



SPOKANE

INTERNATIONAL AIRPORT



New Administrative Office Building

Application for Project Approval for GC/CM

PRC Presentation – January 27, 2023



AGENDA

- Introduction to Spokane Airports Facilities
- Project Team
- Project Overview
- Project Budget
- Project Schedule
- Project Benefits under GC/CM
- Summary
- Questions and Answers



Spokane Airports At a Glance

Spokane International Airport



- 6,000-acre commercial service airport
- 6 passenger airlines
- 3 air cargo carriers:
FedEx, UPS, & Amazon Air
- 2021: 3,280,062 total passengers
76,569 tons of cargo
- Market area of 1.7 million people
(Eastern Washington, Northern Idaho,
Western Montana, portions of
Southern British Columbia & Alberta)

Felts Field



- 400-acre general aviation reliever airport
- Original Spokane Airport
- 2021: 71,732 operations
200 based aircraft
9 commercial tenants
- 2 paved runways, a turf landing strip
and water landings on the Spokane
River

Airport Business Park



- 540-acre park adjacent to Spokane
International Airport
- 19 buildings
- 8 tenants
- Houses USPS Regional Processing
& Distribution Center, Amazon Air
Sorting Facility, office buildings and
manufacturing and recycling
facilities

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Spokane International Airport- Nonstop Destinations

Now Offering Nonstop Service to
18 DESTINATIONS
Across the United States



- Boise
- Los Angeles
- Portland
- San Diego
- San Francisco
- Seattle

- Atlanta
- Los Angeles (LAX)
- Minneapolis
- Salt Lake City
- Seattle



- Las Vegas
- Orange County
- Phoenix-Mesa

- Denver
- Las Vegas
- Oakland
- Phoenix
- Sacramento
- San Jose

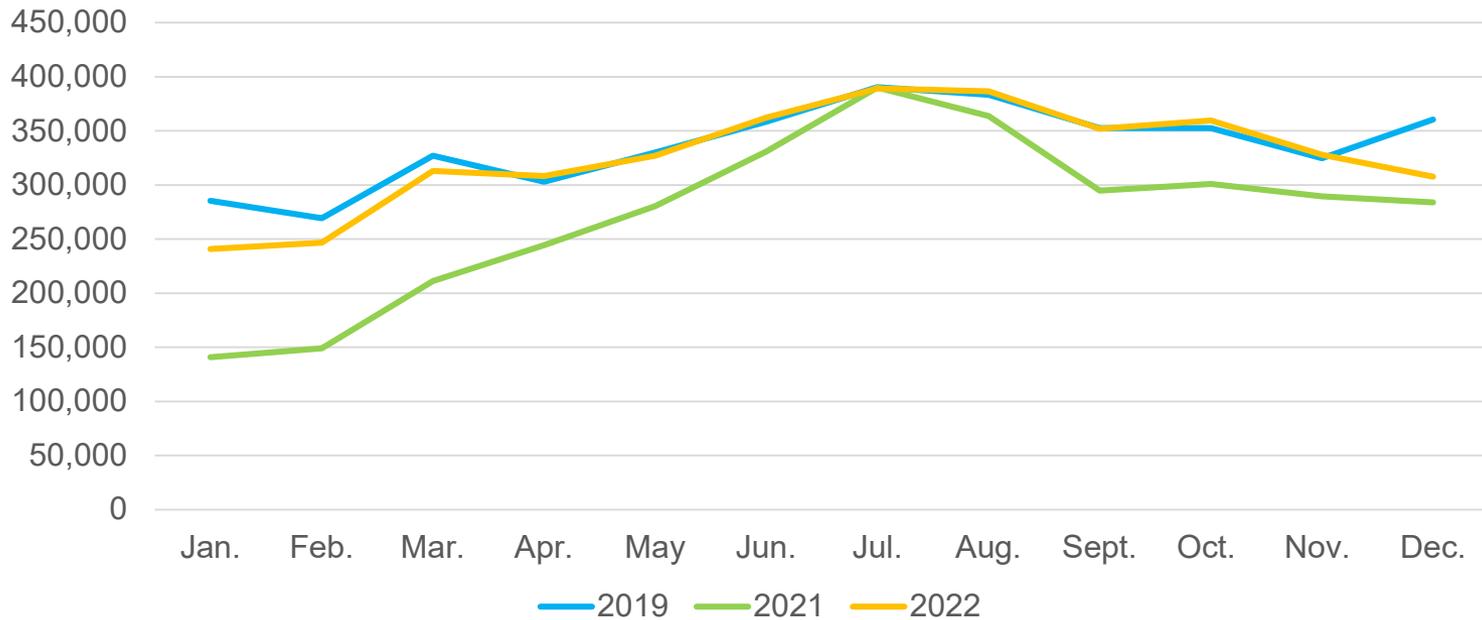


- Dallas Fort Worth
- Phoenix

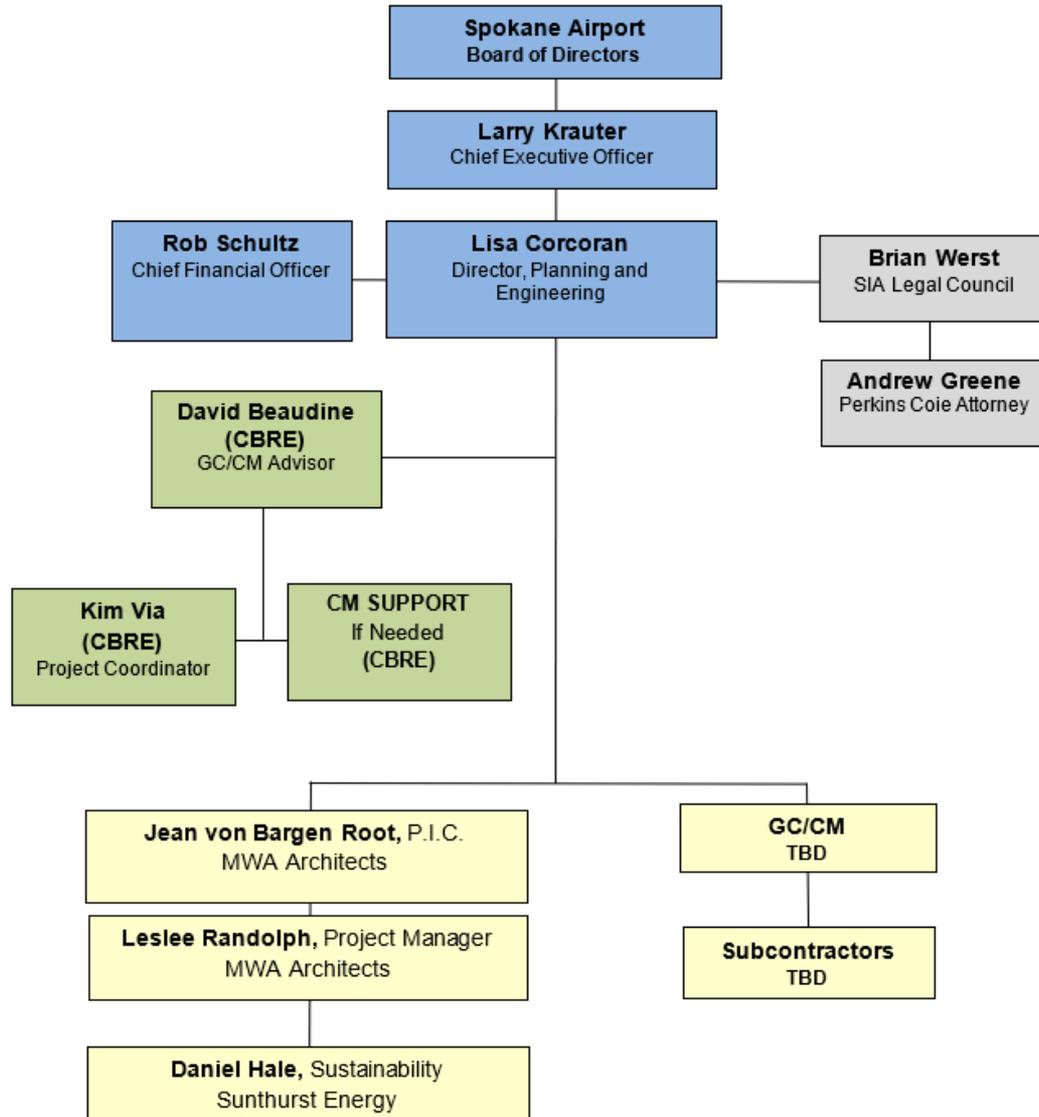
- Denver
- San Francisco

Passenger Traffic

Spokane International Airport Passenger Traffic
2019-2022



2022 Passenger Traffic	2022 Cargo Traffic
<ul style="list-style-type: none"> • 3,920,972 total passengers through December 2022 <ul style="list-style-type: none"> • 19.5% above 2021 • 2.9% below 2019 	<ul style="list-style-type: none"> • 78,896 U.S. air cargo tons handled through December 2022 <ul style="list-style-type: none"> • 0.63% above 2021 • 12.14% above 2019



PROJECT TEAM QUALIFICATIONS

Larry Krauter – Chief Executive Officer, SIA

- Manages \$175M 2023 Annual Budget:
 - \$51M Operating Budget and \$124M Capital Budget
- Oversees all functions of operating Spokane Airports
- Executive oversight and involvement in all phases of the project
- Liaison to the Board

Lisa Corcoran – Director, Planning & Engineering, SIA

- Program Manager & single point of contact for SIA
- Has managed project budgets up to \$100+M
- Responsible for procuring and implementing services for environmental permitting, planning, design and construction projects
- Coordinates with CEO and CFO to establish capital improvement projects/budget

Rob Schultz – Chief Financial Officer, SIA

- Financial Manager
- Oversees Annual Operations and Capital Budget
- Develops Plans of Finance for large capital projects
- Works with Director to manage budgets and process payments



PROJECT TEAM QUALIFICATIONS

Brian Werst – SIA Legal Counsel, Workland Witherspoon, PLLC

- Serves as General Counsel to the Spokane Airports Board of Directors
- Assist the team with consultant procurement agreements & construction contracts

Andrew Greene - GC/CM Legal Counsel, Perkins Coie

- Extensive experience assisting a broad group of public clients, including airports, school districts, and public utility districts.
- Participated in many of the public GC/CM agreements that Perkins Coie has handled for Washington public entities over the past several years.
- The firm has prepared GC/CM contracts for numerous public entities throughout the state, including cities and towns.

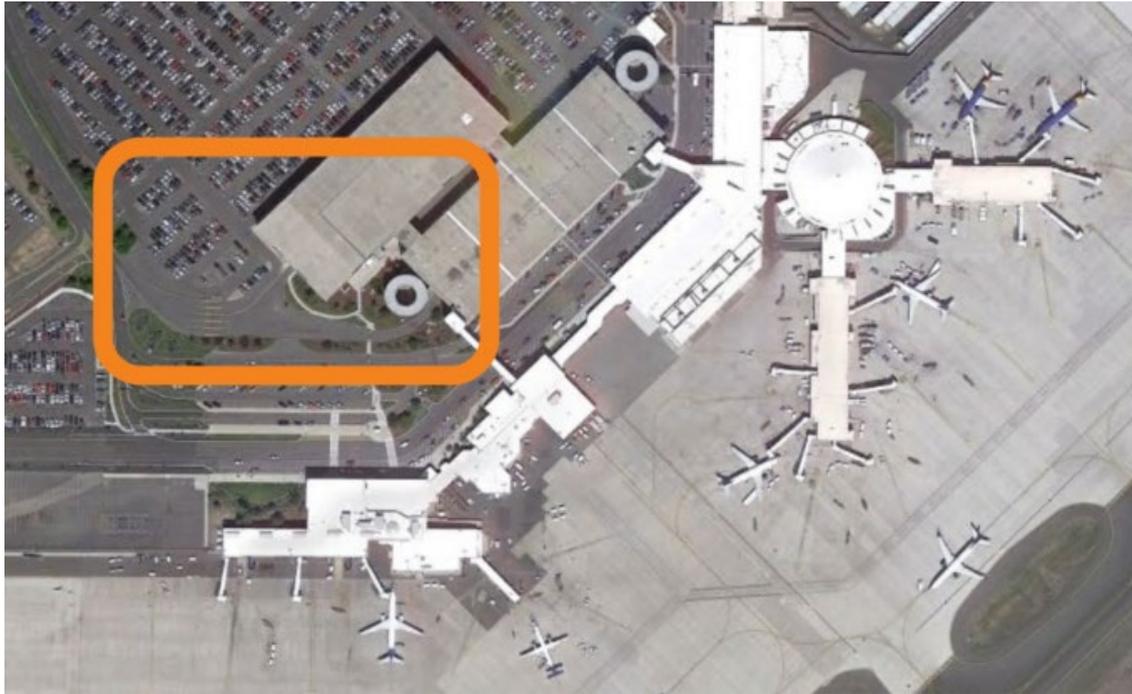
David Beaudine – GC/CM Advisor, CBRE Heery

- 18+ years in Public Work project management
- Managed over \$700M in public works projects
- Directly managed, advised or oversaw over 22 GC/CM projects throughout Washington State

PROJECT OVERVIEW

- New administrative building to support Airport Administrative Staff, including space for:
 - Offices
 - Meeting Rooms
 - Lunch/Break Rooms
 - Storage/Archive Space
- Integrated parking garage to support Staff and business visitors.
- Sustainable with LEED and WELL building standards.
- Located outside of Airport Terminal Facility, in the event of airport related security breaches.

PROJECT OVERVIEW



Project Considerations & Complexities:

- Evaluate potential demolition of existing west garage helix
- Work with minimal construction operations space (Laydown, staging, delivery...)
- Maintain operations to parking facilities
- Minimize impact to adjacent terminal and parking entrances

PROJECT BUDGET

Category	Total
Professional Services Costs	\$1,050,000
Construction Costs <i>(including construction contingencies)</i>	\$12,000,000
Sales Tax	\$1,100,000
Equipment & Furnishings	\$100,000
Contingencies	\$750,000
Construction Administration	\$600,000
TOTAL	\$15,600,000

PROJECT SCHEDULE

Project and GC/CM Procurement Schedule - TENTATIVE	
Date	Activity
January 27, 2023	PRC Approval
January 31, 2023	Advertisement for Request for Proposals Published (1st Notice)
February 7, 2023	Advertisement for Request for Proposals Published (2nd Notice)
February 14, 2023	Pre-Proposal Conference
February 28, 2023	Statement of Qualifications Due
March 7, 2023	Notification of Highly Qualified Firms with draft contracts
March 16, 2023	Interviews with Short Listed Firms
March 21, 2023	Notification to most highly qualified firms to submit RFFP
March 28, 2023	RFFP submissions and Public Opening
April 12, 2023	Board Approve GC/CM selection & award Preconstruction Services
February 2023 – May 2023	Schematic Design
May 2023 – August 2023	Design Development
August 2023 – November 2023	Construction Documents & permitting
Nov 2023 – Dec 2024	Construction

WHY THIS PROJECT IS SUITED FOR GCCM

Project involves complex scheduling, phasing and coordination

- Coordination with airport parking operations as well as visitor pick-up and drop off operations
- Potential removal of existing parking garage west helix
- Footprint for the site and construction operations will be small
- SIA is a 24/7 occupied facility with strict FAA, TSA and Airport Security and access requirements.

WHY THIS PROJECT IS SUITED FOR GCCM

Project involves construction at an existing facility that must continue to operate during construction:

- SIA is a 24/7 occupied facility consisting of the traveling public, TSA personnel, airline employees, FAA personnel and SIA staff.
- Identification, mitigation and implementation of risk management and safety plans to maximize public safety and operational excellence.
- Continual traveler movement – pedestrian and vehicular in and around project site.

WHY THIS PROJECT IS SUITED FOR GCCM

Involvement of the GC/CM is critical during the design phase:

- The GC/CM’s involvement during the design phase is especially critical in our regional construction market, where cost escalation is high, subcontractors and suppliers are at capacity, and bidding conditions are unpredictable
- Real time cost estimating and a GC/CM who will also provide input into the products, installation methods and materials used to optimize the return on investment.
- On-going value engineering and constructability review provides real time information in an uncertain market, as well as material options.
- Combination of garage and admin along with LEED standards, maximizing construction means and methods will be crucial.

WHY THIS PROJECT IS SUITED FOR GCCM

Project encompasses a complex or technical work environment:

- Spokane International Airport is an occupied facility with strict Federal Aviation Administration (FAA), Transportation Security Administration (TSA) and Airport security and access requirements. The operational environment is such that a lapse in security, access control or information systems places the facility, operations and public safety at risk.
- Work to be in and around active airport drive and passenger pick up areas.

Historically Disadvantaged Populations (HDP)

- Airport market serves 41 HDP census tracts
- Airport supports employment for approximately 3,000 people, of which over 60% live in areas of impoverished & HDP communities in the Spokane area.
- Project is considering concession areas for DBE, WDBE, Veteran & small start-up businesses.
- DBE/WDBE Goal is 3.02%
(accomplished through 2.42% Race Conscious & 0.6% Race Neutral)

SUMMARY

- The project is a good candidate for the GC/CM Alternative delivery model as it meets four of the qualifying criteria.
- SIA has assembled a high-performing team with the necessary experience and expertise to execute the project and is looking to add to that the most qualified GC/CM.
- Owner, GC/CM advisor and legal teams have recent and relevant success at SIA and in similar project types.
- Resources and controls in place to be successful.



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Questions?

Thank you!



Spokane International Airport
GEG – GENERATING ECONOMIC GROWTH