

Pullman/Moscow Regional Airport

Application for Project Approval for GC/CM

Replacement Terminal
Sept. 24, 2020



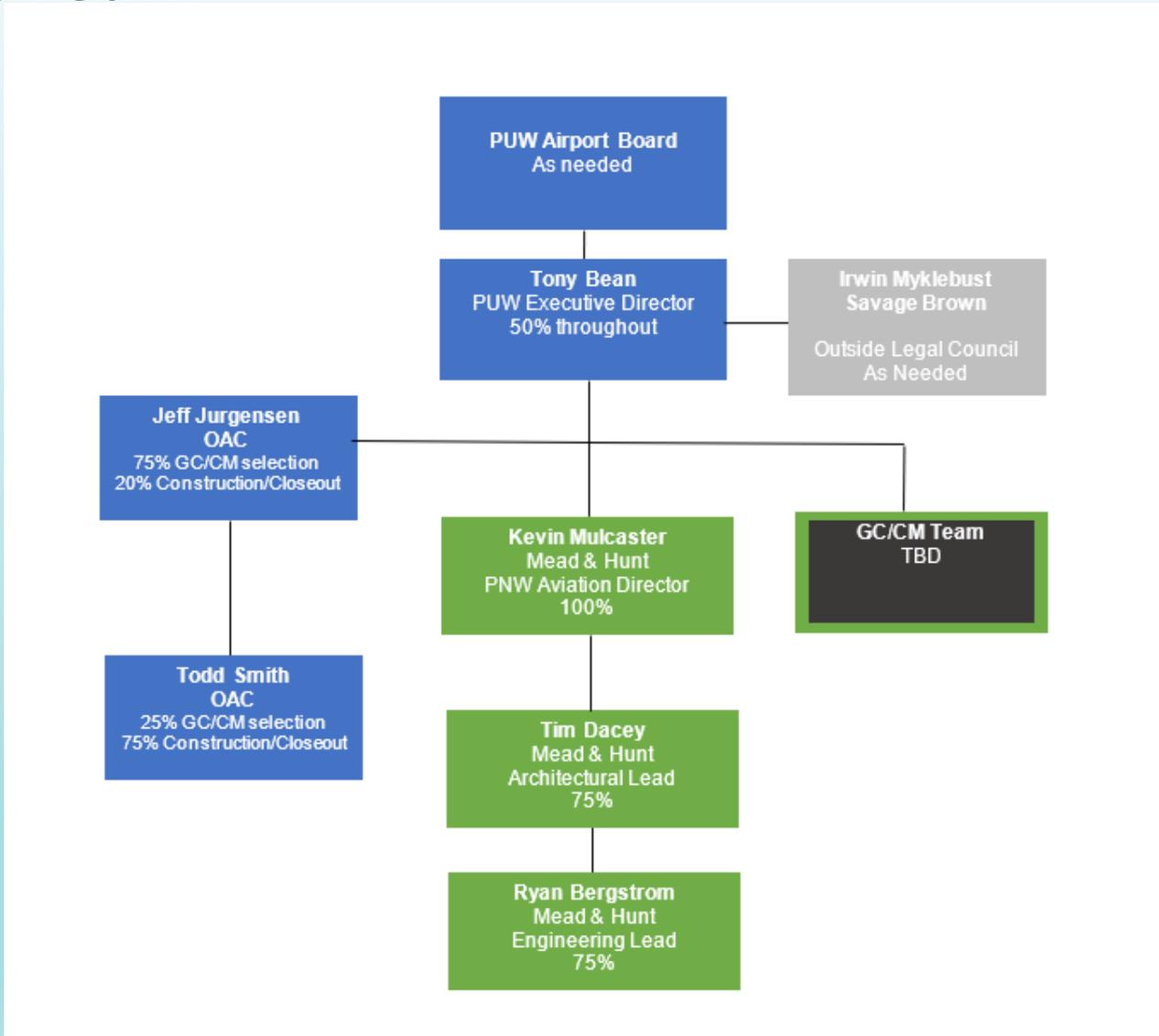
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Agenda

1. Team
2. Why GC/CM
3. Scope
4. Schedule
5. Budget and Funding
6. RCW 39.10 Criteria
7. Questions



Project Team



Why GC/CM is Critical ?

- Predictability: Align Budget and Scope
- Time to Market, Expedited Schedule, Flexibility
- Early Cost Certainty over Design Bid Build
- Grant Funding is reliant upon work under contract by April 2021
- Active AOA with security requirements constantly changing
- Promotes transparency with project team which is very important to the board of directors.

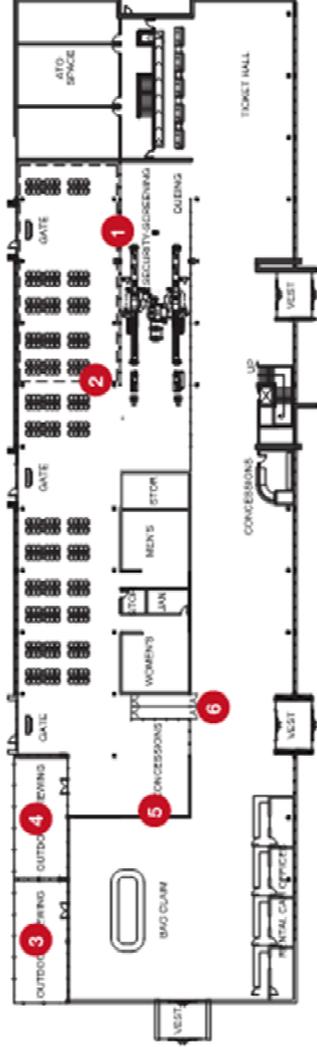


Scope of Terminal Replacement

- New 2 story - 45,000 sf terminal building
- Reutilization of existing terminal building
- New roadwork, new parking lots, new rental lots
- Major utility tie-ins and coordination
- Working within active Air Operations Area
- Coordination with TSA/FAA/Homeland Security etc.

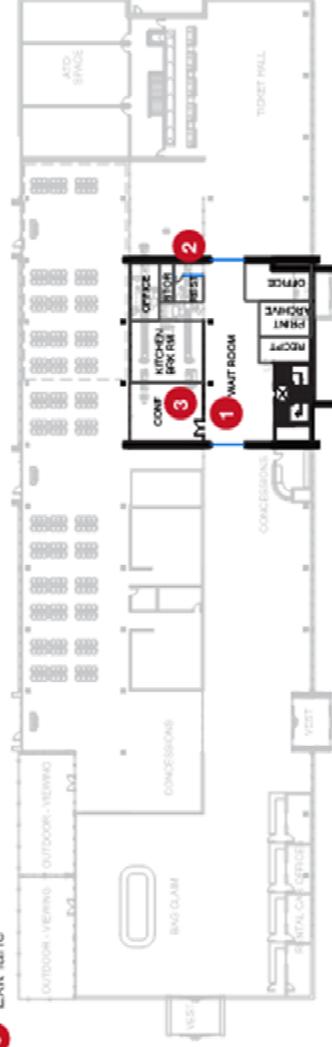


Renderings



First Floor

- 1 Flexible charter plane holdroom
- 2 Temporary partition
- 3 Presecure viewing/waiting area
- 4 Outdoor secure viewing
- 5 Secure sales to presecure
- 6 Exit lane



Second Floor

- 1 180° view
- 2 Area for sensitive systems, camera, alarms, servers
- 3 Conference rooms for large assembly:
 - Public meetings
 - Trainings
 - Command Center (emergency)



Renderings



Terminal Replacement Schedule

Description*	Start	Finish
PRC Meeting/Approval	9/24/2020	9/24/2020
Airport Board Meeting (attorney discussion)	9/30/2020	9/30/2020
Issue RFQ	10/3/2020	10/7/2020
Preproposal Meeting	10/14/2020	10/14/2020
Addendum 1 Issued	10/16/2020	10/16/2020
SOQ's Due	10/21/2020	10/21/2020
SOQ Scoring & Short list notification	10/26/2020	10/26/2020
Issue RFP documents	10/30/2020	10/30/2020
Firms submit contract questions/comments	11/4/2020	11/4/2020
Interviews/Meetings (tentative)	11/9/2020	11/9/2020
RFP Submission & Fees and SGC's Opened)	11/13/2020	11/13/2020
Owner QA proposals & issue intent to award	11/13/2020	11/17/2020
Airport Board approve GC/CM Selection	11/25/2020	11/25/2020
Pre-construction begins	11/26/2020	11/26/2020



Terminal Replacement Budget

Costs for Professional Services (A/E, Legal, cm, etc.)	\$8,760,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$31,000,000
Equipment and furnishing costs	\$3,070,000
Off-site costs	\$0.00
Contract administration costs (owner, testing, etc.)	\$250,000
Contingencies (design & owner)	\$3,370,000
Other related project costs (TSA/Homeland Security)	\$400,000
Sales Tax	\$2,790,000
Total	\$49,640,000



RCW 39.10.340

The project meets 4 of 6 criteria of the RCW:

- a. Complex phasing & scheduling requiring flexibility.....
- b. Occupied facility and Active AOA.....
- c. Involvement of GCCM critical during design phase especially when trying to get some of the work under contract for grant funding by April 2021.....
- d. Very complex and technical work environment which is constantly experiencing changing work conditions etc.



Special Consideration

- FAA Grant will be received if a portion of this project is under contract and being completed by April 2021.
- GC/CM will help to scope a feasible & viable part of the project which allows the project team to meet the requirements of the FAA yet doesn't complicate any future work.



Responses to Questions

- **Question #1**

- Absolutely they will be involved in Schematic Design as well as it has not begun yet. The goal of utilizing the GC/CM is to work very diligently to get them involved as we do need to have some sort of early site package in place by April of 2021 to meet the FAA grant deadlines.

- **Question #2**

- Currently one board member is from Washington State University and one board member is from the University of Idaho. Director of Capital Facilities, Joe Kline, for Washington State University is also providing input to Mr. Bean and the PUW Airport Board. The airport board is represented by Latah County, Whitman County, City of Moscow and the City of Pullman as well as each University. Although there are several sponsors of the project, they are all in alignment and agreement. Mr. Bean has also met with, and continues to consult, the executive director of the Pasco Regional Airport to discuss the pros and cons of using the GC/CM delivery method. Pasco was the first airport in the region to be allowed by the FAA to utilize the GC/CM delivery method for a FAA funded project. Tony has been talking with other regional airports as well, in the Rocky Mountain region of the FAA, even though they use the CMGC or CMAR delivery methods, however, is trying to gain an understanding and pros and cons of utilizing a delivery method other than Design Bid Build. The Board of Directors is fully supportive of pursuing this delivery method.



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Responses to Questions

- **Question #3**

- Mr. Bean will be involved continuously which very more than likely be more than 50%. He is ultimately responsible for the success of this project and takes that very seriously. OAC as well as Mead & Hunt are involved throughout the project. Neither of the firms are involved purely in a supervisory role. OAC has only Mr. Jurgensen listed however, Mr. Todd Smith will assist during the design and construction phases. Todd has just completed the Cheney School District 2017 capital bond program via the GC/CM delivery method. Mead & Hunt has the personnel from the org chart as well as onsite resident engineers and project engineers to assist with the design team. The Mead & Hunt team is the team which worked on the Pasco Airport GC/CM project as well, which was the first GC/CM project allowed to utilize the delivery method by the FAA in the state of Washington.
- Mead & Hunt as well as OAC are here for the duration of the project and want to help this project succeed.



Responses to Questions

- **Question #4**

- The board is represented by Irwin Myklebust Savage and Brown (IMSB) as attorneys with Kelly Brown as the lead attorney. The airport director and board of directors is currently discussing the scope of work and experience needed. They will make a final determination at the Sept. 30, 2020 board of directors meeting. The RFQ and RFP will not be issued prior to coordination with the contract documents.

- **Question #5**

- Please see the response to question #4.



Questions?



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