

Spokane International Airport Security Upgrades
PRC Application for GC/CM
Panel Questions: July 21, 2016
Response: July 26, 2016
Presentation Date: July 28, 2016



Questions for Applicant:

Question 1: Please explain the basis for the following statement: "The local Spokane area market is extremely busy and is stretching the limits of the local subcontractors. With this in mind, in a traditional design-bid-build contract scenario, the bids may exceed allocated funds." How would GC/CM delivery address this issue?

Response: The Spokane region general contractors and subcontractors are fully engaged in numerous capital and infrastructure programs and projects. All are within various stages of design or construction. The GC/CM involvement in preconstruction services assists the Owner and design team to verify established budgets throughout the design phase. It is our experience that the GC/CM has developed trusting and positive relationships with many subcontractors. Early and continual project marketing, communications and use of value engineering or constructability reviews with the GC/CM subcontractor partners typically results in positive alignment of the scope, budget, and design. If adjustments to the design or budget are needed, GC/CM input is done prior to subcontractor buyout. This scenario creates greater budget certainty and reduces financial risk prior to bid.

Once selected, the Owner, design firm and the GC/CM will meet and consider the possible use of procuring the mechanical and/or electrical subcontractor(s) per the provisions of RCW 39.10.385. This approach is another collaborative way to secure a trusted project partner who will be aligned with the Owner's goals and budget.

Question 2: "Critical construction activities at the air terminal can then be the main focus of the GC/CM and project team if less risky elements can be constructed ahead of the critical components of the work." Which elements of the work are anticipated to be early work packages, and how would they help to manage risk?

Response: During preconstruction services, the project team will collaborate to carefully develop the GC/CM proposed subcontracting plan, potential early bid packages and shape the construction schedule to reduce the impact and risk to the Owner's operational, security requirements and project time. Scopes of work will be either be outside or within the air terminal. Examples of a potential early bid package are ones that are outside of the air terminal and include scopes of work for airfield perimeter security or gate access enhancements. Installation of the infrastructure and devices for these scopes of work can be accomplished prior to design completion. Simultaneously, the GC/CM assists reducing risk by providing existing condition investigations, creating construction logistics plans focused on public and facility safety, and conducting constructability and coordinated subcontractor scopes of work in the design documents.

Question 3: "The GC/CM and SIA can develop a subcontracting plan that meets strict project security and operational technical requirements with local or specialty contractors resulting in increased competition, and if needed qualified subcontractors." Is this referring to prequalification?

Response: Correct. Once on board, the Owner and GC/CM will discuss subcontractor prequalification if this approach is determined to be in the best interest of the project and critical to the successful completion of the subcontracting plan.

Questions for Applicant:

Question 4: Projected Total Cost for the Project. “SIA has more than the required 5% budget contingencies for the project.” This is a complex project with many sub-projects, a number of “users”, Federal agencies, and many locations some utilizing new technologies. A total project contingency of 5% (above the 5% GC/CM contingency) may be light. Please clarify the allocation of the project contingency and why you believe it is sufficient.

Response: Our position is that this project will have a very specific scope and budget established with the aid of the GC/CM participating in the design process. Many of the unknowns associated with existing conditions will be investigated and researched as part of pre-construction, so that risk is minimized. The 5% owner’s contingency is also traditionally used to accommodate owner’s scope changes that occur during construction. These scope changes will be limited to the bare minimum to stay within budget.

Question 5: Public Body Qualifications: Rusty Pritchard is also committed to 3 other GC/CM projects totaling \$241M. Greg Brown is committed to two other GC/CM projects totaling \$222M. I believe OAC will provide the necessary staff but it would be helpful, and reduce concerns, if OAC indicated the % of time each is committed to the other projects. Please indicate how much of their time is committed to other projects and how this project’s needs will be served.

Response: See attached chart below illustrating the commitments of OAC personnel. Based on our experience and the percentage of time commitments booked to other projects, we believe our proposed level of effort is appropriate to manage a project of this type, size and complexity.

Projects being managed by Rusty Pritchard:

Project	Role on Project	Time commitment	Duration of Project	Size of Project
City of Spokane Next Level of Treatment	GC/CM Advisor	Design: 25% Construction: 20%	2016 - 2018	\$190 MM
City of Spokane CSO 26	GC/CM Advisor	Design: 20% Construction: 20%	2016 - 2018	\$32.1 MM
City of Spokane CSO 24	GC/CM Consultant and Project Management Assistance	GC/CM Procurement: 20% Design: 20% Construction: 10%	2016 - 2019	\$25.0 MM
SIA Security Upgrades Project	Project Management	GC/CM Procurement: 25% Design: 30% Construction 30%	2016 - 2018	\$11.0 MM

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Projects being managed by Greg Brown:

Project	Role on Project	Time commitment	Duration of Project	Size of Project
City of Spokane Next Level of Treatment	GC/CM Advisor/ Quality Assurance	Design: As-needed Construction: As-needed	2016 - 2018	\$190 MM
City of Spokane CSO 26	GC/CM Advisor/ Quality Assurance	Design: As-needed Construction: As-needed	2016 - 2018	\$32.1 MM
City of Spokane CSO 24	GC/CM Advisor/ Quality Assurance	Design: As-needed Construction: As-needed	2016 - 2019	\$25.0 MM
SIA Security Upgrades Project	GC/CM Advisor/ Quality Assurance	GC/CM Procurement: 10% Design: 5% Construction 5%	2016 - 2018	\$11.0 MM
Mead School District: Northwood Middle School	Project Management	Construction 50% (Now in construction)	2015 – 2017	\$41.4 MM
Mead School District: Midway Elementary School	Project Management	GC/CM Procurement: 30% Design: 30% Construction 25%	2016 - 2018	\$18.9 MM