

SPOKANE VALLEY FIRE DEPARTMENT

– STATION 11 PDB PROJECT

Subcontractor Outreach

1. Please provide the value of SVFD and OAC working closely with local AGC to generate interest? What does this action look like, how many times/month/year, who will champion this effort?

The AGC knows the local contracting community as well as anyone in the area, and has tremendous connections with all firms, large and small. By partnering with the AGC, they can help us promote this project to the subcontractor community, especially the MWBE firms in the area. We will work closely with the selected PDB team to determine the frequency of these outreach attempts to generate the greatest value. The selected PDB would “champion” the effort but SVFD and OAC will manage the process to make sure we are generating the greatest value.

2. Can you share more details of the flyer, do you have examples? What happens after they are sent to the AGC?

The flyer will contain basic project information and an overview of the of the schedule. The intent of the flyer is to help promote the project to the local subcontractor community and get this project on their radar. The AGC will help send out the flyers to their large network of contractors. We will work with the PDB and AGC to develop the best strategy to generate as much interest as possible, especially within the MWBE community.

3. Are your public meetings serving as outreach? How many are you going to have, when, what is the purpose and value – please provide more details.
 - a. There are traditionally scopes of work that are established as “non-move/no change item” during 30/60/90/IFC DB. (*Example typically pile/shaft foundation locks design commitment at 30% so the steel can be ordered from the mill, sent to fabricator and transportation services, to match the start date of pile tip installation*) What is coming available at 30%, 60%, 90%, IFC of possible scopes for your project? The value here is that it gives DBE/MBE owners an idea of timing to talk to the prime contractor/designer.

SVFD will take full advantage of the flexibility of subcontractor and supplier procurement available when using PDB delivery to speed construction, help contain unanticipated price inflation and improve DBE/MBE participation throughout the project. We will work closely with the selected design builder to first retain key engineering consultants, then key subcontractor and suppliers at the earliest reasonable time frames. DBE/MBE outreach and participation will be part of every procurement decision. We will work with our selected design-builder to develop DBE/MBE opportunities and share this information early in design.

4. Please share your scoring criteria of potential PDB teams?

• Statement of Qualifications	30 points
• Interviews – further evaluate qualifications and past performance	40 points
• Request for Proposal Information	15 points
• Fee Percentage	15 points
Maximum possible points for shortlisted firms	100 points

5. Can you share more details regarding how you utilize the list of OMWBE in Spokane and reach out directly to firms?
- How will this be tracked, administered? We will keep a spreadsheet to track each firm (in the construction community) identified on the OMWBE website. The spreadsheet will track when first contact was made, what form of communication was used, and what response we have received, if any.
 - When and how many times? This is not known at this time. We will work closely with the selected PDB team to determine the best method for this. If we do not receive a response, we will continue to reach out at regular intervals, and will track the dates of each attempt in our MWBE log.
 - Is this considered your outreach? This is certainly a component of our outreach plan, but we will need the help of a qualified PDB team to determine the best plan for outreach.
 - Have you done a comparison study on your local OMWBE contracting pool vs. the western WA pool? There will likely be a considerable mark up from DBE/MBE firms from western WA to work in eastern WA. Your inclusion % goal of the project should start with the minimum of local contracting pool based on OMWBE list you generate.

SVFD, together with its project manager, OAC Services and its selected design-builder will develop the overall pool of potential DBE/MBE vendors likely to pursue opportunities to participate in the project. Overall inclusion goals will be developed together and will include first, second and third tier vendors including consulting firms, subcontractors, suppliers and specialty firms from across the Pacific Northwest and beyond.

6. Can you provide more detail of what SVFD and OAC will do for outreach and participation outside of relying on AGC and OMWBE?

SVFD and OAC will work to maximize MWBE participation on the project by first selecting a design-builder with an excellent track record of expanding opportunities for inclusion and equity in employment, procurement and execution. The ownership team will then participate in the overall procurement process to maximize opportunities for participation through thoughtful bid packaging, continuous outreach and value-based award decisions. We will also evaluate social media platforms as a way to help promote the project and MWBE participation.

7. Regarding your projected total cost for the project:
- Have the estimates been checked against the escalated prices in light of the on-going economic condition? (*E.g. material price escalation and labor availability and rates*) Particularly the \$4.870m estimated project construction cost and \$250k equipment and furnishing costs.

Yes. Given the volatility in market conditions, this is one of the main reasons why we need a PDB to continually manage costs, means/methods, and to design to a budget.

Our initial construction cost also includes the \$50,000 allowance for off-site work for a total of 4,920,000. The sq. ft. of the building should be roughly 10,400 sq. ft. for a cost per sq. ft. of \$473.08.

Additionally, we have another \$500K in other project contingencies and escalation, which will eventually be worked into the project. That takes the cost per sq. ft. up to \$521.15.

Given the current market conditions in Spokane, and after speaking with multiple PDB companies, this should be adequate to deliver a successful project. We will need an experienced and qualified PDB team to maximize the value of this project and deliver within the provided budget.

- b. What is SVFD's plan for contractual risk allocation associated with price escalations? For example, materials and fuel price escalations. Price escalation risk allocation will depend in part on when the GMP is set. If the GMP is set early, there will need to be some level of contingency to address that possibility. But if the GMP is set later, at a time when the Design-Builder and its subcontractors are able to lock in prices for most of the work and materials, then there will be less of a need to address such contingencies.
8. Does SVFD currently have a good idea about the structure of the "mini GMPs"? Does SVFD know what elements of the overall scope that could benefit from receiving mini GMPs from the DB? Yes. On the current Maintenance Facility that is currently under construction, and a PDB project, we utilized mini GMPs for pre-cast panels, steel decking, and open web joists.

It is difficult to say with certainty what scopes will benefit from an early procurement given the volatility of lead times for various materials and equipment. We need an experienced PDB team to help us monitor and evaluate materials and equipment in real time so we can order everything to be on site to coincide with our construction schedule. Currently on our radar for potential early procurement is switchgear, various structural elements, odd sized earthwork piping and fittings, doors, hardware, CMU, storefront, glazing, roofing/fasteners, HVAC equipment, specialty vehicle exhaust systems, and quick opening fire station doors. Again, all this will need to be continually evaluated, with the assistance of an experienced PDB team.

- a. If yes, Does SVFD plan to relay the information to the bidders as part of the RFQ, or RFP, or at the very latest, inform the winning bidder prior to the start of the programming and validation process? Yes, this will be relayed to potential PDB teams. Furthermore, this concept is well understood within the Spokane PDB pool, that in order to execute a project with a tight timeline, early procurement of certain materials and equipment is essential for project success.
9. Please elaborate why SVFD thinks "PDB can streamline the permitting process". In general, local AHJs struggle with permitting DB as they are used to reviewing developer's permit application come with an almost complete design (*if not entirely complete design*). Has the City of Spokane (*or whoever the applicable permitting agency*) understood what it takes for them to review and approve design in pieces/phases?

Our permitting agency (Spokane Valley) is continuing to improve when it comes to permitting in phased projects. It is our job to help the agency understand the process, and we still have work to do. We still have different interpretations and expectations after holding our pre-development meetings. It will be up to our whole team to make sure that our design is in line with the intent of Spokane Valley. Periodic check-ins with the agency is not only permissible, but encouraged. By having more regular check-ins, we can avoid one or two minor comments delaying our permit by two or three weeks.

10. As this project is going to launch very soon this year, and the schedule appears to be tight, is SVFD prepared to make timely decision during the "programming and validation" so the DB can understand clearly SVFD's expectation therefore will be able to submit an accurate and realistic GMP? And upon reaching negotiated GMP, the DB can complete the design and getting it permitted timely?

CAPITAL PROJECTS ADVISORY REVIEW BOARD
PROJECT REVIEW COMMITTEE
QUESTIONS RE: PROJECT APPLICATION
Meeting Date: May 26, 2022

Yes. Station 11 will be the 11th fire station within the department. The most recent station was built in 2017. SVFD knows what works well within their existing stations and what doesn't. The programming and layout of Station 11 should be completed quickly, given the fact that they know exactly what needs to go into the fire station, and the layout that works best.

We have reviewed the schedule with three different qualified PDB teams and all three agreed that the schedule is very realistic, as long as the whole team follows through and executes their respective responsibilities.