

The 2024 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.)

- | | | |
|---|--|--|
| <input type="checkbox"/> Building (under \$10 million) | <input type="checkbox"/> Heavy & Utilities | <input type="checkbox"/> Small Projects |
| <input type="checkbox"/> Building (\$10 million and over) | <input type="checkbox"/> Sub-Contractor | <input checked="" type="checkbox"/> Special Projects |
| <input type="checkbox"/> Highway & Transportation | <input type="checkbox"/> 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): West Bros. Contractors, Ltd.

Entry Submitted By: Jason West Title: President

Email: jawest@westbrocontractors.com

PROJECT TEAM INFORMATION

Owner: Grapevine 7, Inc.

General Contractor: West Bros. Contractors, Ltd.

Lead Architect: _____ Lead Engineer: Storhaug, Inc.

Major Sub-Contractors: Five Star Concrete, Inc. Inland Asphalt, Inc. Dot Electric, Inc. Northside Builders, Inc

PROJECT INFORMATION

Project Name: Deer Park RV Resort

Location: 1205 N Country Club Dr. Deer Park, WA 99006

Contract Amount: \$4,298,061

Date Project Started: June 2023

Completion Date: November 2024

What was the percentage of volume of work on this project performed with your own field personnel? 62 %

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 1, 2024 at the AGC office. There will be no exceptions or extensions.

The 2024 HUB Build Northwest Awards Entry Form - Suppliers



COMPANY INFORMATION

Must be an Inland Northwest AGC member in good standing

Company Name: _____

Entry Submitted By: _____ Title: _____

Email: _____

PROJECT TEAM INFORMATION

Owner: _____

General Contractor: _____

Company Product Supplied to: _____

PROJECT INFORMATION

Project Name: _____

Location: _____

Type of Product Supplied: _____

Amount of Product Supplied: _____

How did the product supplied enhance the success of the project: _____

Describe any unique applications of the product (if applicable): _____

Attach additional sheets if necessary.

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Deer Park RV Resort – Project Overview

Executive Summary

In 2020, Covid 19 brought about isolation and confinement in the face of a growing pandemic spreading throughout the globe. After some time, many Americans desired to get out and see or do something while avoiding others. This demand equated to a 23.6% increase of RV sales in year over year (Rec. Vehicle Industry Assoc - RVIA). Then, 2021 saw a record 9.1 million new first-time campers (RVIA) in the US. Many new and seasoned adventurers turned to traveling and exploring our great country by RV as an opportunity and or relief from Covid restrictions. We all needed some fresh air! These trends have slowed since but continue today with steady growth and demand for RV spaces and recreational opportunities.

Grapevine 7 (G7), owner of the property was inspired by these events and motivated to add additional short-term rental capacity to its existing RV Resort. Throughout the past two years this vision and commitment came to life August 6th, 2024, with a ribbon cutting and opening of the Deer Park RV Resort expansion to the public. All project goals were accomplished through the collaborative process of design and construction delivering an excellent value to be enjoyed. This submission highlights the innovative approaches, challenges overcome, and the substantial benefits realized by this great project to the Deer Park RV & Golf Community.

“G7 RV Resorts is a family of RV Resorts ranging from the popular Idaho mountain and valley locations, down to the winter haven of the Arizona desert.” [Grapevine 7 Inc – R.V. Resorts](#)

Introduction

G7 RV Resorts initiated The Deer Park RV Resort expansion in 2022 to address the significant increased demand for RV camping in the Deer Park community and Spokane County. The project aimed to double the available spaces available to campers in the Deer Park RV Resort, with an additional 106 additional spaces in two phases. The team was comprised of:

Owner: G7 RV Resorts; Boise, ID

Engineer: Storhaug, Inc. Spokane, WA

Contractor: West Bros. Contractors, Deer Park, WA

Subcontractors:

- Dot Electric Clayton, WA
- Five Star Concrete Spokane, WA
- Inland Asphalt Spokane, WA
- Northside Builders Deer Park, WA

Construction Narrative for **Deer Park RV Resort**

Prepared by: Jason West, West Bros. Contractors

Date: 10/29/24

I. Project Overview

The Deer Park RV Resort involves the construction of a commercial RV Resort expansion of 107 spaces to be constructed in two phases. The first phase (2023-2024) Phase 1 - 66 RV spaces. The project set goals to increase the availability of RV spaces for short term rentals with the highest standard of amenities for the RV community, Deer Park and visitors to the Deer Park Golf Course.

II. Scope of Work

The scope of work includes:

- **Site Preparation:** +/- 19 acres of clearing, leveling the site, and site preparation of final grades and landscaping.
- **Underground Utilities:** Sanitary & storm sewers, domestic, fire and irrigation water systems
- **Structural Work:** G7 erected a Bathhouse and Laundry facility under a separate contract.
- **Hard Surfacing:** Curbs, Gutters, Walks, Slabs and Asphalt Paving.
- **Mechanical, Electrical, and Plumbing (MEP):** A full Site Electrical System with 50 amp. services to all 66 spaces, Cable TV and Wi-Fi to each site. Plus, fiber optic connections connected multiple facilities together in the park.
- **Recreational/Convenience Amenities:** Pickleball courts, dog parks, picnic tables, frisbee golf course, and large irrigated landscaped green areas with tress.

III. Key Milestones (Phase 1)

- **Design:** Plans prepared January 11th, 2023
- **Groundbreaking:** June of 2023.
- **Project Completion:** August of 2024.
- **Ribbon Cutting Ceremony:** Held on August 6th, 2024.
- **Good Sam:** 10 / 10 Rating for RV Resorts - August of 2024.

IV. Construction Progress

Current Status: As of this writing, the project is complete and G7 has enjoyed a strong end to the camping season with much improved capacity. The property has begun to attract guests for long term stays through the shoulder and offseason with event and guest reservations for the coming year.

Challenges and Mitigations:

- **Schedule:** West Bros. was under a tight schedule to deliver the largest RV Resort and finished the project August 4th, 2024, with the goal of capturing a portion of the recreational camping season in 2024 for G7. This was accomplished with the help and cooperation of all our partners, G7 RV Resorts, Storhaug, Inc, subcontractors: Five Star Concrete, Inland Asphalt Co., Dot Electric, Northside Builders, and suppliers.
- **Design Build, Landscaping Plan:** The project team collaborated with G7, West Bros. and the landscape contractor, Northside Builders, on a landscape design that would accelerate schedule during the 2024 construction season while also reducing water needs in the future. These efforts achieved a notable goal to construct an elaborate irrigation system on +/-19 acres of park and the 66 individual RV spaces. This accomplishment achieved the resort feel G7 desired for the Deer Park RV Resort and Golf community.
- **Weather Events:** West Bros. worked through impacts such as inclement weather events that were a big challenge at times on this large of site with highly erodible soil. Twice thunderstorm events dumped substantial amounts of water on the partially constructed site (bare earth at the time) causing significant erosion and cleanup on site. However, the BMP measures designed and erected addressed the project needs well for containment and prevented soil erosion from existing the site. These challenging events prompted design grade changes and working solutions with G7, Storhaug and West Bros. to mitigate future impacts during construction and final design.
- **Supply Chain Issues:** Securing the significant electrical equipment (800amp service panels and service disconnects) were long lead items (8 months) that were procured much in advance during the winter of 2023 and were received on time for installation in the summer of 2024. Although, one of the large service panels was damaged during construction. Thankfully, all parties pulled together, and another panel was procured from another location for substitution, while a new one was ordered to replace the item.

V. Safety and Compliance

Safety Protocols:

- No recordable accidents or incidents. No injuries reported during construction.
- Regular weekly safety meetings and training sessions by Contractor personnel.
- Mandatory use of personal protective equipment (PPE) for onsite personnel.
- Owner reviews of safety related topics and meetings of upcoming work activities.

Regulatory Compliance:

- Design and Planning work modifying the Municipal Code of Deer Park Airport Overlay Zone; An excellent achievement by owner and design team.
- Adhering to local building codes and specifications. Regular inspections to ensure quality control and acceptance, compliance with all required project documentation.
 - Department of Health Bac T testing for domestic water
 - Department of Ecology Stormwater Prevention Plan and Inspections
 - City of Deer Park Fire Water Inspection and Certification.

VI. Sustainability, Engineering and Experience

The project focused on best practices for quality and survivability:

- Robust design practices utilizing high quality materials and finishes to last a very long time:
 - Large pull through spaces (80'x16') of 6" concrete paving with adjoining picnic slabs to accommodate today's larger recreational vehicles and additional vehicles or visitors, as well as a spacious feel that most RV parks don't have.
 - Quad camping areas (4 spots in a circular arrangement) for a "circle the wagons" experience. These are an excellent example of design value to the park. Allowing quad campers to have doors/ awnings facing toward a common lawn area for more of an inclusive group experience.
- Efficient storm collection systems that also provide recreational areas for guests and green areas for a spacious feel.
- Waste reduction and recycling programs which consolidate throughout the park providing guests with another convenience.

VII. Conclusion

The Deer Park RV Resort project has gone very well, with key milestones met, and challenges effectively mitigated. The project was completed on schedule and without personnel injuries. West Bros. and Storhaug were committed to a high standard of design, construction quality, safety in this project for Grapevine 7 to enjoy. Please find Testimonial for G7 (owner) and Letter of Recommendation from Storhaug, Inc. (Engineer).

Testimonial for Jason West – West Bros. Contractors

For the past year we've had the pleasure of working with Jason West and West Bros. Contractors on the addition of 66 sites at our RV Resort in Deer Park, Washington. In our 40 years of business, we've never had a more pleasurable experience working with a contractor. The attention to detail exceeded all our expectations. They communicated effectively, efficiently and ensured we accomplished our weekly goals with ease. From the billing department to owner, they were courteous, sympathetic and had our best interest in mind, every step of the way. We couldn't be more satisfied with the results. From the initial consultation to the final walk-through, Jason West demonstrated exceptional professionalism, expertise, and dedication.

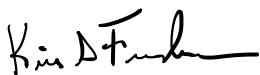
One of the standout aspects of West Bros. work was their meticulous attention to detail. They took the time to understand our vision and provided valuable insights that enhanced the overall design. Their craftsmanship was evident in every aspect of the project, from the precise attention to dust control, noise and other aspects of the build that would affect our current customers to the actual construction of the sites. They truly understood how important it was for us that our current customers were not impacted by the build.

Throughout the project, Jason West maintained clear and consistent communication, keeping us informed of progress and any potential challenges. They managed the timeline efficiently, ensuring that the project was completed on schedule without compromising on quality. We had weekly meetings, highlighting challenges Jason was facing and progress reports for the construction, truly remarkable for a contractor to take the time each week to discuss every aspect of the build.

A specific example of their outstanding work was orchestrating a ribbon cutting ceremony in conjunction with the Mayor of Deer Park and his City Council. Jason ensured that all sub-contractors were included in this grand opening as well. He coordinated with the local newspaper, fire department and police force to make this special for us and everyone involved. West Bros. had t-shirts printed for our employees and all the contractors. The event drew over 50 people.

We highly recommend Jason West and West Bros. Construction for any construction or renovation projects. Their commitment to excellence and customer satisfaction is truly commendable. We look forward to working with them again in the future.

Sincerely,



Kris Freedman
CEO
Grapevine 7, Inc.

To whom it may concern,

I am writing to express my enthusiastic support for West Bros Contractors nomination for the Build Northwest Award. As the design engineer for the Deer Park RV project, Storhaug Engineering had the privilege of witnessing firsthand the exceptional performance and dedication of West Bros Contractors.

Deer Park RV, located in Deer Park, WA, offers a total of 107 RV lots split into eighty-seven spacious, drive-in lots, in addition to twenty lots organized in welcoming quads, fostering a sense of community among guests. The park boasts seamless and comfortable drivability through its over 8,500 linear feet of 30-foot-wide paved road network. The site is over eighteen acres allowing an open and inviting layout. A significant portion of the park (over 6 acres) is dedicated to landscaped open spaces, creating a harmonious balance between natural beauty and practical design. The lush green areas not only enhance the aesthetic but also contribute to a peaceful, scenic atmosphere, ideal for relaxation and family-friendly gatherings.

To ensure guest comfort, amenities are carefully designed and built across the site including a central laundry/restroom building equipped with parking spaces to ensure convenience and accessibility for guests. Strategically placed site amenities throughout the site support an organized and clean environment, while a dedicated pickleball court provides recreational space for guests to enjoy outdoor activities. All the site's amenities are built in a way to be accessible for anyone to enjoy. The design and construction were laid out in a way to compliment the existing surrounding golf course, making the complex feel part of a larger communal space.

This project has provided much-needed affordable housing options for the Deer Park community, addressing a critical need for low-income and economic housing. Additionally, the high-quality design and construction have boosted local tourism, generating economic benefits for the area.

The City of Deer Park had not seen an RV project of this size in its history, so the planning of a project of this magnitude required significant vision and commitment from the developers, designers, and builders. The existing city ordinance would not allow for such a park to be constructed and therefore the vision started with a partnership with the City of Deer Park staff, and the Deer Park Airport. Coordination with the City Mayor and City manager were instrumental and after working through planning and zoning and City Council meetings, the city code was re-written to a modern standard allowing the project to proceed forward.

The project site presented significant challenges, including highly erodible soils that complicated construction staging and excavation. Despite these obstacles, the team implemented robust solutions, such as advanced stormwater management systems, to ensure the project's success. The addition of over ten acres of impervious areas had to be carefully planned since if not carefully handled it would be expected to increase the site's stormwater runoff rates to the adjoining property. As such, stormwater management infrastructure was designed and built w/ an emphasis of getting stormwater quickly off the pad/roadway systems for maximum use of the site even during wet conditions. Stormwater treatment systems utilized a combination of both Spokane County standards, and Low Impact Design (LID) standards exceeding all department of ecology regulations for stormwater treatment.

The development timeline for the project was very aggressive and challenging due to the seasonal weather allowances which were only further restricted by the onsite soils. The contractor was able to meet the deadlines in place, completing the project on time for the scheduled ribbon cutting ceremony which was led by the City Development coordinator. At the time of ribbon cutting, the ownership group gave a speech to the crowd of community members that attended and stated that although they had developed many such facilities across the Western United States, they have never before seen a facility turned over with such timeliness, minimalistic punch list items, and attention to detail.

In conclusion, the Deer Park RV project stands as a testament to the vision, dedication, and excellence of West Bros Contractors and the supporting cast they worked with. Their ability to overcome significant challenges and deliver a project that greatly benefits the community makes them a deserving candidate for the Build Northwest Award.

Sincerely,



Austin Storhaug, P.E.
Storhaug Engineering











