

**Request for Qualifications
Spokane Airport Board
Professional Consultant Services**

Tenant & Airport Improvement Project, #26-44-1899

The Spokane Airport Board (the “Board”) is requesting Statements of Qualifications (SOQ) from qualified consulting firms or teams of firms for architecture, engineering and construction management/administration services for the **Tenant & Airport Improvement Project** at Spokane International Airport (SIA). SOQs will be received by the Board until **4:00 p.m., Tuesday, July 28, 2026**.

A. SCOPE OF WORK

The project Scope of Work (SOW) includes providing all architectural; survey; structural, mechanical and electrical engineering; and all other necessary professional services to provide complete plans, specifications, and bidding documents for the **Tenant & Airport Improvement Project**.

To facilitate future growth and operations of the terminal, specific areas of the concourses will be repurposed to relocate and provide office and operational spaces for airlines, tenants, and Airport staff.

The Consultant shall provide comprehensive planning, design, phasing, coordination, and bidding support services necessary to execute all required spaces. Some improvements shall be substantially complete no later than January 31, 2027, while the less urgent SOW shall be completed no later than March 31, 2027. Construction management and construction administration services will either be amended to the SOW or contracted under a separate agreement.

The selected firm is expected to propose a team that is capable of providing all required services.

B. INFORMATIONAL MEETING

A mandatory informational in-person meeting is scheduled for **8:00 a.m., Tuesday, July 7, 2026** at the Airport Event Center (Irv Reed Center) at Spokane International Airport, located at 9211 W. McFarlane Road, Spokane, WA 99224. (The building is located off McFarlane Road between the Airport's Outside and Economy 1 Parking Lots).

C. SUBMITTAL REQUIREMENTS

Five (5) hard copies and one (1) thumb drive in pdf format of the SOQ submittal shall be provided. Each copy shall be marked on the cover:

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and shall contain the name of the firm responding to this RFQ.

1. Clarifications

Information, clarifications or modifications will be provided in writing by the Airport and will be communicated via the Airport's website at <http://business.spokaneairports.net/rfp>. Any request for clarifications must be received via email at least five working days prior to the submittal deadline. Any questions relating to the submittal requirements shall be directed to:

Brittany Storms, Senior Project Manager
Planning & Development Department, Spokane Airports
Email : bstorms@spokaneairports.net

2. Related Information

Firms are advised to familiarize themselves with the Airport's standard Professional Service Agreement (PSA) and be prepared to accept without modification the terms and conditions contained therein. The selected consultant will be expected to execute the Airport's PSA. It is anticipated that a PSA will be awarded by the Board at its September 2026 meeting.

This Request for Qualifications (RFQ) and information regarding this RFQ are posted on the Spokane Airports website.

D. STATEMENT OF QUALIFICATIONS

SOQs shall respond to each criteria listed below. SOQs should be clear and concise and formatted as outlined below to provide the Selection Committee with the following information and allow for consistent evaluation of each submittal.

Transmittal Letter

Provide a one-page transmittal letter which introduces the consulting firm and team. Discuss services offered, size of staff, and office location(s) of the consulting firm(s). Include the point of contact information, including email and phone number of the firm responding to the RFQ.

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Include an identification of the material by section and page number.

Statement of Qualifications

Provide no more than 15 double-sided pages describing the qualifications, experience, and capabilities of the proposing firm and team in the order presented below. Covers, tabs, transmittal letter, and table of contents will not be included in the page count.

1. *Project Organization and Staff Experience.* Include the organizational structure that is proposed to implement the Project, identifying the primary point of contact, support staff, subconsultants, and location of office where the majority of work of the prime consultant will be completed. Include brief resumes of the key project personnel identifying professional qualifications, experience, capabilities, and relevant projects each have completed.
2. *Specific Relevant Projects.* Include and describe projects of similar scope that the proposed key personnel and/or team have participated and completed in the past five (5) years. Identify key personnel from the organizational chart.
3. *Project Understanding and Approach.* Demonstrate an understanding and familiarity of this Project. Describe your approach to successfully completing the project, including project administration, planning and design considerations, and construction management and construction administration.
4. *References.* Provide a list of three (3) references that have specific knowledge of relevant work performed by the consultant.

E. SOQ EVALUATION AND SELECTION

All SOQs received will be evaluated and ranked based upon the responsiveness to the RFQ. A minimum of two (2) firms may be selected for further evaluation and requested to participate in an interview as part of the selection process. Alternatively, the Airport may choose to select the most qualified firm or team directly following the evaluation of the submitted SOQs. One consultant will be selected for negotiation of a PSA.

The Board reserves the right to reject any and all SOQs, to waive any irregularities in the SOQs received, and to accept the SOQs deemed most advantageous to the best interest of the Board. All SOQs become the property of the Airport.

Spokane International Airport is an Equal Opportunity Employer and federal contractor or subcontractor. As such, the Airport and all tiers of its consultants will abide by the requirements of 41 CFR 60-1.4(a), 41 CFR 60-300.5(a), 41 CFR 60-741.5(a) and Executive Order 13496 (29 CFR Part 471, Appendix A to Subpart A).

F. SCOPE OF WORK AND FEE PROPOSAL

Following the selection process, the Airport will enter into contract negotiations with the selected consultant. The Airport and consultant will meet to discuss the proposed services and scoping of work. The selected consultant will be expected to prepare and submit a detailed breakdown proposal identifying hourly rates, markups, anticipated reimbursable expenses, direct salary costs, labor, general and administrative overhead, and profit data for the project. Work will be performed on a negotiated lump sum amount, based on the specific identified tasks of the Scope of Work associated with design services. Construction management and construction administration services may be amended to the PSA and will be performed on a negotiated not-to-exceed amount, based on time and materials (specific rates of compensation). Negotiations and an independent cost analysis will be performed prior to approval and execution of the PSA. If scope and fee cannot be agreed upon between the Airport and the consultant, negotiations will be terminated. The Airport will then enter into negotiations with the next highest qualified consultant.

G. QUALIFICATION SUBMITTALS

SOQs shall be submitted to:

SPOKANE INTERNATIONAL AIRPORT
ATTN: Brittany Storms, Senior Project Manager
9000 West Airport Drive, Suite 204
Spokane, WA 99224
RE: Tenant & Airport Improvement Project, #26-44-1899

H. PUBLIC RECORDS AND DISCLOSURE OF SOQs

1. Property of Board: SOQs submitted to the Board shall become the property of the Board and shall not be returned to the consultant.
2. SOQs are Public Records: Pursuant to Chapter 42.56 RCW, SOQs submitted to the Board shall be considered public records and with limited exceptions will be available for inspection and copying by the public. Except to the extent protected by state and/or federal laws, SOQs shall be considered public documents and available for review and copying by the public after the award of an Agreement is made by the Board.
3. Process for Disclosing Information: If a request is made for disclosure of all or any portion of a SOQ, the Board will determine whether the material should be made available under the law. If the Board determines that the material is not exempt and may be disclosed, the Board will notify the consultant of the request and allow the consultant five (5) business days to take appropriate action pursuant to RCW 42.56.540. If the consultant fails or neglects to take such action within said period, the Board may release the portions of the SOQ deemed subject to disclosure.

4. Indemnification: To the extent that the Board withholds from disclosure all or any portion of consultant's documents at a consultant's request, such consultant agrees to fully indemnify, defend and hold harmless the Board, the City and County of Spokane, their elected officials, agents and employees, from all damages, penalties, attorneys' fees and costs related to withholding information from public disclosure.
5. No Claim Against Airport: By submitting a SOQ, the consultant consents to the process outlined in this RFQ and shall have no claim against the Board because of actions taken.