



The 2025 HUB Build Northwest Awards

Entry Form - Contractors

PROJECT TYPE

CHECK ONE (See Project Category section in Entry Packet for detailed descriptions of each project type.)

Building (under \$10 million) Heavy & Utilities Small Projects
 Building (\$10 million and over) Sub-Contractor Special Projects
 Highway & Transportation Out of Area

CHECK ONE

New Construction Renovation

CONTRACTOR INFORMATION

Must be an Inland Northwest AGC member in good standing

Company Name (list all if a joint venture): Clearwater Construction & Management LLC

Entry Submitted By: Victoria Macias Title: Project Manager

Email: torif@clearwaterconstruction.us

PROJECT TEAM INFORMATION

Owner: Othello Community Hospital

General Contractor: Clearwater Construction & Management LLC

Lead Architect: KDA Architecture Lead Engineer: Coffman Engineers

Major Sub-Contractors: N/A

PROJECT INFORMATION

Project Name: Othello Community Hospital

Location: Othello, WA

Contract Amount: \$567,617.20

Date Project Started: December 2024

Completion Date: March 2025

What was the percentage of volume of work on this project performed with your own field personnel? 100 %

Were there any fatalities on this project? Yes No

Attach additional sheets if necessary

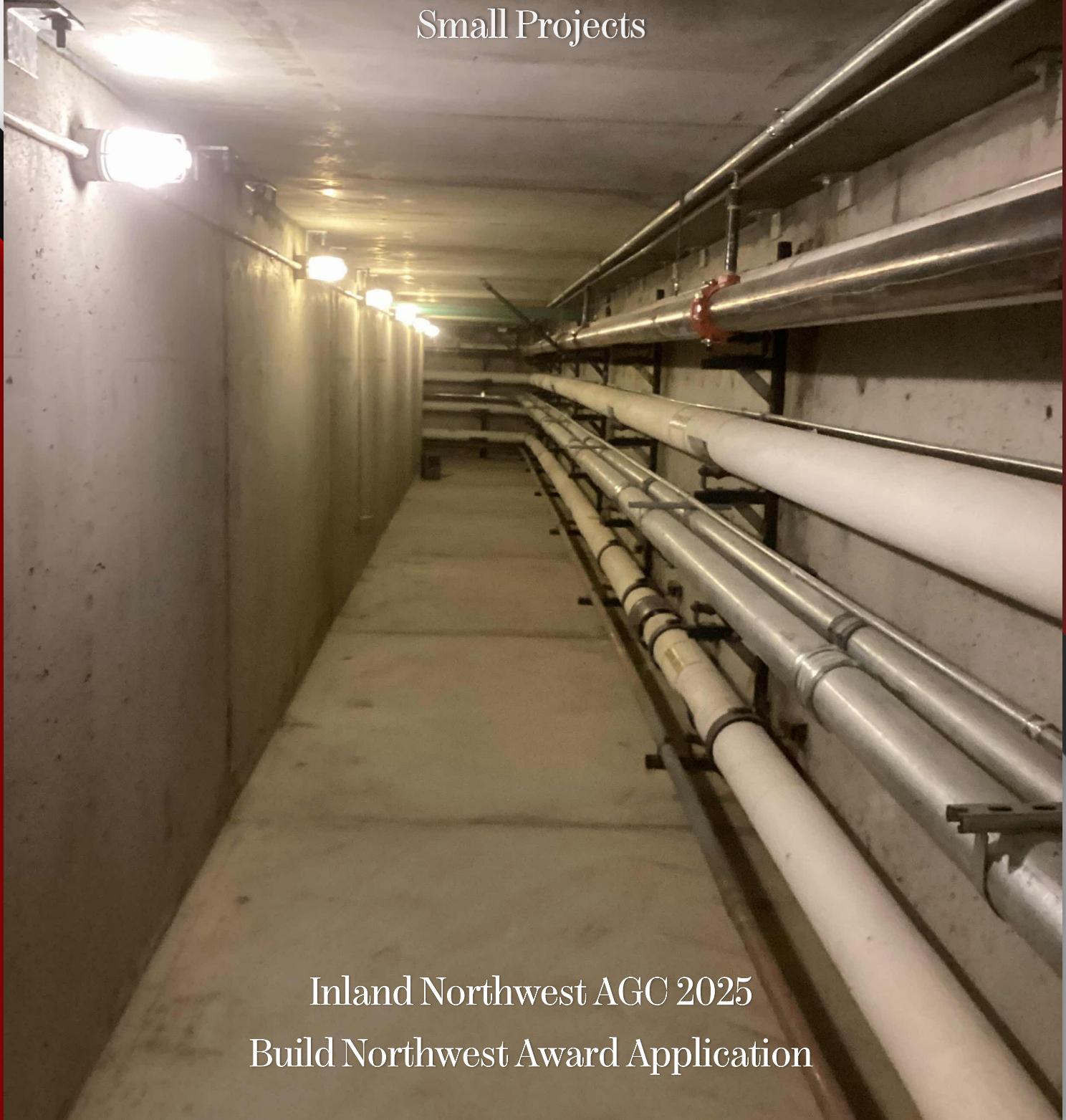
Send this form and your completed entry package to:

Inland Northwest AGC
Build Northwest Awards
4935 E. Trent Ave.
Spokane, WA 99212

All entries must be received no later than 4:00 pm on November 6, 2025 at the AGC office. There will be no exceptions or extensions.

CLEARWATER Construction & Management, LLC

Othello Community Hospital Tunnel Lid Replacement
Small Projects



Inland Northwest AGC 2025
Build Northwest Award Application

Project Summary

Othello Community Hospital Tunnel Lid Replacement

The Othello Community Hospital Tunnel Lid Replacement project provided the Othello community and the hospital staff with continued safe access to critical health care services.

The project involved demolition of the existing tunnel lid, and the installation of a new 301 linear foot precast tunnel lid designed to blend seamlessly with adjacent sidewalks. After the project was awarded, Clearwater also assisted with the sealing sections of the tunnel walls where settlement had occurred.



Unbeknownst to many, sidewalks aren't always just concrete poured on the ground. Hidden in plain sight, what looks like an ordinary walkway is actually a lid concealing an underground network of access ways and utility tunnels that are essential to facility operations.

These utility tunnels house and protect critical energy utility systems, providing protection from weather, natural disasters, and accidental damage. These tunnels shield key infrastructure helping to ensure that important facilities to society like a community hospital can continue operations.

At Othello Community Hospital, these tunnels play a vital role in connecting facilities and supporting essential infrastructure. Replacing the tunnel lids ensured both the safety of pedestrians above and the integrity of the systems

below protecting the community's access to reliable healthcare for years to come.

This project exemplifies the spirit of the Build Northwest Small Projects Award through Clearwater's innovative problem-solving, craftsmanship, and commitment to excellence. Despite tight site constraints, winter weather, and sensitive hospital operations, Clearwater delivered a complex and safety-critical project on time, within budget, and with zero safety incidents. The team's adaptive approach—customizing precast elements, engineering safe removal methods for failing concrete, and maintaining hospital operations throughout—demonstrates the skill and ingenuity that define quality construction in the Northwest.

The Othello Community Hospital Tunnel Lid Replacement may have been small in scope, but its impact on community safety, community healthcare, and infrastructure was immense making it a deserving candidate for the Build Northwest Award.



Project Narrative

A. Difficulty in Construction

The existing tunnel lid had begun to fail, showing visible cracks, signs of water penetration into the tunnel and even a partial collapse. This created unsafe conditions inside the tunnels and hindered access to the hospital staff and patients.

Retrofitting a concrete structure that had already settled and had sustained some minor damage created more challenges beyond the standard field verifications and installation. To ensure the new lid would perform the way the owner and engineer intended, Clearwater took a creative approach in determining the number of precast sections and identifying sections that needed to be cast in place.



Due to the complexities of the existing conditions multiple precast panels sizes were not finalized until most panel installation was completed. This was a deliberate strategy to avoid waste and rework ensuring a perfect fit for the last few panels.

Removing the panels came with its own set of challenges. The original lid had been in its existing place for decades, with most of the panels in severe shape. Clearwater used a combination of manpower and a 65-ton Linkbelt rough-terrain crane to pop the lids off in such a manner they could be removed in one piece.

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B. Unusual Techniques

The removal of the panels in the worst conditions required more attention and planning. Clearwater approached the task carefully and focused on the safety of our crew. Clearwater also had to preserve and protect the existing utilities inside the tunnel. Before any lifting took place, our team developed a detailed plan to stabilize each section. This prevented damage to the structure, and the hospital's 6" pure oxygen line. This critical line ran the length of the tunnel, providing life sustaining oxygen to the hospital's patients.

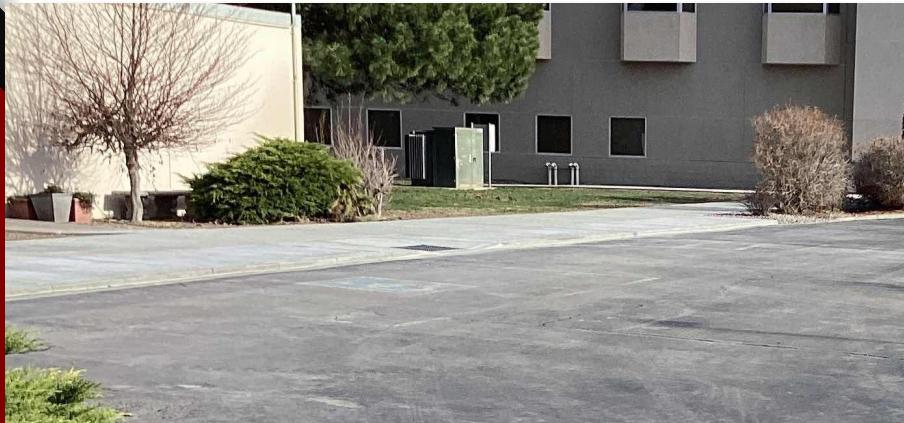


To accomplish this, Clearwater used 1.25" superior-grade plywood as a reinforcement layer and securely anchored picking eyes through the plywood and the existing lid. This distributed the weight evenly and ensured that the fragile panels remained intact during removal. By taking these extra precautions and clear communication between the crew, the team was able to safely lift the deteriorated panels from the tunnel without incident.

C. Final Appearance and Quality of the Finished Product

The final appearance of the tunnel lid sections blended with the surrounding sidewalks. The project included sidewalks outlined in the original contract as well as additional sidewalks added after construction began.

Our skilled carpenters formed and poured the concrete sidewalks along side the tunnel, creating improved access routes around the hospital. The quality of the finish work speaks for itself; you would be hard pressed to tell where the tunnel lid ends and the sidewalk begins.



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D. Timeliness of Completion

The project had a duration of 90 calendar days and was bid in the fall of 2024. Due to standard submittal processes and manufacturing lead times of the precast panels, the construction schedule extended into winter. Clearwater was mobilized in early December 2024 beginning the demolition and installation of the new panels.

The project scope included the application of a waterproofing system as well as joint sealants. Clearwater successfully installed the new tunnel lid before the temperatures were consistently freezing. The project was granted a suspension of working days, this allowed Clearwater to come back during a heat wave.

Once temperatures improved, Clearwater resumed work to complete the installation of the waterproofing, joint sealant and additional sidewalk pours. Despite the temporary suspension of work the project was completed on time and within the original project schedule, a testament to our team's exceptional planning, ability to adapt and commitment to our work and owners under all conditions.



E. Company's Safety Performance on this Project



Clearwater maintains a set of procedures designed to keep our crews safe while providing high quality results. On this project our team determined, due to the nature of the work, that fall protection, overhead hazards and confined spaces were all hazards the team focused on mitigating. Clearwater is proud to report that the project was completed with zero accidents or injuries.

