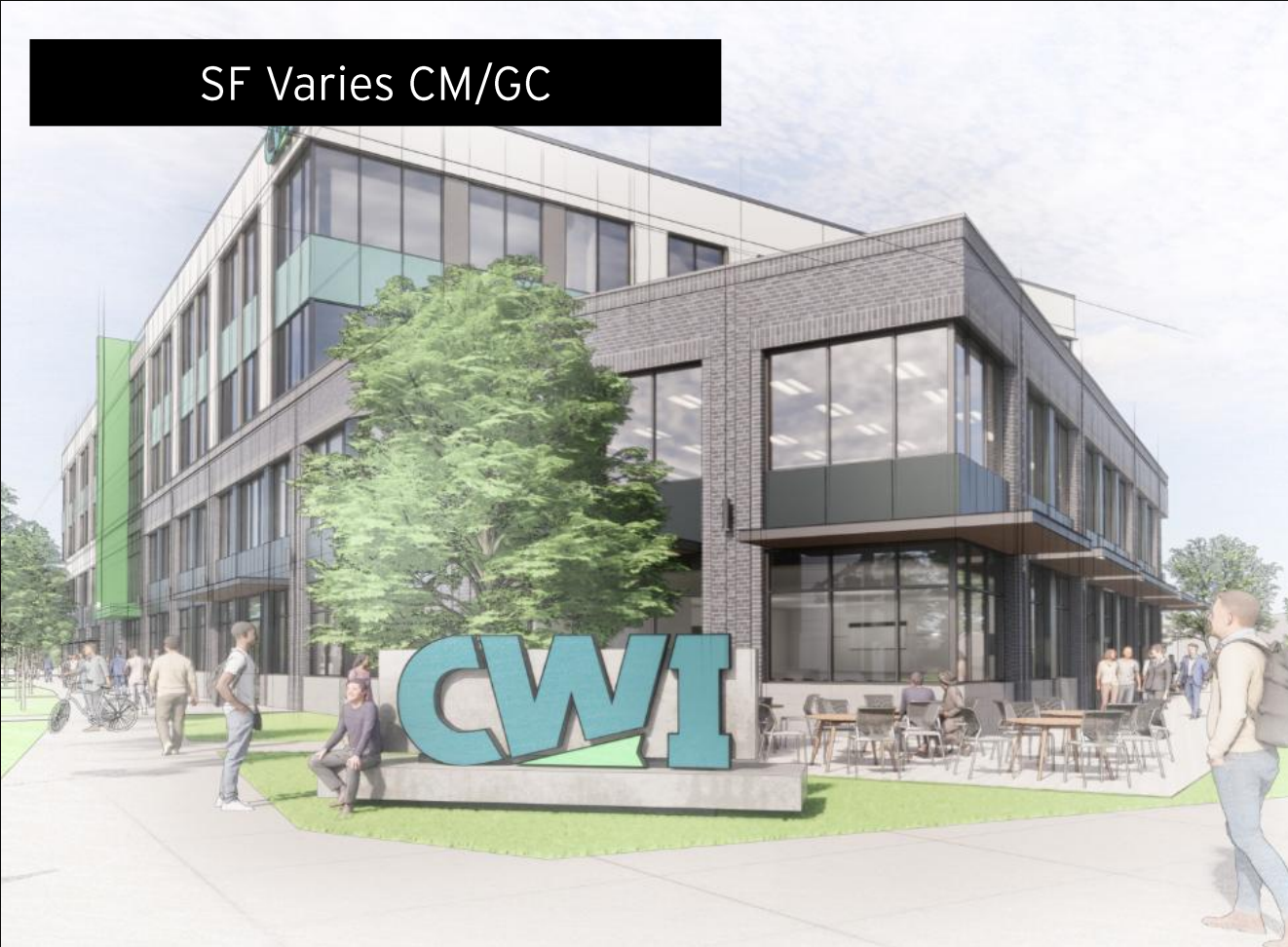


Owner's Rep Scope

- Represented Canyon County throughout planning, design, construction, and closeout
- Managed risk, budget, and schedule on behalf of the County
- Coordinated with County staff, architect, contractor, and regulatory agencies
- Reviewed and validated budgets, change orders, and contractor pay applications

College of Western Idaho

SF Varies CM/GC



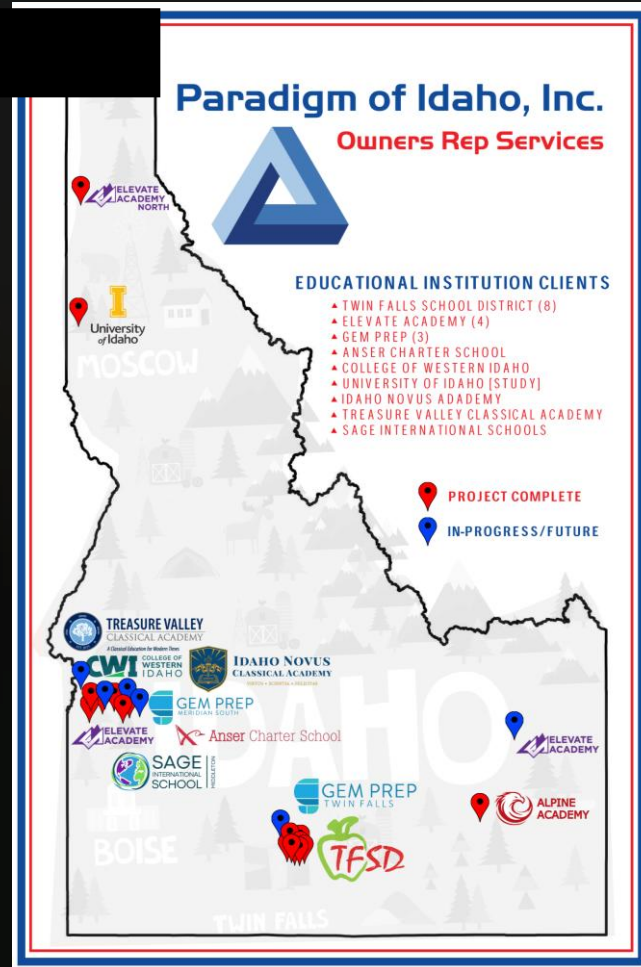
Owner's Rep Scope

- Owner's representation across multiple concurrent public higher-education projects
- Management of risk, budget, schedule, and delivery strategy
- Coordination between CWI leadership, governing boards, developers, architects, and CM/GCs
- Support for entitlements, development agreements, and public approvals
- Oversight of design, preconstruction, construction, and closeout

K-12 School Facilities (Public & Charter)

CM REPRESENTATIVE

SF Varies CM/GC



Owner's Rep Scope

- Owner's representation across 25+ K-12 public and charter school projects
- Management of risk, budgets, schedules, and scope across active programs
- Coordination of entitlements, planning, design, construction, and closeout
- Support for grant-funded projects, including compliance and reporting
- Oversight of architects, CM/GCs, and contractors on behalf of the Owner

DELIVERY METHODS

DESIGN - BID - BUILDS

PROS

- Familiar Process for Public Entity, A/E, and Contractors
- Competitive Bidding based on Plans and Specs

CONS

- Does not allow for A/E and contractor collaboration
- No way to ensure design is in compliance with budget
- Greatest opportunity for change order and budget overruns

DESIGN - BUILD

PROS

- One contract for preconstruction/design services
- One point of contact
- Design conforms to the best price
- Fast track bidding process
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CONS

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CM/GC

PROS

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- Guaranteed Maximum Price (GMP) with no change orders, eliminating surprises to the Owner
- Open-book, cost transparent process

CONS

- Not as fast as Design-Build delivery method
- Owner deals with two contracts

CM REPRESENTATIVE

PROS

- Expert Oversight - Protects the owner's interests
- Cost Control - Tracks budget, changes, and payments
- Schedule Management - Monitors milestones and holds teams accountable

CONS

- Add cost up front, but value is quickly gained back through expert insight, and direction
- Owner typically hands the project over to a representative

RFQ vs. RFP

Funding Mechanisms



Idaho Delivery Method Resources & Contacts

ORGANIZATION	WHAT THEY DO/ WHY IT'S RELEVANT	CONTACT INFO
QBS Facilitator Council of Idaho	Supports agencies in complying with Idaho Code §67-2320 (Qualifications-Based Selection). Provides training, sample RFQs, and guidance for procuring design professionals.	Email: facilitator@idahoqbs.com (qbsofidaho.com) Phone: (208) 321-1502 Address: 408 S Eagle Rd, Suite 205, Eagle, ID 83616
Idaho Associated General Contractors	Statewide trade group for contractors. Provides training, policy advocacy, plan rooms, and resources on delivery methods like Design-Build and CM/GC.	Phone: (208) 344-2531 (idahoagc.org) Address: 1649 W. Shoreline Dr, Suite 100, Boise, ID 83702
Division of Public Works (DPW), Idaho	Oversees design & construction of state facilities; issues procurement guides, RFQs, and "Instructions for Design Professionals."	Phone: (208) 332-1900 (dpw.idaho.gov) Address: 502 N 4th St, Boise, ID 83720-0072
Division of Purchasing (DOP), Dept of Administration	Central procurement authority for Idaho. Provides statutes, rules, and best practices on state purchasing/delivery methods.	Email: purchasing@adm.idaho.gov Phone: (208) 327-7465 (purchasing.idaho.gov)
Idaho Transportation Department (ITD)	Manages highways; uses Alternative Project Delivery (Design-Build, CMGC) under Idaho Code §40-904 and §40-905. Publishes Design-Build Manual.	Email: ITDAITContracting@itd.idaho.gov Phone: (208) 334-8000 (itd.idaho.gov) Design Build Manual: (itd.idaho.gov)
Idaho State Bar – Government & Public Sector Lawyers Section	Provides the <i>Local Procurement Laws Manual</i> – legal overview of competitive bidding and delivery methods in Idaho.	Address: P.O. Box 895, Boise, ID 83701 isb.idaho.gov



Q&A