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

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)*: Garco Construction, Inc.

Entry Submitted By: Rob Decker Title: Vice President - Commercial

Email: robertd@garco.com

PROJECT TEAM INFORMATION

Owner: Spokane County

General Contractor: Garco Construction, Inc.

Lead Architect: Integrus Architecture Lead Engineer: MSI Engineers and AHBL

Major Sub-Contractors: Cameron-Reilly; Clearwater Summit Group, Inc; Harris Rebar Columbia Basin; Mountain Dog Sign Company; Northwest Fence Co.; S&S Coatings; Western States Steel & Fab, Inc; C&S Glass Company, Inc; Division Eight; Dupree Building Specialties; Inland Asphalt Company; Prosteel, Inc; Rob's Demolition, Inc; Ken Spilker Masonry Company; Continental Door Company; Corridor Contractors, Western Partitions, Inc; Apollo Mechanical Contractors; Blind Systems, Inc; Energized Electric, Inc; IRS Environmental of WA, Inc; AM Hardware; Budinger & Associates, Inc; Patriot Fire Protection, Inc; Hilltop Commercial Supply, Inc; Good Buddies Cabinets, Inc; RLD Company, Inc; Mathis Striping & Snowplowing; NW Handling Systems, Inc; Metals Sales MFG Corp.; Varco Pruden Buildings, Wholesale loors NW; AXIOM Division 7, Inc; Jett Concrete, Inc; Heindl Tree Care, Inc; Fulcrum Environmental

PROJECT INFORMATION

Project Name: Spokane County Operations Facility

Location: Spokane, WA

Contract Amount: $15,222,427

Date Project Started: 8/30/2023

Completion Date: 6/6/25

What was the percentage of volume of work on this project performed with your own field personnel? 39 %

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.

GARCO

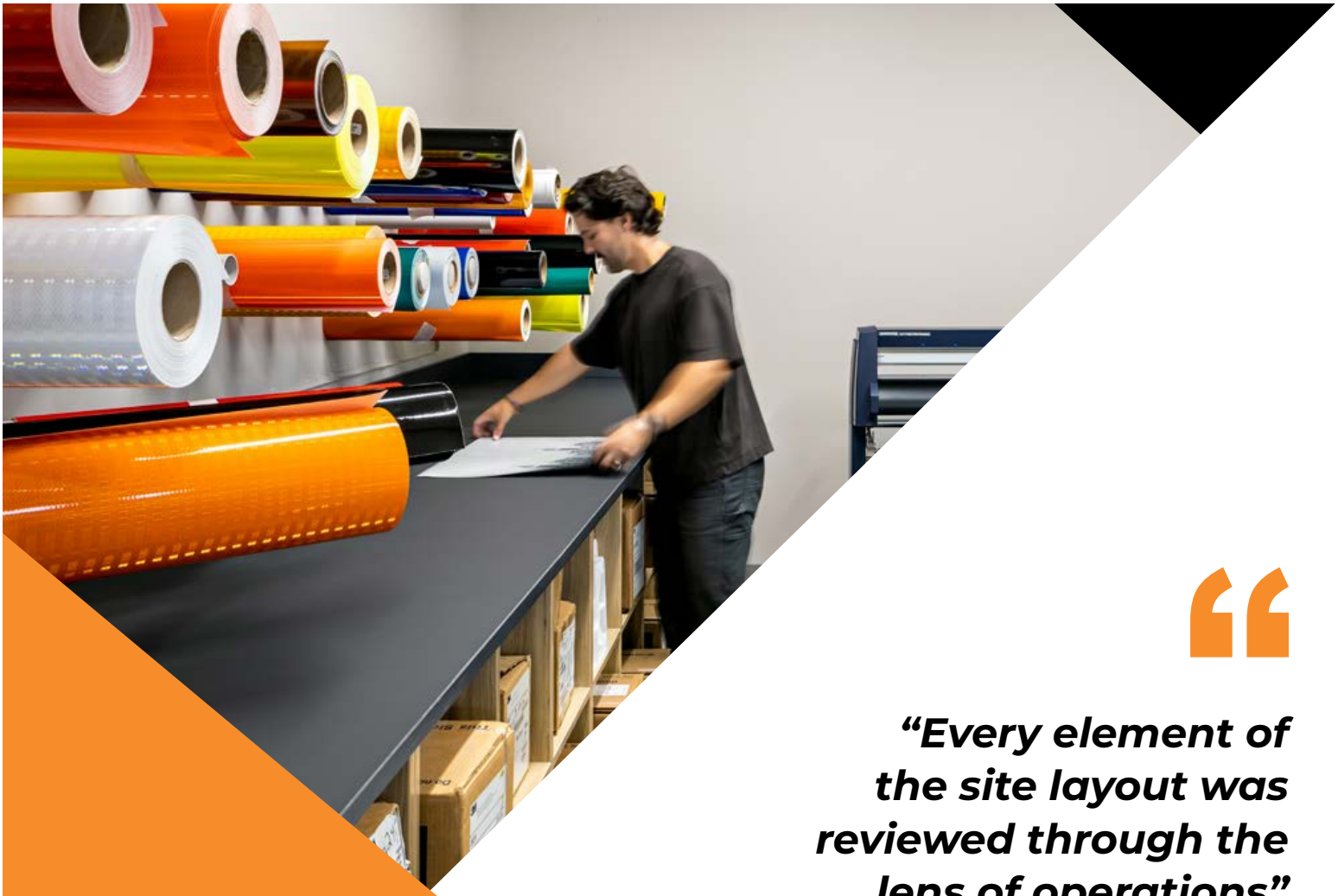
2025 HUB BUILD
NORTHWEST AWARDS

SPOKANE COUNTY OPERATIONS FACILITY

CATEGORY:
Building ($10 million and over)

LOCATION:
Spokane, WA

SUBMITTED BY:
Garco Construction
Rob Decker
Vice President - Commercial



> ***"Every element of the site layout was reviewed through the lens of operations"***
>
> **Kyle Twohig,** Senior Director of Public Works, Spokane County Operations

About the Project

CONTRACT VALUE:
$15,222,427
($555,000 SAVINGS RETURNED TO THE OWNER)

PROJECT COMPLETION:
JUNE 6, 2025
(2 MONTHS AHEAD OF SCHEDULE)

DELIVERY METHOD:
PROGRESSIVE DESIGN-BUILD

WHY This Project Deserves a Build Northwest Award

The Spokane County Operations Facility is a landmark achievement that demonstrates how progressive design-build (PDB) can elevate a project from well-delivered to truly exceptional. This was Spokane County's first PDB project, completed early and under budget despite a challenging site, phased turnover, and extensive soil and ACM remediation. The result is a consolidated campus that improves operations, enhances the neighborhood, and sets a new benchmark for collaboration and efficiency.

INTEGRATED TEAM APPROACH

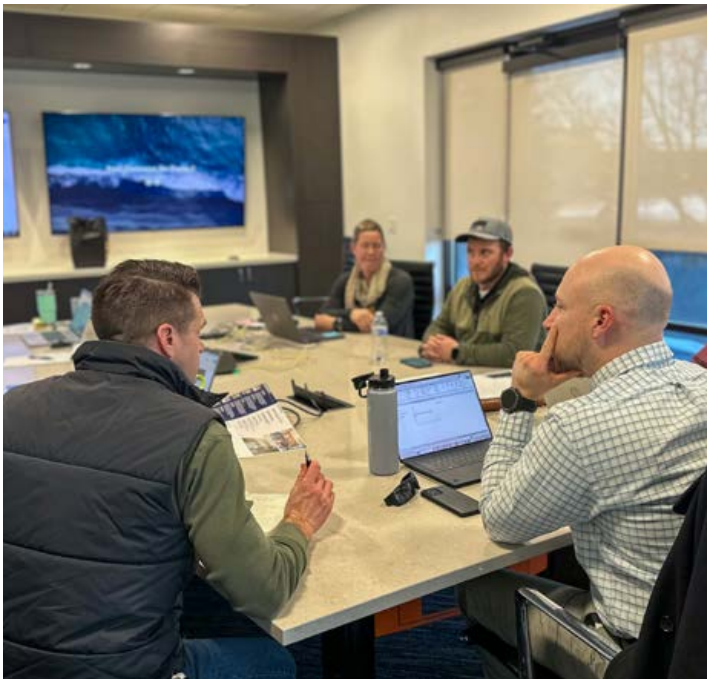
From day one, PDB created a unified team of Owner, designer, and contractor focused on shared success. Early alignment, transparent communication, and collective problem-solving minimized risk and optimized cost, schedule, and scope. Rather than passing responsibilities between groups, the team operated as one organization—grounded in trust and continuous problem-solving.

PURPOSEFUL PLANNING & VALIDATION

The County's operations were spread across multiple sites, requiring a thoughtful planning period. The team expanded the validation phase to allow each department to define workflows and adjacencies. Real-time cost modeling and constructability reviews ensured a clear scope, reliable budget, and strong stakeholder buy-in—reducing redesign risk and improving efficiency. This disciplined front-end investment exemplifies best practice: planning early to save time and cost later.

CONTINUOUS COLLABORATION & REAL-TIME FEEDBACK

Design and construction advanced in parallel, supported by early subcontractor engagement. This accelerated procurement, improved schedule certainty, and leveraged trade expertise for better system coordination and material availability. Continuous feedback between design and construction avoided costly surprises and reinforced transparency—a hallmark of PDB.



Garco + Integrus Team

EXCEPTIONAL OUTCOMES

The facility was delivered with higher certainty, reduced waste, and long-term reliability. It consolidated a wide array of operational needs into one campus, improved neighborhood aesthetics, and incorporated environmental remediation that enhanced site sustainability. The County now benefits from a facility that reflects its operational goals and demonstrates industry best practices: early integration, disciplined planning, and seamless teamwork.

CONCLUSION

The Spokane County Operations Facility embodies what the AGC Build Northwest Award celebrates—innovation, collaboration, and excellence in construction. It is not just a successful project; it is a model for building smarter and delivering lasting value to the community.

Difficulty in Construction

A

DESIGN

Garco partnered with Integrus Architecture to design Spokane County's new Operations Center—a facility intended to consolidate multiple departments from scattered sites into one secure, efficient campus. The design had to accommodate a wide range of specialized functions, including:

- Shop spaces for Bridge Crew, Signal Shop, and Sign Shop
- Office areas for Construction and Materials Lab groups
- Materials testing lab and training spaces for both in-house and county-wide staff
- Dedicated storage and warehouse capacity with covered and conditioned parking

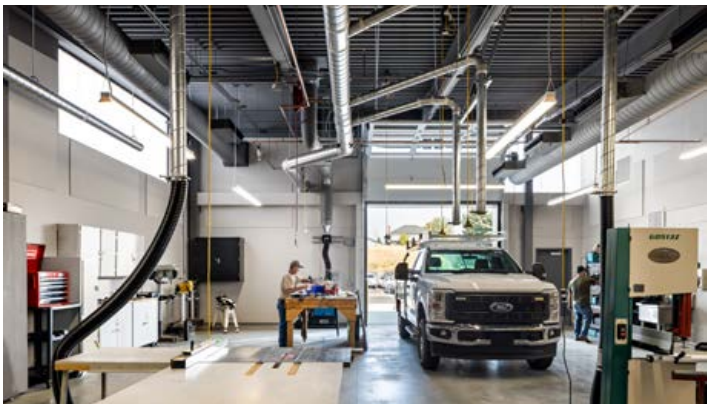
Each program carried unique operational requirements, including specialized storage, workflow adjacencies, and environmental controls. To meet these needs, the preferred design divided functions across two buildings:

- Office/Shop Building: Offices, shop areas, crew break rooms, and support spaces
- Warehouse Building: Primarily storage, with partial conditioning to maintain operability during harsh winter conditions

The site layout added further complexity, requiring:

- Paved drives and maneuvering clearances for forklifts, fleet vehicles, and large commercial deliveries
- Secure access points with a single controlled ingress and two egress gates tied to full perimeter fencing
- Parking for 64 fleet vehicles and 50 POVs, plus a covered structure for 24 weather-sensitive vehicles
- Large gravel laydown areas for flexible storage of oversized materials

Designing for these diverse needs demanded careful coordination and stakeholder engagement to balance operational efficiency, security, and adaptability. Every space had unique adjacency and workflow considerations, requiring extensive planning to ensure seamless integration. Additionally, the design had to anticipate Spokane's seasonal extremes, incorporating conditioned spaces and durable materials to maintain year-round functionality.



LOCATION

The Spokane County Operations Center was built on a site with significant environmental and logistical constraints. A portion of the property was under a Department of Ecology (DOE) environmental covenant due to previously contaminated soil, requiring meticulous planning and execution for all earthwork and utility excavations. Abatement and remediation were completed in close coordination with DOE, EPA, SRCAA, and third-party environmental consultants to ensure compliance and safety.

The site's mixed-use surroundings—residential properties on two sides and commercial/industrial on the others—introduced additional challenges. Security was a top priority during both construction and final design. The campus required continuous perimeter fencing, controlled ingress and egress points, and automated gates to protect operations and maintain neighborhood compatibility.

Further complexity arose from an existing utility easement on the southern portion of the site, containing a 22-inch clay sewer pipe. This constraint eliminated the option of using Rapid Impact Compaction (RIC) and required specialized geotechnical and structural guidelines to prevent surcharge or damage. Foundation depths, excavation methods, and equipment selection were carefully evaluated to avoid vibratory impacts near the sewer line.

These location-specific challenges demanded precise coordination, innovative solutions, and strict adherence to environmental and structural limitations, all while maintaining schedule and budget.

B Unusual Construction Techniques Involved

The Spokane County Operations Facility required extraordinary measures due to complex environmental conditions. The site encompassed all or part of five separate properties listed as cleanup sites by the Department of Ecology, with contamination from prior industrial uses—including the former NW Vermiculite facility—and an abandoned rail line bisecting the property. These factors demanded heightened care during site investigation, design, construction, and development of a site-specific Capped Contaminated Soil Operations & Maintenance (O&M) Plan.

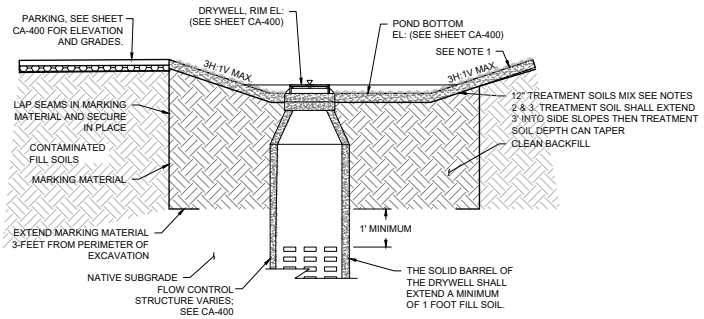
An environmental consultant was engaged early to develop a Soil Remediation Plan, dividing the site into five Decision Units (DUs), each with distinct Contaminants of Concern (COCs) and tailored remediation strategies. These strategies included:

- Removal and offsite disposal of hazardous soils at approved facilities
- Capping with clean soils and hard surfacing
- Installation of protective barrier fabric below grade in landscaped areas to delineate potentially contaminated soils

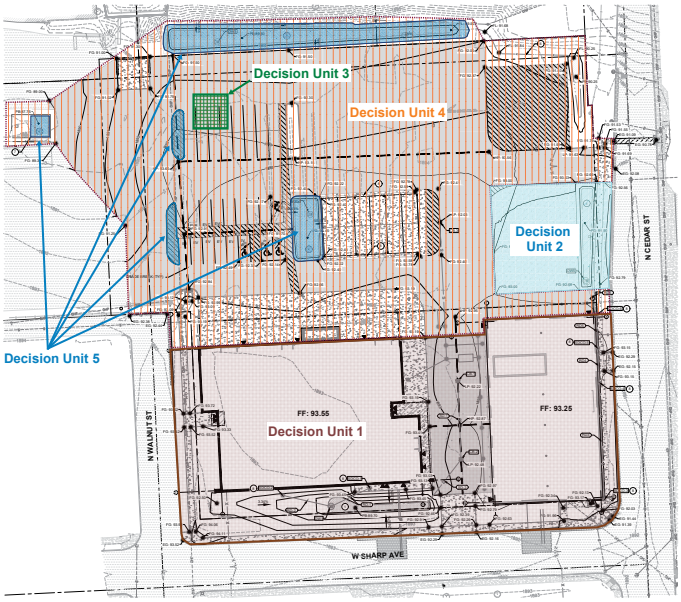
Geotechnical testing and borehole drilling required the presence of the Certified Inspector and the abatement/remediation contractor. Eighteen borings were dual-purposed for geotechnical analysis and hazardous material sampling. Additionally, five underground fuel/oil storage tanks (USTs) were documented on the property; two were encountered during construction and required removal or abandonment under strict protocols.

To ensure safety, all project personnel received site-specific training, and any excavation or land-disturbing activity required HAZWOPER certification in addition to project-specific instruction. The earthwork scope was substantial, involving remediation and recompaction of 2–8 feet of undocumented loose fill while adhering to hazardous site procedures.

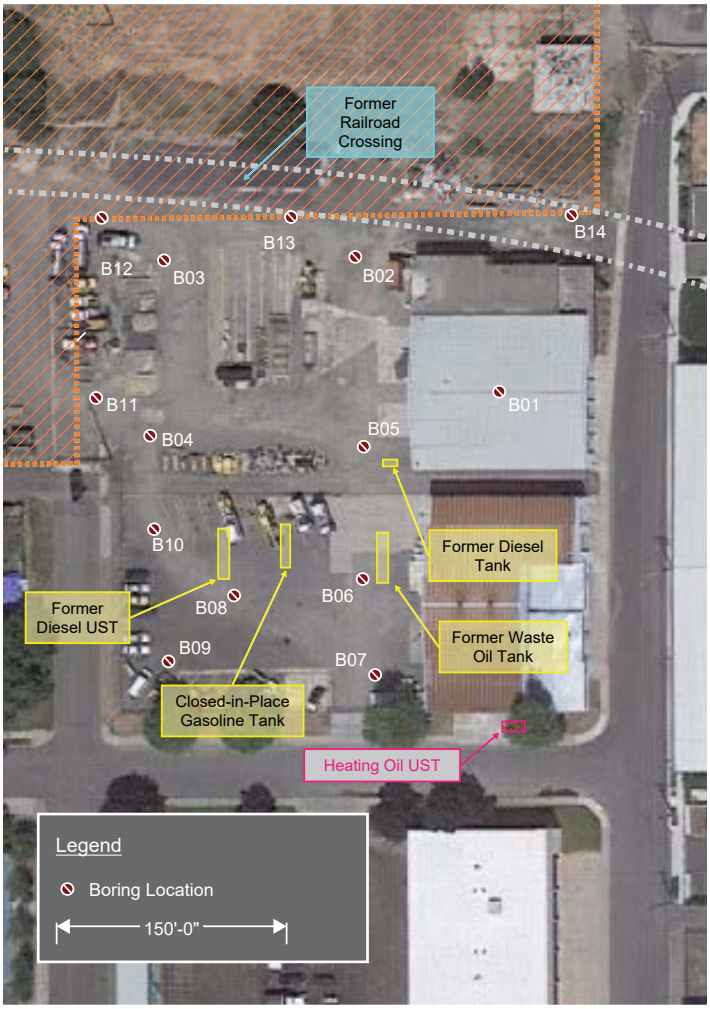
Concurrent with soil remediation, the team completed abatement of asbestos-containing material (ACM) and demolition of five existing structures, further underscoring the complexity and rigor of this project.



Bio-Infiltration Pond Detail



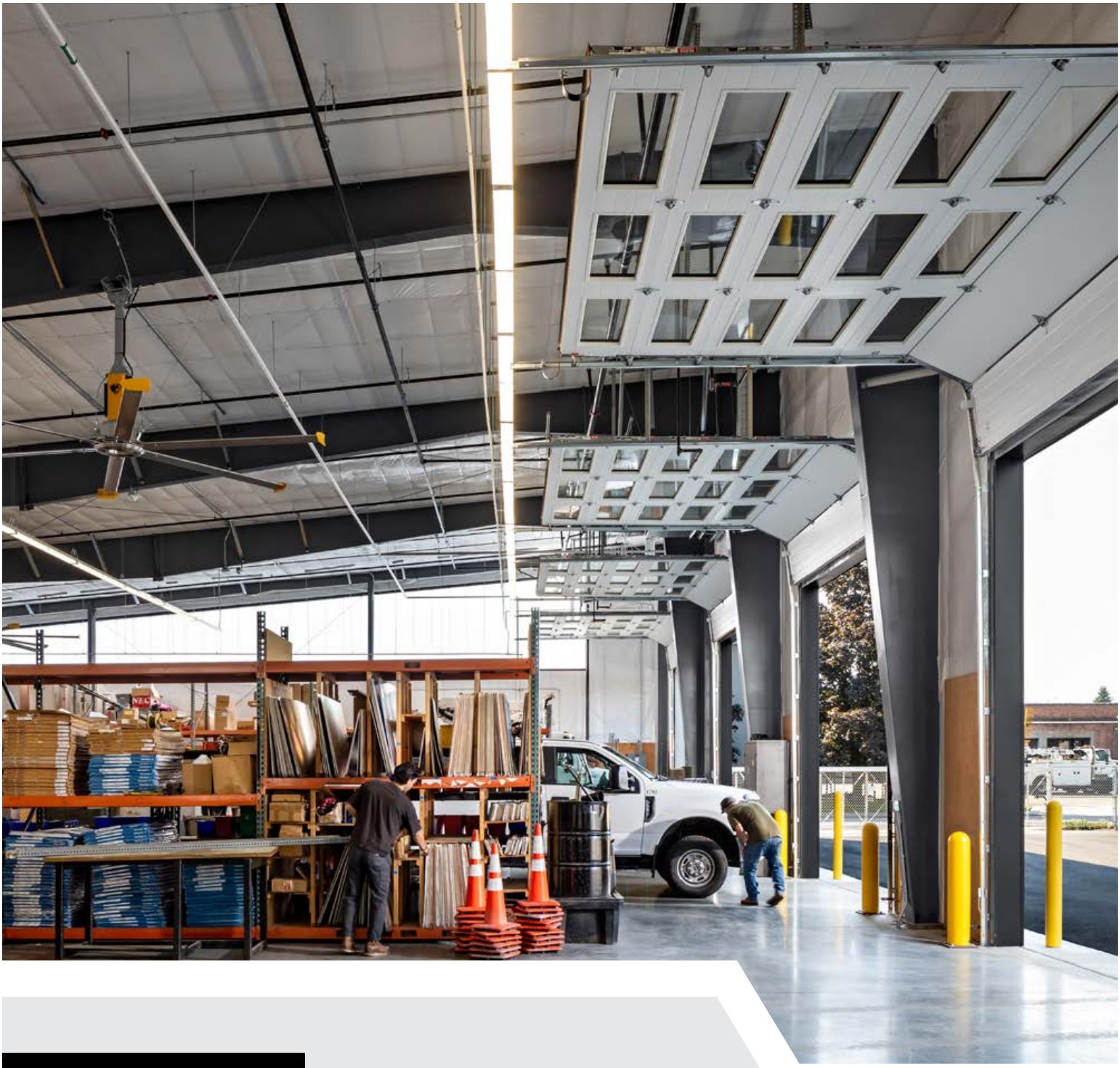
Decision units developed as part of the Soil Remediation Plan by AHBL.



Soil Remediation Site Plan

“It’s really allowed for a greater synergy of our operation; all of our teams can collaborate better and more efficiently for delivery of services,” Twohig said. “They’re out into the field faster, our response times are going to be quicker … We’re just able to do our jobs better.”

Kyle Twohig, Senior Director of Public Works,
Spokane County Operations



PROJECT FACTS

#1 Spokane County's First Progressive Design-Build Project

We achieved 15% participation from federally certified businesses, complemented by 37.5% from self-certified partners

C Final Appearance and Quality

The Spokane County Public Works Operations Building project involved the construction of a new combined shop and office building, parking lot, as well as abatement and demolition of five existing buildings on site totaling 42,000 square feet. The new buildings operate primarily as a field office for four Spokane County Public Works departments: sign shop, signal shop, bridge crew, and construction inspection/materials testing. The footprint of the office building is 16,346 square feet and the warehouse/shop building is 11,337 square feet. This was a complex project with an occupied site and phased turnover. A portion of the property is under a DOE environmental covenant for previously contaminated soil and requires careful planning and execution for all earthwork and utility excavations. The work was done in coordination with DOE, EPA, SRCAA and third-party environmental consultants to complete the abatement and remediation work.

This building needed to be hard working and efficient, and its design reflects that purpose at every scale. Drawing on the character of the older facilities the departments previously occupied, the design brings historic brick facades to the street facing side of the main office building. The rest of the exterior is composed of a varied pattern of box rib metal siding paired with translucent polycarbonate panels. This palette creates a subtle texture across the building mass while also delivering effective daylighting for shop spaces.

Inside, Glu Lam beams introduce warmth and a sense of craft at the ceiling plane, while acoustical metal deck provides the sound control needed for both office and shop environments. Glazed wall systems are used strategically to open up views into shared spaces such as conference and training rooms. These connections help spark interaction among departments that have traditionally worked in separate locations.

For the floors, polished concrete supports durability in the high traffic and high impact areas. In other areas, a tightly woven, highly cleanable carpet performs like resilient flooring while adding comfort and additional acoustic performance. Across the interior, every finish was selected to be as reliable and hard working as the crews who now use the facility.

MEDIA COVERAGE

Media links throughout the project include:

DAILY JOURNAL OF COMMERCE

- From industrial past to civic future: Spokane County's new operations center

THE SPOKESMAN-REVIEW

- Getting There: Spokane County Public Works' new headquarters breathes new life into former contamination site

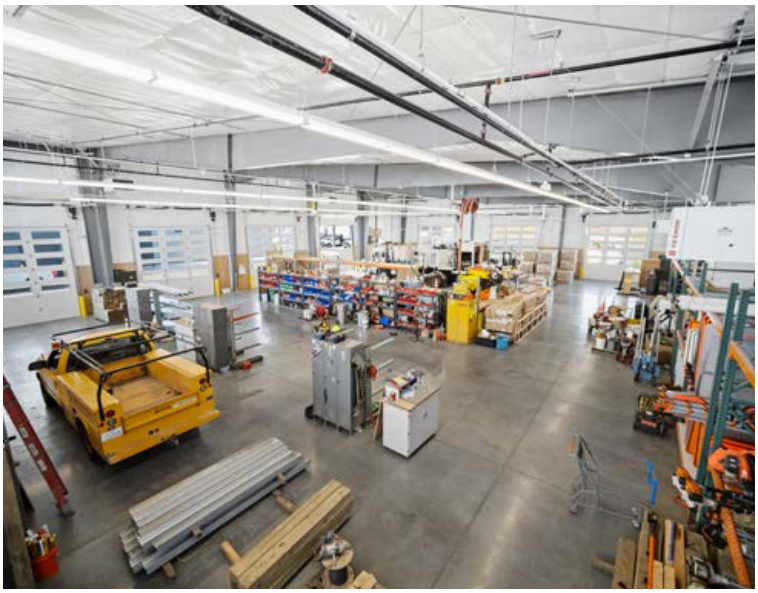
"Working with Garco on this project showed what design-build can accomplish when both partners bring their full expertise to the table. Integrus focused on selecting structural systems, finishes, and building elements that supported Garco's construction efficiency. At the same time, Garco worked to uphold the civic presence, character, and durability that define Integrus projects."

Steven Clark, AIA, LEED® AP
Architect | Associate Principal, Integrus

Timeliness of Completion

D

The project was completed early. The project was awarded on August 20, 2023, and immediately began the design phase. Construction phase started on December 12, 2023. The project was originally slated for completion on September 11, 2025 but our project team exceeded anticipated productivity and completed the project on June 6, 2025.



E Safety Performance on this Project

Total man hours completed by the GC and all subcontractors totaled 40,329. Garco contributed 16,420.

As the design-builder, Garco self-performed 39% of the work for the following scopes: all concrete, structural steel, pre-engineered metal building installation, mass timber, foundation excavation, soil remediation, site demolition. The remaining scopes of work were performed by valued trade partners under Garco's management.

This project had no recordable injuries.

ENJOY THE Journey EST. 1978

> ***"While change for staff is always disruptive and challenging, ultimate buy-in and satisfaction with the completed project came from being engaged in the process and driving decisions up from the crews to the project management team."***
>
> **Kyle Twohig,** Senior Director of Public Works, Spokane County Operations

GARCO

Enjoy the Journey!

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