

## **Spokane Valley Fire Department**

### **– *New Training Facility Progressive Design-Build Project***

1. When within the Solicitation process will the 'PDB Proposers' be provided with a draft of the PDB Contract and its Terms & Conditions?

Perkins Coie has already completed the draft contract, and it will be issued with the Request for Qualifications (RFQ).

2. Based on the work products that TCA Architecture has provided in the application, will they be allowed to compete for the progressive design-build contract without creating a conflict of interest related to having "advanced project knowledge"?

Yes, they will be able to compete without a conflict of interest. When TCA was engaged for preliminary programming, the intent was to get a general idea of the required scope, building size, rough cost estimate, and to evaluate if the current training facility site could be modified for today's training needs. We weren't sure if the building needed to be 5,000 sq. ft., or 20,000 sq. ft. We weren't sure if the tiller training pad could fit within the existing site, while also constructing a new training facility building. After TCA's evaluation, we determined we need approximately 12,500 sq. ft., and the existing site will not work for today's training needs.

Furthermore, there are already discussions about modifying the programming document, floor plan layout, and required spaces within the building. The document that TCA completed was very preliminary, so that we could plan for site development, and budget development. The programming will certainly be modified once a Progressive Design Builder is contracted, but we now have a starting point, and won't be starting from scratch. We do not see that TCA has any advantage over any other designer and will ensure that, if TCA is on a proposed project team, they are neither graded higher nor lower based upon their prior work product.

3. Please provide additional detail regarding the project budget, specifically for the line item "Contract Administration Costs" considering the project's schedule and the information contained in Attachment A (organizational chart and level of involvement)

The \$100,000 identified is the cost for OAC's contract for this project. The Change Order that was executed between SVFD and OAC (OAC is already under contract for a Maintenance Facility that is currently under construction) was for \$100,000, plus a \$7,000 allowance for reimbursable costs. The costs for SVFD personnel involvement will not get charged to this project.

Having worked closely with SVFD over the last few years, OAC and SVFD have become very efficient working together as a team. As a result, this has allowed OAC to streamline their efforts in managing the new Training Facility. With an experienced Progressive Design Builder, OAC will not need to be on site every day during construction. OAC can visit the site weekly, attend weekly construction meetings and still manage a successful project.

Furthermore, since this is the second PDB project for SVFD, OAC had a good starting point for the PRC application, RFQ, and RFP, which allows OAC to keep their hours down for what is typically a time intensive period.