



# Choosing the Right Building Process for Your County Projects

SEPTEMBER 16, 2025

# Agenda

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**INTRODUCTIONS**



**TYPICAL DELIVERY METHODS**



**CHOOSING THE BEST DELIVERY METHOD**



**RFQ VS. RFP**



**QUESTIONS & ANSWERS**



# Meet the Speakers

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**RICH TYLER**

CORE Construction



**MARK HEAZLE**

Lombard Conrad



**DAVE HAGAR**

COEUR D'ALENE  
Police Department



**JOHN TOMASSON**

CORE Construction



**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  
Police Department

- Captain, Coeur d'Alene PD with 28+ 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



**JOHN TOMASSON**  
CORE Construction

- Project Director with 42+ 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 40+ CM/GC projects valued up to \$175 million
- Builds strong collaboration with clients, municipalities, and design partners

# **Typical Delivery Methods at a Glance**



# Typical Delivery Methods at a Glance

1

**DESIGN-BID-BUILD**

2

**DESIGN-BUILD**

3

**CM/GC**

4

**CM REPRESENTATIVE**

# **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



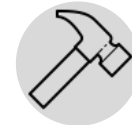
**Owner**



**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

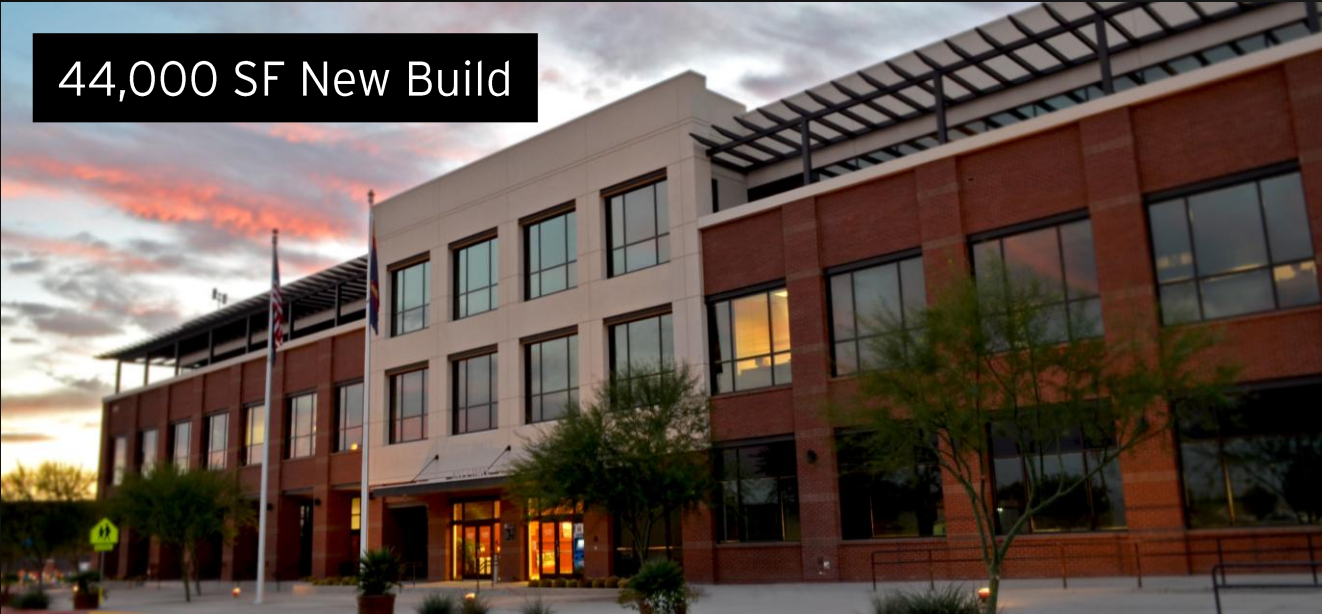
## CONS

- Owner has limited access to design decisions and the design team
- A/E is contracted to GC, not owner
- Owner has no control over subcontractor selection
- Limits control over design decisions and material selection
- Less control over design team selection

# 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 is contracted directly with Owner and generally completes Programming prior to a contractor being brought on board to provide pre-construction services such as estimating and scheduling.



# CM/GC



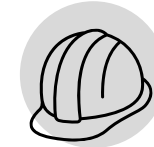
**Owner**

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

## CONS

- Not as fast as Design-Build delivery method
- Early involvement of CM can result in higher initial costs
- Owner deals with two contracts (design firm and contractor)

# Kootenai County

CM/GC

58,700 SF Expansion



## Benefit to the Client

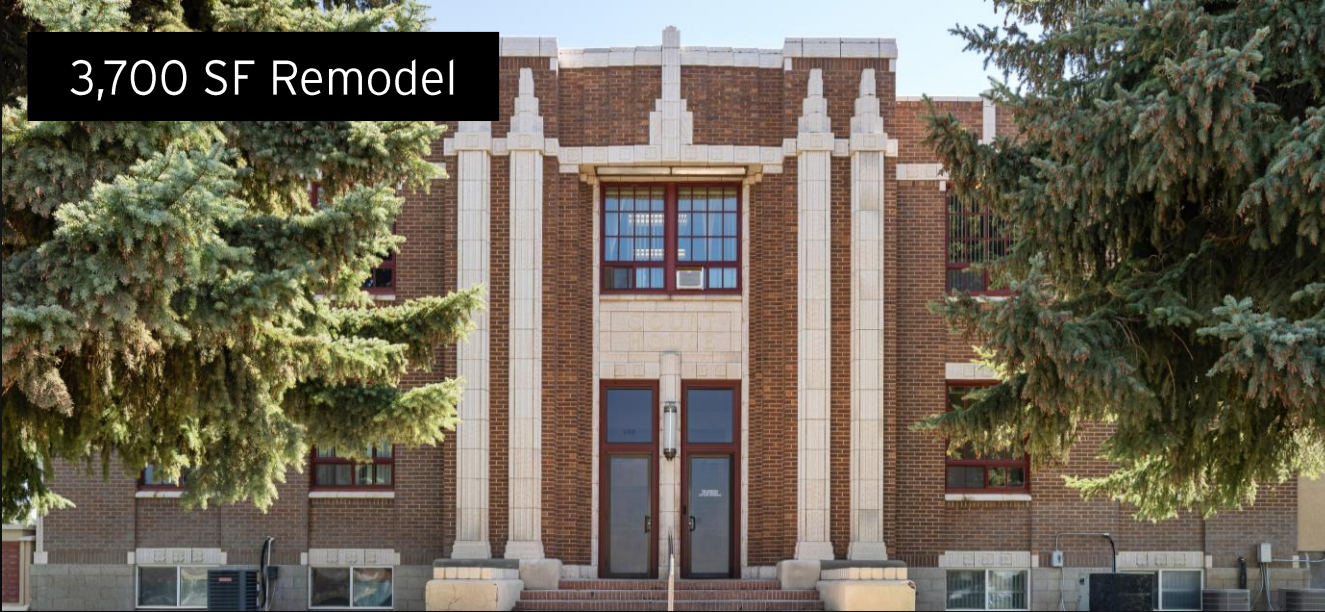
- Early constructability input
- Reduced risk for security and courtroom functions
- Accurate budgets through preconstruction
- Maintained operations during expansion
- Transparent costs with value engineering
- Schedule certainty through partnership



# 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 advisor who represents the owner's interests, coordinating design and construction while providing independent oversight.

# CM REPRESENTATIVE

(Owner's Representative)



**Owner**



**Construction Manager Representative**



**Architect**



**General Contractor**



**Subconsultants**



**Trade Partners**

# CM REPRESENTATIVE PROS/CONS

## PROS

- GC and Architect are still contracted by the Owner
- Expert Oversight - Protects the owner's interests
- Time Savings - Frees the owner to focus on other priorities
- Cost Control - Tracks budget, changes, and payments
- Schedule Management - Monitors milestones and holds teams accountable

## CONS

- Does add cost up front, but value is quickly gained back through expert insight, knowledge, and direction
- Owner typically hands the project over to a representative (this varies based on the level of involvement the Owner would like to have)

# IDPW Boise Veterans Home

156,679 New Build



## Benefit to the Client

- Cost control on large-scale redevelopment
- Schedule oversight for phased demolition and rebuild
- Resident-focused design with private rooms and shared amenities
- Risk management for occupied, high-sensitivity site
- Owner advocacy to protect veteran care priorities



# Horticulture Building College of Western Idaho

CM REPRESENTATIVE

34,000 SF New Build



## Benefit to the Client

- Cost protection through change order control
- Schedule clarity with milestone tracking
- Quality assurance from early issue detection
- System reliability through commissioning
- Risk reduction via proactive oversight
- Timely contracts for specialty scopes

# DELIVERY METHODS

## DESIGN-BID-BUILD

### 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
- No way to ensure design is in compliance with budget
- 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
- Generally, more quality concerns compared to D/B and CM/GC

## DESIGN-BUILD

### PROS

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

### CONS

- Owner has limited access to design decisions and the design team
- A/E is contracted to GC, not owner
- No control over subcontractor selection
- Limits control over design decisions and material selection
- Less control over firm selection

## CM/GC

### 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
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- Open-book, cost-transparent process
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### CONS

- Not as fast as Design-Build delivery method

## CM REPRESENTATIVE

### PROS

- GC and Architect are still contracted by the Owner
- Expert Oversight - Protects the owner's interests
- Time Savings - Frees the owner to focus on other priorities
- Cost Control - Tracks budget, changes, and payments
- Schedule Management - Monitors milestones and holds teams accountable
- Quality Assurance - Ensures design and construction meet standards
- Risk Mitigation - Resolves issues before they escalate
- Communication Hub - Central contact for all parties
- Procurement Support - Helps with delivery, hiring, and bids

### CONS

- Does add cost up front, but value is quickly gained back through expert insight, knowledge, and direction
- Owner typically hands the project over to a representative (this varies based on the level of involvement the Owner would like to have)

# RFQ vs. RFP

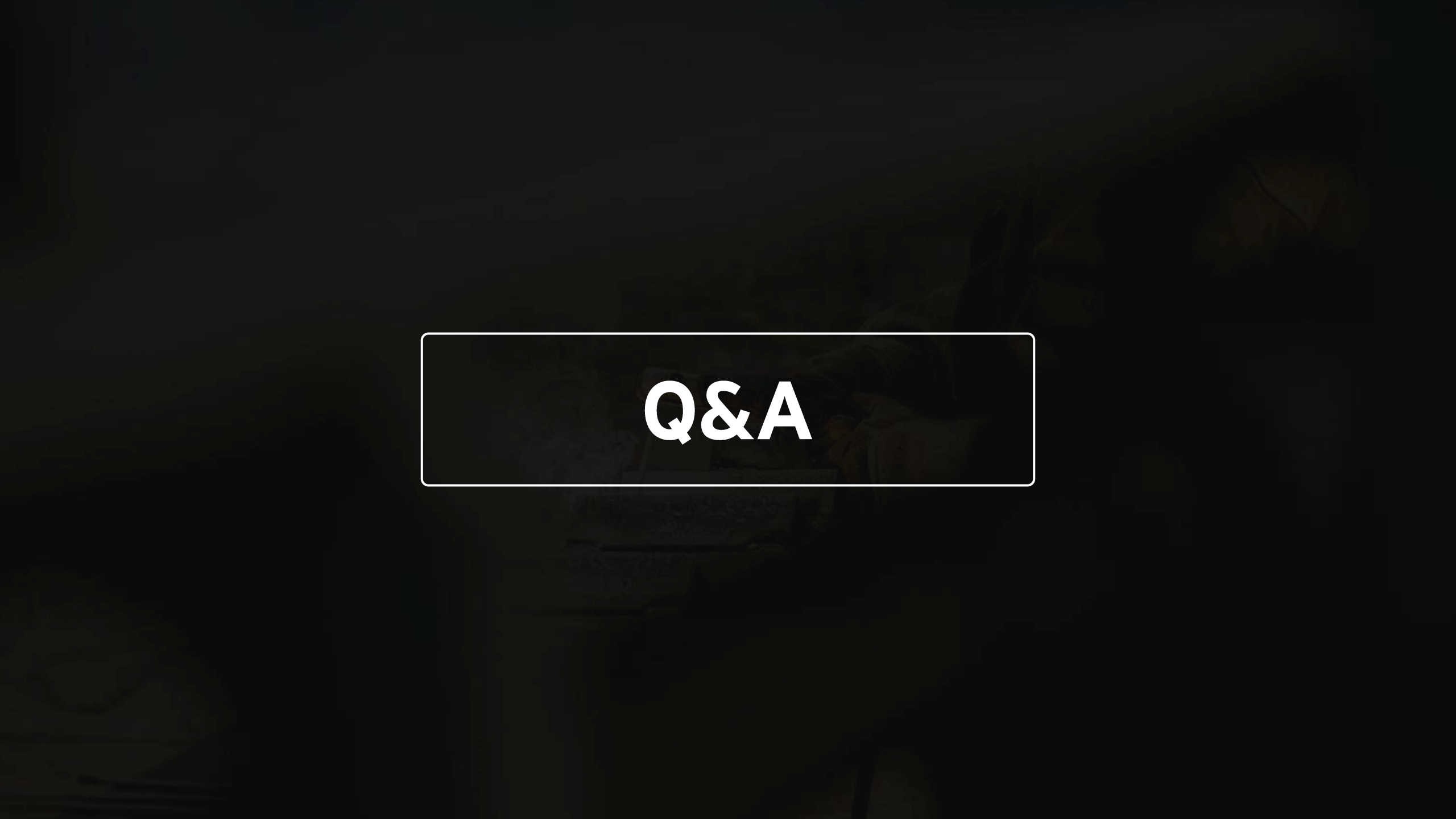




## Idaho Delivery Method Resources & Contacts

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





**Q&A**