



## Maintenance Facility Hanger

Application to use Progressive Design-Build  
Project Review Committee Meeting March 24, 2022

## Agenda

1. Introductions
2. Project Overview
3. Why Progressive Design-Build?
4. Schedule
5. Budget
6. Subcontractor Outreach
7. Q&A

# Why Progressive Design Build?

## **Activities are Specialized**

- Hanger design - hangers have very specific design tolerances.
- Work on an active international airport environment.

## **Opportunity for Greater Innovation and Efficiencies**

- Early contractor involvement will drive design decisions that positively impact both constructability and cost.
- Incorporating the completed productivity (Movement) study

## **Savings in Project Delivery Time (as well as Overall Cost)**

- Streamlining and integration of project team.
- Early identification and procurement of long lead items.

Where land strategically intersects road, rail and runway to drive business growth



## MISSION

S3R3 Solutions is a client-centered firm that marshals the resources of public and private service providers to recruit new and existing businesses into the West Plains Airport Area and drives economic prosperity through the creation of jobs.



## VISION

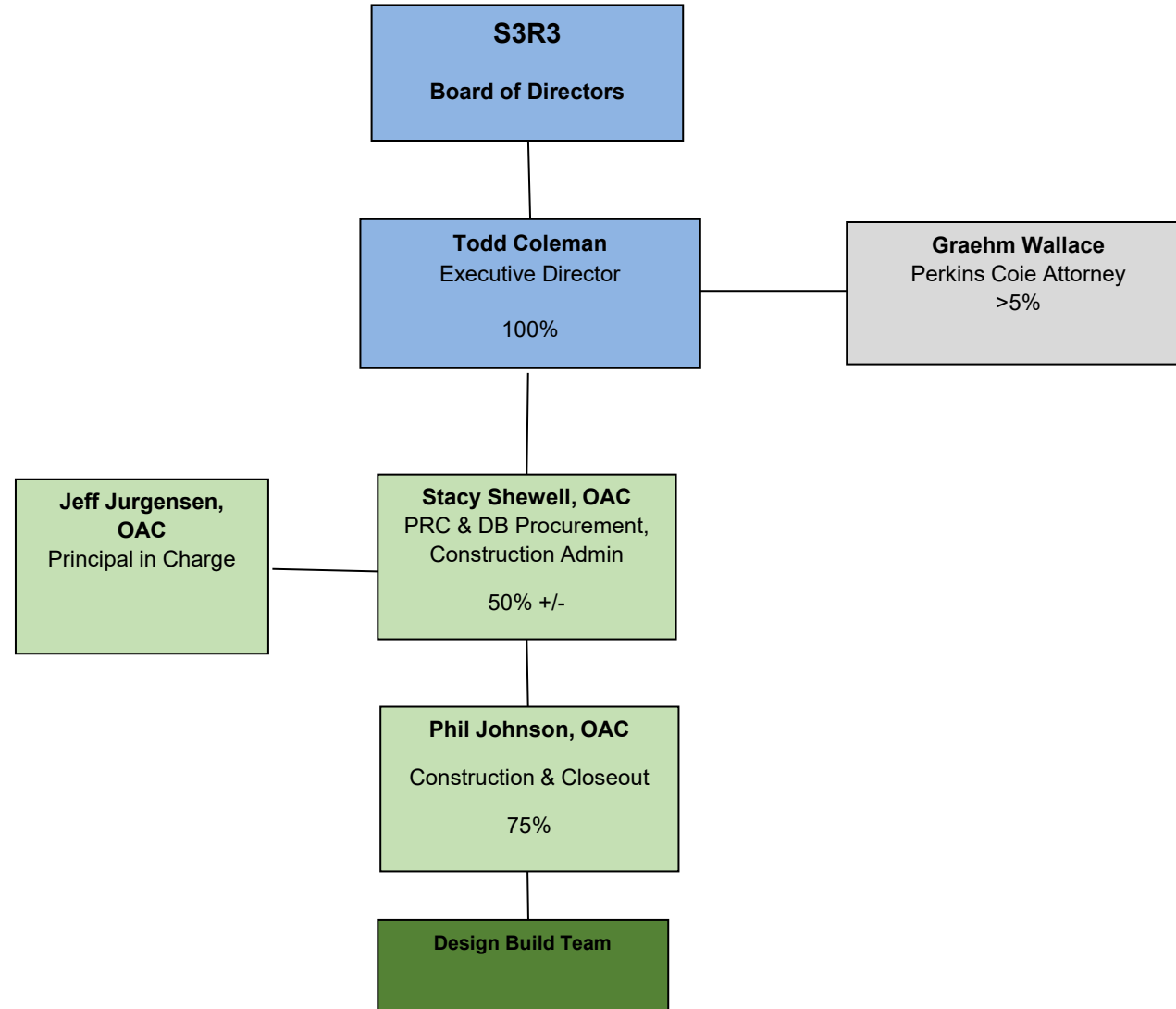
The West Plains Airport Area is a globally recognized innovation zone with advanced manufacturing and aerospace industry clusters. We have the staff, board and strategic partners to make it happen.



## VALUES

S3R3 Solutions is deeply committed to providing our clients and their employees with certainty, community and collaboration. Every project. Every time.

# Team Organization



## S3R3 Project Delivery Experience & Qualifications

- The S3R3 team has over 3 decades of public works expertise.
- S3R3 is fully invested in Alternative Delivery and creating a collaborative project culture to improve delivery and better serve our community.
- Stacy Shewell and Jeff Jurgensen are both DBIA certified and have supported more than 10 clients with PDB delivery in similar roles.
- Todd Coleman, PE, MBA is a professional engineer with over 30 years of project management experience in private & public sectors.
- A strong team and partnership with OAC and Perkins Coie.



## Past Project Air Cargo



## Project Overview

- Adds 91,200 SF Type IIB hanger, maintenance, admin, and receiving/delivery.
- Meets demand for additional fire fighting aircraft.
- Increases operational efficiency.
- Facility will provide space for:
  - Flight operations
  - Maintenance
  - Material storage
  - Administrative functions



## Existing Site

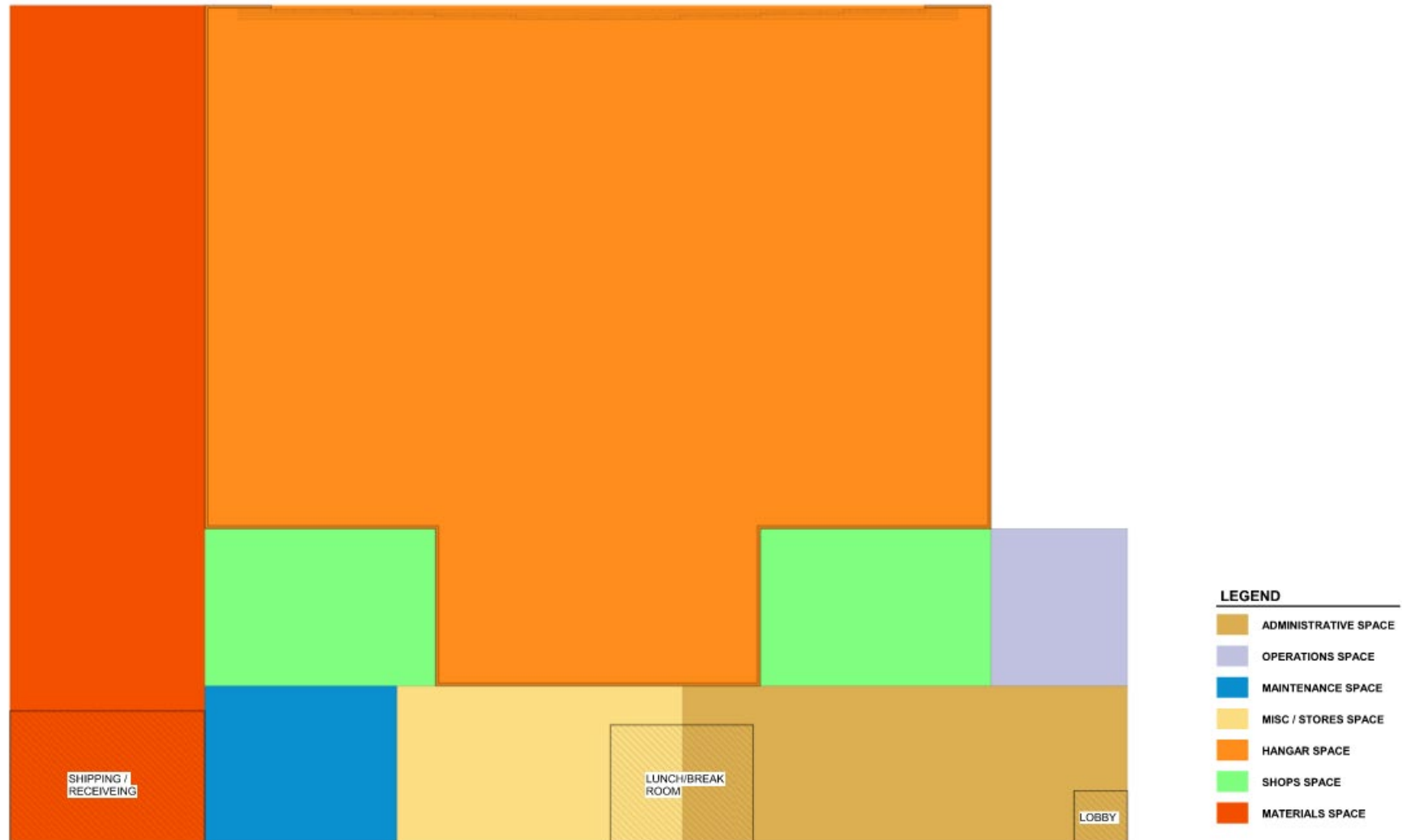




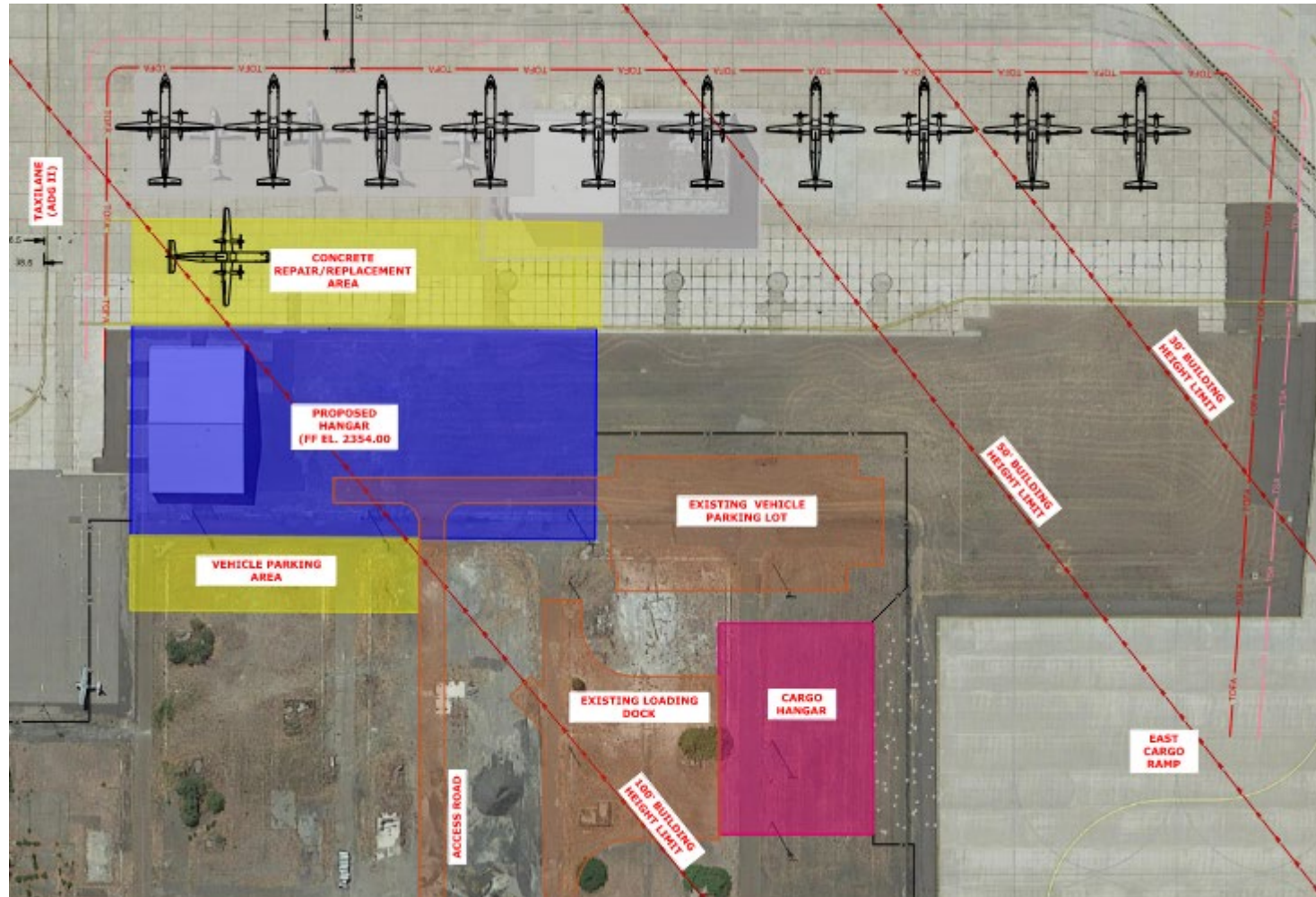
## Existing Building



# New Building Program



# New Project Site Plan



# Procurement, Design, and Construction Schedule

Description	Start	Finish
PRC Meeting and Approval	3/24/22	3/24/22
Advertise RFQ and Collect SOQ's	4/4/22	4/25/22
Score SOQ's and Shortlist	4/26/22	4/29/22
Interviews	5/4/22	5/4/22
Issue RFP	5/6/22	5/6/22
Management Plan and Fee Proposal Due	5/20/22	5/20/22
Score Management Plans	5/21/22	5/25/22
Public Fee Opening	5/26/22	5/26/22
Programming and Validation	5/26/22	8/1/22
Negotiate GMP	8/1/22	8/16/22
Design Completion/Permitting	8/1/22	11/1/22
Construction	10/1/22	12/1/23
Project Completion	12/1/23	12/1/23



## Updated Budget

<b>Budget</b>	
Professional Services (CM, Legal, etc.)	\$1,000,000
Estimated Design Build Costs	\$30,000,000
Equipment & Furnishings	By Tenant
Off-site Costs	\$1,000,000
Contract Administration (Owner, CM, etc.)	\$1,000,000
Contingencies (Design & Owner)	\$2,500,000
Other Project Costs (Permits)	\$100,000
Sales Tax	\$3,200,000
<b>Total</b>	<b>\$38,800,000</b>

## Subcontractor & MWBE Outreach

- S3R3 will work with the City of Spokane, Spokane County and the Spokane Airports to utilize their outreach programs.
- Looking to expand diversity, equity, and inclusion best practices and outreach.
- Subcontractor outreach plans and past performance will be included in the RFQ scoring criteria.
- Together, we will continue to build on a culture of collaboration and inclusivity.

## Design Build Lessons Learned

- Increased frequency of Design and Executive Leadership meetings.
- Better understanding of local jurisdictional requirements early.
- Model open and transparent communications.
- Improve issues identification, resolution, and responsibilities before problems become larger.



**Questions?**

Thank you for your time and consideration.