



# 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 Summit Group, Inc.

Entry Submitted By: Brent Schreiber      Title: Owner/Senior Project Manager

Email: bschreiber@clearwatersummitgroup.com

### PROJECT TEAM INFORMATION

Owner: Autumn & Lance Templeton

General Contractor: Bassett Construction

Lead Architect: Miller Stauffer Architects & Clearwater      Lead Engineer: Summit Group, Inc.

Major Sub-Contractors: Champion Concrete Pumping Inc, Alpine Bark Blowing, Inland NW Precast

### PROJECT INFORMATION

Project Name: Templeton Residence

Location: 36775 E Hayden Lake Rd, Hayden Lake, ID 83835

Contract Amount: \$2,033,426

Date Project Started: August 2024

Completion Date: September 2025

What was the percentage of volume of work on this project performed with your own field personnel? 95 %

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.



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The Templeton Residence project exemplifies excellence in landscape design, craftsmanship, and collaboration. Transforming a heavily vegetated, overgrown forest and dated residential landscape into an 8-acre park-like setting under tight time constraints required exceptional attention to detail, coordination, and creativity. What began as a dense, overgrown site is now a breathtaking landscape that transitions from a domesticated garden around the building envelope to a natural park-like setting that flows into the natural forest. This stunning residential landscape offers both expansive open spaces and intimate areas for reflection and enjoyment.

The site now features an impressive array of custom elements, including a koi pond, cascading waterfalls that traverse underneath the residence, a fire pit gathering area, hiking trails, a custom greenhouse and garden, intimate seating areas that overlook the lake, and beautifully crafted paver pathways and driveways. Natural stone steps and bridges connect spaces across water features and boulder outcroppings, while extensive retaining walls, dry creek beds, and sculpted landforms add both visual depth and functionality. A comprehensive landscape lighting system and irrigation network sustain and showcase hundreds of plant and tree varieties, creating an arboretum-like environment that evolves throughout the seasons.

A key reason for the project's success was the well-orchestrated teamwork among all parties involved. Frequent on-site collaboration between the owner, landscape architect, architect, general contractor, and landscape foreman ensured a unified vision, seamless communication, and precision in execution. This collective effort allowed the project to meet demanding timelines without compromising on quality or craftsmanship.

The result is a landscape that not only enhances the property but harmonizes beautifully with its natural environment, demonstrating how thoughtful design, meticulous planning, and well-orchestrated collaboration can transform a challenging site into a timeless, inspiring outdoor destination. For these reasons, this project stands out as a deserving recipient of the 2025 HUB Build Northwest Award.

A. Difficulty in construction resulting from design, location, materials, etc.

The project presented significant construction challenges due to its complex design, natural site conditions, and demanding schedule. Located within an overgrown forest, the site required extensive clearing of years of brush and understory growth before any landscaping could begin.

The irrigation water supply was constructed through a system that required precise as-built engineering. Lake water is pumped through approximately 2,000 linear feet of piping with a 250-foot elevation gain to a concealed vault housing the irrigation controls and koi pond filtration system. Dual 4,000-gallon storage tanks provide a reliable supply for the site's ornamental plantings. The vault itself was custom-engineered and strategically sited to maintain the integrity of the natural sightlines. Buried and fully integrated within the surrounding topography, it merges seamlessly with the landscape, ensuring that all visible impacts are effectively eliminated while maintaining full functionality and service accessibility.

The waterfalls were tied directly into architectural elements, requiring precision construction under and around existing structures. A portion of the feature, visible through a glass floor, provides an immersive connection between architecture and the landscape. Large boulders were hand-placed to achieve both the desired aesthetic and functional flow. This took onsite artistry, craftsmanship, and manpower to make continuous adjustments to the elevation. Precision was key to ensure smooth transitions from the upper falls to the bridge where the feature levels out before descending to the final pond, making this waterfall an impressive 180 feet long.

Compounding the complexity was an aggressive nine-month construction schedule (winter months not included) for the entire landscape scope; this was coordinated alongside simultaneous house, shop, spa and additional outbuilding construction. Daily on-site collaboration among multiple trades ensured a well-orchestrated installation despite the scale, condensed timeline, and ongoing construction activities. The project demanded careful sequencing, adaptability, and problem-solving to maintain both design integrity and project momentum.

B. Unusual construction techniques involved

The koi pond was constructed using gunite, a sprayed concrete, rather than a traditional rubber liner system. This method enables ongoing sanitation and maintenance to support the health of the koi, while also offering greater design flexibility and durability, as the pond was custom shaped to blend seamlessly with the surrounding landscape and structure. The gunite surface also provides a solid structural base that resists punctures and shifting

over time. To simplify maintenance, the pond was engineered with a bottom drain system that directs water into a large swale, facilitating easy pressure washing and debris removal. The artificial rock features surrounding the pond were hand-sculpted from reinforced concrete, blending natural aesthetics with structural integrity.

The crew skillfully sculpted custom rock formations using concrete gunite, integrating them seamlessly within the water feature structures. Each rock was individually shaped and textured in a variety of forms and sizes, then hand-colored with specialized dyes to achieve authentic color variations. The result is an exceptionally natural appearance. The entire system supports continuous filtration and water circulation, ensuring optimal water quality for koi health. While this was more labor-intensive and costly than conventional liner ponds, this construction method offers superior longevity, resilience, and visual customization.

A custom, hand-built water feature was integrated beneath the house, requiring specialized construction techniques to manage space, moisture, and structural considerations. This installation involved precision waterproofing and drainage design to ensure long-term functionality and protection of adjacent building elements.

An underground precast concrete vault was utilized as part of the project's irrigation water management system. The vault was fabricated with three precast sides, then installed below grade and backfilled, with a cast-in-place roof completing the enclosure. This buried structure provides durable, accessible housing for pumps, filtration equipment, or other utilities, while maintaining a clean and unobtrusive site appearance.

#### C. Final appearance and quality of the finished product

The final appearance and quality of the residence exceeded the owner's expectations in every respect. Exceptional craftsmanship, meticulous attention to detail, and a commitment to high-quality finishes resulted in a landscape constructed with outstanding beauty and durability. Every constructed element, from material selection to final detailing, was executed to achieve a cohesive and refined aesthetic that perfectly reflects the owner's vision.

The quality of the finished product was demonstrated shortly after completion, as the owners' friends chose to host their wedding on the property. The home and surrounding grounds provided an elegant and functional setting for approximately 250 guests, underscoring the success of the design and construction in creating a residence that is both visually stunning and highly versatile.

#### D. Timeliness of completion

The project was completed within an exceptionally aggressive timeframe for its scale and complexity. Midway through construction, the team was notified of a newly established

deadline to accommodate a scheduled wedding event, requiring an accelerated schedule and heightened coordination.

To meet this challenge, project sequencing among multiple contractors was carefully planned to ensure steady progress and eliminate downtime. For the landscaping portion alone, the team dedicated 16,195 labor hours over 9 construction months. The average crew size was 10, but during critical phases, the team expanded to over 20 crew members, including maintenance staff, office personnel, and the regular field crew. All worked together to complete essential tasks on time.

Through proactive scheduling, effective communication, and exceptional teamwork, the project was delivered on schedule while maintaining the highest standards of quality and safety. The team ultimately met both the client's expectations and the event deadline.

#### E. Company's safety performance on this project

Safety was a top priority throughout the duration of this project. Our crew operated heavy equipment daily and performed highly labor-intensive tasks, making it essential to maintain safety protocols and consistent communication. Our site foreman held regular safety meetings, both weekly and as needed, to review job-specific hazards, reinforce safety standards, and address any emerging concerns in real time.

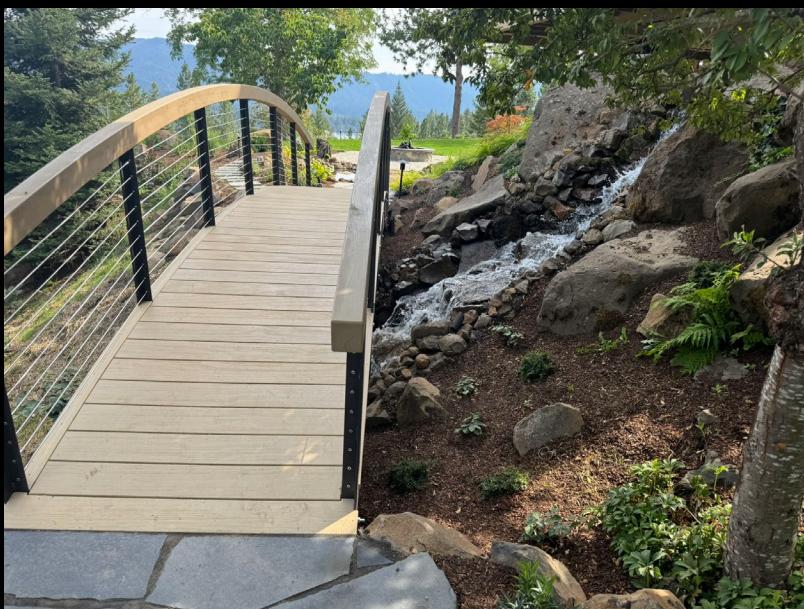
Our team's extensive experience and strong knowledge of equipment operation played a crucial role in maintaining a safe work environment. Continuous coordination between supervisors and crew members ensured that all tasks were executed with safety at the forefront.

As a result of this proactive approach, we are proud to report that the project was completed with zero recordable injuries or incidents. This achievement reflects our company's deep commitment to safety, teamwork, and professional excellence on every job site.



Play video

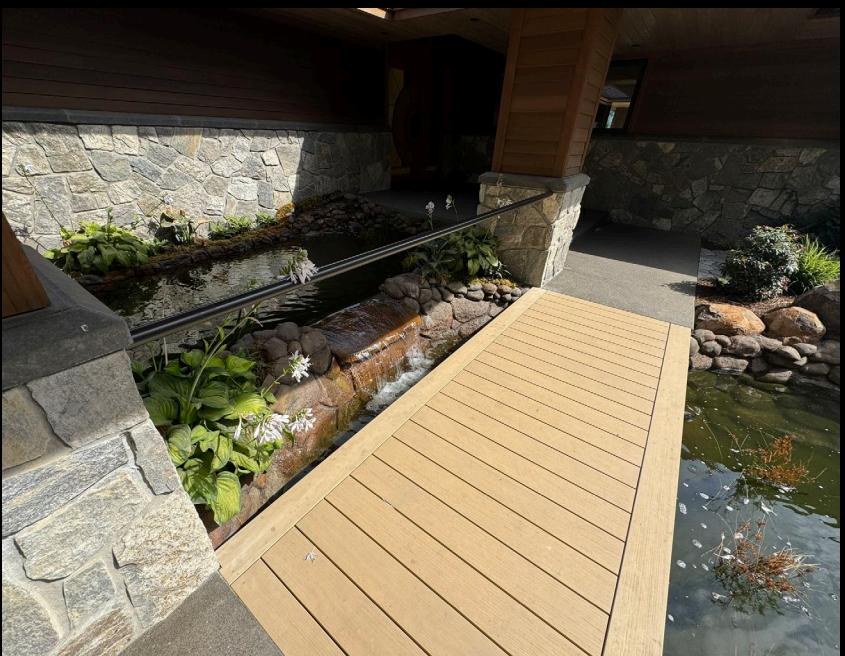
## Waterfall Features



# Koi Pond Filtration System and Irrigation Control Vault



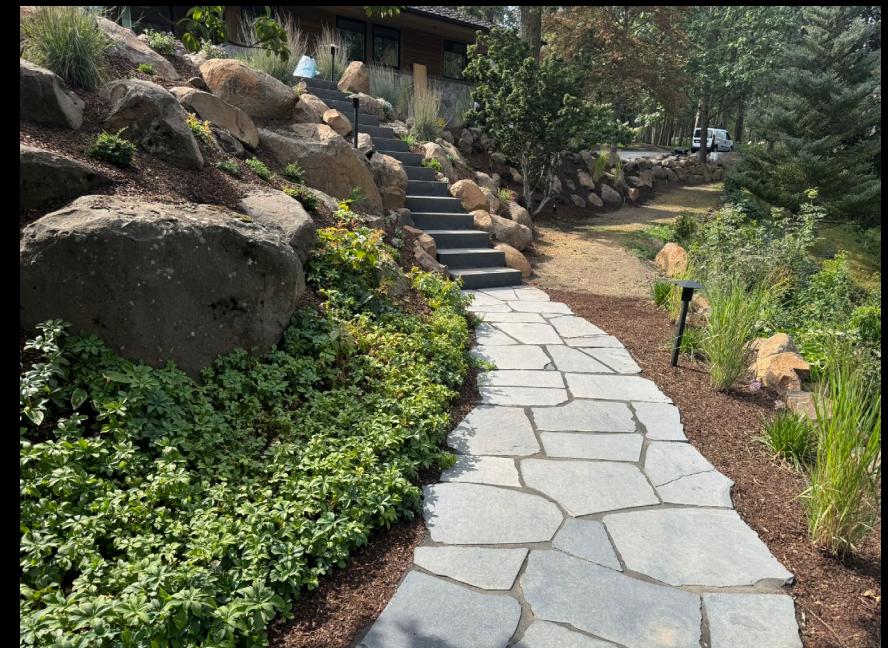
## Koi Pond

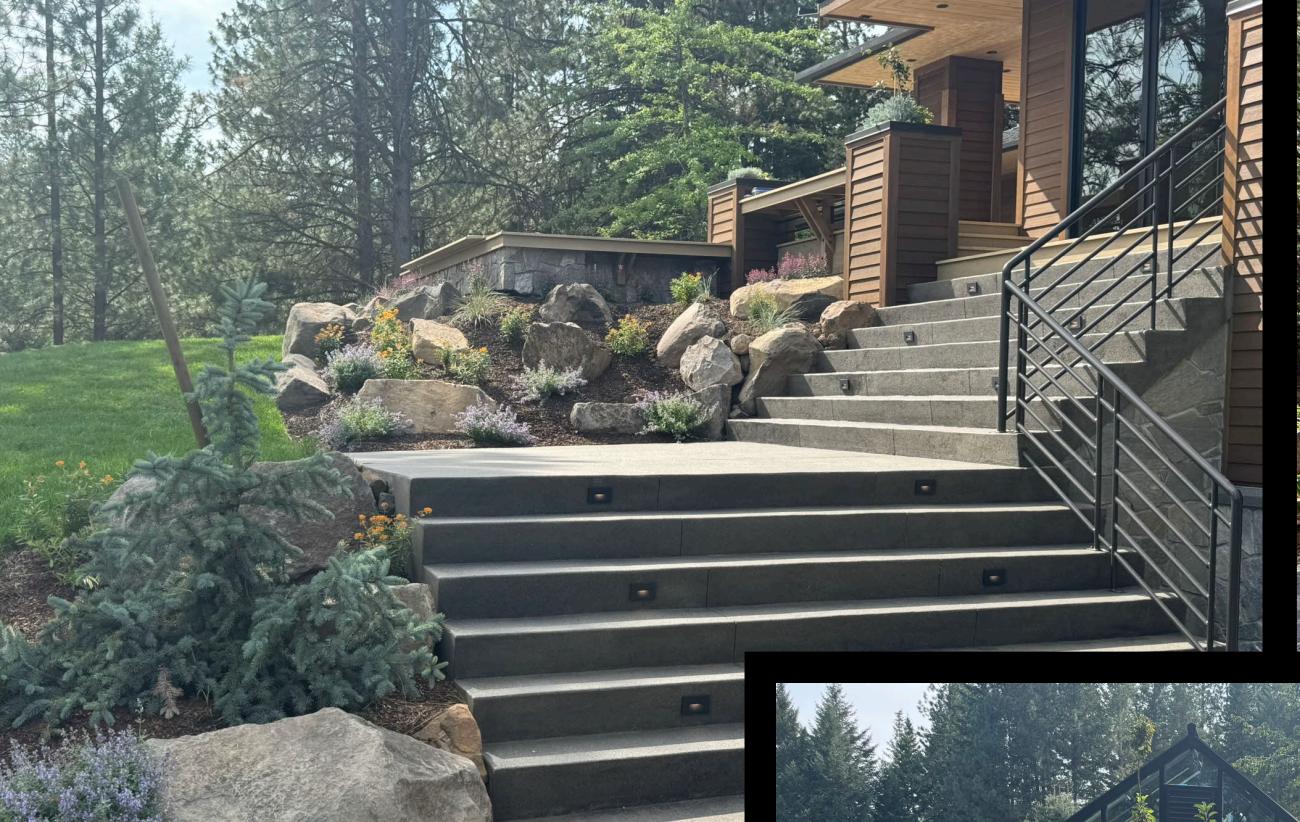


## Greenhouse and Garden



## Other Landscape Elements





SAMPLE FOOTER TEXT