

Washington State Community Airports 2022 Conference - Hangar Development Series Procurement, Construction, and Closeout



Key Presentation Topics

- **Set the Stage for Success with Developers**
- **Contractor Procurement & Construction Options – Airport Elements**
- **Construction Administration/Oversight**
- **Project Closeout**



What Could Possibly Go Wrong?

- **Is your developer qualified?**
- **What's the builders track record?**
- **Clear understanding of the project**
- **Bond?**
- **Condo association or other ownership entities?**
- **Stick built.....**
- **How does the plan fit into your current culture or future plans?**
- **Should there be a development agreement?**
- **Communicate Communicate Communicate**



Contractor Procurement and Construction Options – Airport Elements

- **Procurement Method – Low bid, quotes, or alternate method**
- **Bid Schedule(s) – Horizontal and vertical combined or separate**
 - **Separate bid schedule for grant eligible items**
- **Base Bid and Alternates – Maximum “bang for the buck”**
- **Self Performance Work – Clearing, grading, drainage**
- **Self Performance Service – Serve as General Contractor**
- **Construction Sequencing – Minimize traffic on pavement**

Construction Administration and Oversight

- **Tighter Tolerances – Pavement grades and drainage**
- **Simplify Construction - WSDOT or local specifications if able**
- **“Inspection” – Owner can perform some or all with support from engineering consultant as needed**
- **Cost Management – Contractor “check-ins” and WSDOT force account process to control costs**

Project Closeout

- **Substantial Completion Walkthrough/Commissioning**
 - **Doors, utilities, lights, unused screw holes in roof, wall sheeting offset from concrete**
- **Construction Completion – Final acceptance and payment**
- **Grant Closeout**
- **Walkthrough Prior to End of Warranty**

Questions?



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