

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

GC/CM PROJECT APPLICATION
*To Use the General Contractor/Construction Manager (GC/CM)
Alternative Contracting Procedure*

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): **City of Tukwila**
- b) Mailing Address: **6200 Southcenter Blvd, Tukwila, WA 98188**
- c) Contact Person Name: **David Cline** Title: **City Administrator**
- d) Phone Number: **206-571-6918** E-mail: **David.cline@TukwilaWA.gov**

1. Brief Description of Proposed Project

- a) Name of Project: **Tukwila Public Works Maintenance & Engineering - East Campus Project**
- b) County of Project Location: **King County**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)
The City of Tukwila Public Works Maintenance & Engineering Building – East Campus Project will consolidate all of Public Works operations on to a single 10.8 acre campus. The City completed the west campus portion of the project in 2022. Initial phase of preconstruction work, for the east campus project, that has already been completed included development of a comprehensive master program for the campus and a feasibility test-fit of the project on the selected site. The proposed project includes a new 35,000 sf three-story Maintenance and Engineering building containing shops, offices, meeting rooms, locker rooms and support spaces, a new 5,000 sf Tool Storage Building with drive-through truck loading, and a new 2,600 sf Decant Facility as well as several covered parking structures. Site program elements include parking (covered and uncovered), covered spoils and salt/sand/gravel bins, covered brine tanks, covered equipment & parts storage, covered outdoor space for staff break area, and a variety of uncovered storage areas that support Public Works operations.

Site work will include improvements to existing infrastructure and provision of new infrastructure for power, emergency generator, telecommunications, sanitary sewer, stormwater facilities, and water utility. New paved driveways for vehicle access are planned. Substantial shoreline restoration work is planned at the site area directly adjacent to the Duwamish River. Construction phase for demolition and early earthwork is planned to begin in May 2025. Substantial completion is anticipated in November 2026.

The project is the final project in the City’s Public Safety Plan, which was a multiyear program to invest in new facilities for first responders. In the last five years the City has built two-new replacement fire stations and a new justice center, which houses the City’s police department, municipal courts, and emergency operation’s center.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$7,997,000
Estimated project construction costs (including construction contingencies):	\$60,324,300
Equipment and furnishing costs	\$1,000,000
Off-site costs	\$included in construction cost
Contract administration costs (owner, cm etc.)	\$1,695,000

Contingencies (design & owner)	\$3,790,946
Other related project costs (Owners Consultants, FF&E, Builder’s Risk Insurance, etc.)	\$2,965,000
Sales Tax	\$6,092,754
Total	\$83,865,000

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

This project will be funded through General funding, Utility funding and various grant fundings – See attachment A.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

- a) Procurement; (including the use of alternative subcontractor selection, if applicable)
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule)

Milestone	Start	Completion
Prime Consultant Procurement (CM)	June 2023	March 2027
Design Procurement (A/E)	June 2022	August 2022
Programming / Pre-Design	September 2022	May 2023
Schematic Design	June 2023	December 2023
Design Development	December 2023	August 2024
Construction Documents	August 2024	April 2025
Phase I Permitting – MUP / Site Construction Permits	December 2024	May 2025
Phase II Permitting – Building Permit	February 2025	September 2025
GC/CM Procurement	August 2023	October 2023
GC/CM Pre-Construction	October 2023	April 2025
Construction Site / Building	June 2025	November 2026
FF&E / Owner Move-in	December 2026	February 2027

4. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

Scheduling and coordination between various project elements – depending on the funding schedule, each structure may have different completion schedules; for example, the decant facility may have to be installed ahead of others due to the King County Metro partnership’s needs for their facilities project schedule.

Estimating - due to several different funding sources, continuous cost estimating services are important in responding to grants and other opportunities, potentially requiring complex phasing of construction.

Complex environmental site restoration along the river’s edge - The City of Tukwila has received a relief from the Washington State Department of Ecology to allow development within the shoreline jurisdiction. Construction in this area is subject to very close coordination and approval involving multiple jurisdictional authorities.

Poor soils – this site has been identified as a liquefaction prone area. The construction of structures could require non-traditional foundation systems, which will benefit from early exploration and estimate efforts of the GC/CM.

- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response, you may refer to the drawings or sketches that you provide under Question 8.

The existing Fleets and Facilities building (west campus) will remain operational throughout construction. Although most of the site and building construction will occur on the eastern parcel, there will be substantial storm water management upgrade work being installed around the existing Fleets and Facilities building. Construction site logistics planning and sequencing of the work will be necessary to maintain access to the existing facility. Pedestrian safety and the ongoing need for vehicles to access the existing building for fleet maintenance activities to continue throughout construction will require careful planning between campus operations and construction access needs.

Realignment of the driveway entrance from Tukwila International Boulevard will require provision of temporary access to the Fleets and Facilities building. Construction of a proposed truck wash bay within the existing high bay space will require careful coordination.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

The GC/CM's involvement during the design phase is especially critical in our current regional construction market, where cost escalation is high, subcontractors and suppliers are at capacity, and bidding conditions are unpredictable. The project will have the ability to tailor and procure early bid packages, long-lead materials and complete early site construction work, including potential environmental remediation, that can be concurrently executed while the design team is completing the construction documents for the building.

Involving the GC/CM and selected earthwork subcontractor during the design process will allow the design team to vet their assumptions with the construction team, minimizing potential constructability issues and eliminating unnecessarily costly solutions. By partnering with the GC/CM, the design team can resolve many of these issues and have real-time costs associated with them by means of early design estimates.

The GC/CM's involvement during design will also provide value to the City in the form of constructability reviews, value analysis, construction document quality control, and other design phase deliverables. This streamlined process may allow the design phase to be compressed and reduce the need for lengthy and complicated value engineering exercises at the end of design, enabling an earlier start to construction and saving the City a significant amount of money in cost escalation. GC/CM involvement during design is even more critical during this time of significant market escalation and will help the City achieve its budget and schedule goals.

- If the project encompasses a complex or technical work environment, what is this environment?

The site constraints will require complex planning, logistics, and care. The east edge of the project site is constrained an elevated section of the existing Sound Transit Link Light Rail track. The north edge of the site is constrained by Seattle City Light transmission towers and high voltage lines. Limited overhead clearance and setbacks from support pylons and tower bases will impact access to the site during construction.

The south edge of the site is directly adjacent to the Duwamish River and two recently developed restoration projects. The King County Chinook Winds Mitigation Project and the City of Tukwila Duwamish Gardens Park contain recently constructed wetlands and habitat restoration. Access to the proposed shoreline restoration, sequencing of the work in the shoreline areas, careful coordination with the environmental permitting process, and protection of the existing adjacent restoration projects will be critical.

Liquefiable soils have been identified on site. A GC/CM, working with the earthwork subcontractor and the Geotechnical engineer will provide valuable input on sequencing and constructability of proposed soil improvements.

- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

Not applicable.

- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

Not applicable.

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest *(For Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance)*. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

GC/CM delivery of the Tukwila Public Works Maintenance & Engineering – East Campus Project will provide significant fiscal benefit to the City. The early involvement and collaboration with the design team will allow the GC/CM to have significant input during the design of the Maintenance & Engineering Building, encouraging its investment in the success of the design and avoiding confusion over details or systems during the construction process.

Furthermore, the GC/CM process can reduce risks and claims in a way that the design-bid-build process typically cannot. A GC/CM is highly motivated to maintain the construction schedule it helps develop, understands the nature and scope of the construction work prior to the bid period (which reduces the potential for surprises during construction), and participates in producing the estimates and ultimately guarantees the price at the time of Total Contract Cost negotiations. The potential for serious construction claims and litigation is substantially reduced with the development of collaborative relationships among the team members.

The site is adjacent to culturally and environmentally sensitive river habitat. Through careful planning and anticipation of work activities GC/CM can reduce the risk of inadvertently damaging or contaminating these sensitive site areas.

Other specific fiscal benefits include:

- **Real-time, subcontractor-verified cost estimates:** During the design process, the GC/CM contractor can engage subcontractors to accurately reflect the current market conditions and validate scope and budgets.
- **Constructability reviews, value analysis and design coordination:** These measures will help lower the construction costs and protect the City's project budget and finite contingency dollars.
- **Better control of site activities:** The GC/CM will play an important role in the design phase by preparing a feasible and safe construction plan. The GC/CM will be able to inform the City of potential risks associated with the site, as mentioned above, allowing appropriate planning for risk reduction strategies prior to breaking ground.
- **Complex scheduling:** The preparation of a construction schedule by the GC/CM in collaboration with the design team provides a detailed, realistic Critical Path Method schedule. There are multiple different structures to be built on a large site, including

substantial storm water and shoreline restoration work that will happen along the river's edge. This requires a competent contractor experienced in creating and managing a complex schedule that allows for continuous updating and adjustability. This schedule will also assist the City in timely decision making, coordination with the community for proper notifications, as well as foreseeing other potential impacts related to the construction of the project.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.

The City of Tukwila has retained local construction project management firm Shiels Oblatz Johnsen, Inc. (SOJ), which has extensive GC/CM management experience as detailed below. SOJ is reporting to the Executive Project Team, the seven-member City Council, as well as the Siting Advisory and Financial Oversight Committees, throughout the program's duration.

Additionally, the City Council has retained John Palewicz as the City Council's Program Management Quality Assurance Consultant, overseeing Public Safety Plan program performance and management by the project team, and has retained Athan Tramountanas as legal counsel.

- A **Project** organizational chart, showing all existing or planned staff and consultant roles.
Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)

See Attachment B.

- Staff and consultant short biographies (*not complete résumés*).
- Provide the **experience and role on previous GC/CM projects delivered** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (*See Example Staff/Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.*)

- The qualifications of the existing or planned project manager and consultants.

Laura Maman, AIA, LEED BD+C, Principal-in-charge, Miller Hayashi Architects PLLC

Registered Architect in Washington State. 20 years of architectural experience specializing in public sector projects. 16 years at Miller Hayashi Architects, including 5 years as Partner. Experience includes programming, leading public design process, and managing design and construction administration. Background in leading multi-disciplinary teams. Project experience with GC/CM, Design/Bid/Build, and Negotiated GMP contracts.

West Seattle Elementary School Renovation and Addition

\$20.5 M, Principal-in-charge, completion 2023

Daniel Bagley Elementary School Modernization and Addition

\$40.0 M, Principal and Project Manager, completion 2020

Meany Middle School Reconfiguration

\$24.9 M, Project Manager, completion 2016

City of Seattle Municipal Tower Weatherization Program

\$15.0 M, Phase I and II Project Manager, ongoing

Educare Early Learning Center

\$19.1 M, Designer, completion 2010

Justine Kim, Owner's Project Manager, Licensed Architect, Partner, Shiels Oblatz Johnsen (SOJ), Inc.

39 years of professional experience including successful delivery of 9 GC/CM projects (3 of those were for City of Tukwila Public Safety program; 2 Fire Stations and 1 Justice Center completed in the last 3 years). Total GC/CM project completions estimated approximately around \$300 M – see attachment C for list of GC/CM projects by SOJ.

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

Not applicable.

- A brief summary of the construction experience of your organization’s project management team that is relevant to the project.

David Cline, City Administrator, City of Tukwila:

On the above mentioned 3 completed GC/CM projects, he provided leadership in council approval processes, bond sales processes and overall entitlements and funding of the projects. Mr. Cline also served as the project manager for the redevelopment of Burien Town Center when he was with the City of Burien. Mr. Cline is also involved with the budgeting and financing of the Tukwila Public Works Maintenance & Engineering - East Campus Project

Brandon Miles, Project Manager:

Mr. Miles was the Deputy Project Manager on the 3 GC/CM projects outlined above. His role on those projects included real estate acquisition, public outreach, securing entitlements, and serving as the owner’s representative. Mr. Miles has been serving as the project manager for the Tukwila Public Works Maintenance & Engineering - East Campus Project since 2022. Besides serving as the overall project manager, Mr. Miles created a financing plan for the project, including identifying risk associated with the project, such as interest rates and construction costs. Mr. Miles had previously been a city planner for the City of Tukwila and provides the project with significant permitting experience for projects within the City.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

SOJ is contracted to the City to provide continuous owner representation on the project from programming through design, construction, and turnover. This includes full project controls tracking, monitoring, compliance and reporting relative to established budget and schedule parameters, with integration or coordination with the City’s accounting system.

As described elsewhere in this application, SOJ brings an extensive record of successfully managing the delivery of major capital projects in the region, in the private and public sectors and particularly in GC/CM delivery. SOJ has led the strategy and implementation of advertising, procuring, and selecting GC/CM firms. SOJ has led the management, negotiation, and coordination of the GC/CM’s MACC, GMP and contract agreements, subcontract bidding strategy, the setting and use of MACC contingencies and negotiation of change orders and use of incentives. SOJ has performed all these functions for public agencies including the City of Seattle, City of Burien, City of Kent, City of Portland, King County, Pike Place Market PDA, and Seattle Public Schools.

On past projects, SOJ has utilized various project controls around schedule, cost, and change order management. As the project progresses the team will assess what project controls would be most prudent and effective on this project. Some project controls that will be useful include:

- 1. Schedule Management and Controls**
 - **Develop and update Master Program Schedule**

- Review schedules from GC/CMs
 - Incorporate GC/CM schedules into Master Schedule
 - Schedule Performance metrics and reporting
2. **Cost Management and Controls**
- Project Budget Development and Tracking
 - Review of GC/CM Budgets
 - Review of Pay Applications
3. **Change Management**
- Working with GC/CM to establish appropriate Built-up Labor rates for changes
 - Working with GC/CM to establish appropriate Equipment rates for changes
 - Enforce standard markups per construction contract
 - Establish backup/format protocols to meet Auditor's criteria
 - Review, manage and approve all Change Order Proposals and Requests for MACC Contingency usage
 - Develop and negotiate Change Orders to modify contracts

In addition to SOJ and the Executive Project Team, the City has a Council Finance Committee that meets regularly to review major issues and make recommendations to the City.

The City Council also receives a monthly written report on the project status and regular check ins on the project have been scheduled.

- A brief description of your planned GC/CM procurement process.
SOJ will lead the GC/CM procurement process in close coordination with the City staff, Athan Tramountanas and John Palewicz. The project team will promote the project to GC/CM firms, based on the City's and SOJ's ties in the marketplace, and will also publicly advertise the solicitation. A panel of City staff including David Cline, Brandon Miles, SOJ, Miller Hayashi, and John Palewicz will review and score the proposals and interviews. SOJ will work with the City on bid documentation and notifications.
- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.
The City will utilize AIA A133 GC/CM Contract and Guaranteed Maximum Price Amendment documents and AIA A201 General Conditions, tailored by legal counsel Athan Tramountanas for the Maintenance & Engineering – East Campus project. These documents have been successfully used by SOJ on several other GC/CM projects.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.)*

See attachment D.

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. *(See Example concepts, sketches or plans depicting the project.)* At a minimum, please try to include the following:

- A overview site plan *(indicating existing structure and new structures)* – **See attachment E.**
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: Applicant may utilize photos to further depict project issues during their presentation to the PRC. – See attachment F.

9. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on **any** project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

Not applicable.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

Similar to the City’s accomplishments on the Justice Center and the Fire Station 51 projects, we will work with the selected GC/CM to achieve the goals of the City Council resolution 1929, to encourage small, women and minority-owned business participation. See attachment G for information.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and your project is anticipated to be over \$3M, please provide a completed *Supplement A Alternative Subcontractor Selection Application* document, **one per each desired subcontractor/subcontract package.**
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under \$3M, respond with **N/A** to this question.
- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over \$3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application* and submit it to the PRC for consideration at a future meeting.

See attached Supplement A.

CAUTION TO APPLICANTS

The definition of the project is at the applicant’s discretion. The entire project, including all components, must meet the criteria to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also you also agree to provide additional information if requested. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: David M. Chio

Name (please print): David M. Chio (public body personnel)

Title: City Administrator

Date: 6/20/2023



TO: Capital Project Advisory Review Board

FROM: David Cline, City Administrator
Brandon Miles, Public Works Campus Project Manager

DATE: June 17, 2023

RE: Tukwila Public Works Maintenance and Engineering-East Campus Project

In 2008 the City completed a comprehensive seismic study of city buildings, which was recently updated in 2022. This report found that several buildings, including fire stations and public works shops, would be unusable after an earthquake. It was this study that was the impetus for the City to begin examining how to invest in upgraded facilities, specifically public safety buildings (fire stations, police, municipal court, emergency management and public works functions).

In 2015, after a two-year process, the City Council was presented a report entitled, “*Investing in Tukwila: Essential Governmental Services Facilities Plan 2015-2040.*” The plan recommended the construction and/or replacement of several public safety buildings, including a new justice center to house police, emergency management and municipal court; the replacement of three fire stations; and a combined public works operations facility. The plan also included recommendations for City Hall and the 6300 building.

This final report was presented to the City Council by the Facilities Committee, made up of community members, council members, and staff. This Committee recommended a public safety facilities ballot measure, which resulted in the City Council adopting the “Public Safety Plan” to prioritize:

- the construction of three replacement fire stations,
- a new justice center (police, emergency management and municipal court),
- a consolidated public works shop, and
- a funding plan for 20 years of fire apparatus and equipment.

In November 2016 Tukwila voters approved the public safety plan bond measure with 60.5% approval. Funds from the bond measure were used for the new fire stations, fire equipment and apparatus and the justice center. Separately, funding for the public works facilities would come from a variety of sources, including general fund and utility funds.

In 2018, this financing and expenditure plan was updated with the D-20 Model, adopted by the City Council and discussed further below.

In 2018 the City began to identify and acquire land for the public safety plan, based upon the recommendations of the community Siting Advisory Committee. Existing City owned land was used for two of the new fire stations (51 and 52); the City assembled land on Tukwila International Blvd for the Justice Center; and the City acquired three parcels in the north end of the City for a consolidated public works shop. Public Works Operations Campus Phase 1 (hereinafter “Public Works Phase 1”) entailed the construction of the west side of the property and moving the City’s fleet and facilities functions from

George Long to the new site. Public Works Phase 2 will entail work on the east side of the property and will eventually allow the City to move the street and utilities functions from the Minkler Shops to the site, as well as consolidating other functions currently found on other sites, such as spoils storage, etc.

The Justice Center and Fire Station 51 went operational in 2020 and Fire Station 52 became operational in 2021. The Fleet and Facilities building became operational in 2022 (Public Works, West Campus). In 2022, the City Council authorized the test to fit work for the eastern portion of the Public Works Maintenance and Engineering Campus, which concluded in March of 2023. Due to costs the relocated Fire Station 54 was deferred.

Public Works Maintenance and Engineering- East Campus is the final project remaining from the Public Safety Plan. Funding for design of the Public Works Maintenance and Engineering – East Campus was adopted in the 2023-2024 Budget and construction costs were included in the 2023-2028 Capital Improvement Plan starting in 2025.

Test to Fit and Design Phase

As discussed in the application document, in 2022 the City completed a test to fit analysis for the public works shop. The test to fit work provided initial cost estimates for the City Council to consider as it moved forward with the project. On June 5, 2023, the City Council approved the full design, with contingency funds, of just under \$6 million for the full design and pre-construction for Public Works Maintenance and Engineering –East Campus. The City has executed contracts with SOJ, Miller Hayashi, and other subs to begin the design work. The funds for the design and pre-construction are coming from a variety of sources, including the City’s utilities, proceeds from land sales, and the City’s general fund.

Design and Pre-Construction Projected Burn				
Year	2023	2024	2025	Total
Total Spend Per Year:	\$ 1,725,000	\$ 2,875,000	\$ 1,374,412	\$ 5,974,412
Source of Funds				
General Fund				
Lease Revenue from UPS:	\$ 237,021	\$ 824,575	\$ 280,646	\$ 1,342,242
Other Funds:	\$ 625,479	\$ 612,925	\$ 406,560	\$ 1,644,964
Proceed from Land Sales:				\$ -
Subtotal:	\$ 862,500	\$ 1,437,500	\$ 687,206	\$ 2,987,206
Utilities				
Water:	\$ 293,250	\$ 488,750	\$ 233,650	\$ 1,015,650
Sewer:	\$ 163,875	\$ 273,125	\$ 130,569	\$ 567,569
Surface Water:	\$ 405,375	\$ 675,625	\$ 322,987	\$ 1,403,987
Subtotal:	\$ 862,500	\$ 1,437,500	\$ 687,206	\$ 2,987,206
Total All Sources:	\$ 1,725,000	\$ 2,875,000	\$ 1,374,412	\$ 5,974,412

Funding of Construction

The City will have to issue a bond to pay for the overall construction costs. The City's adopted budget anticipates a \$60 million councilmanic bond issuance in 2024 and 2025 to fund the construction. The project costs, including construction costs, will be divided 50/50 between the City's utilities and the general fund. The anticipated debt service for the general fund is anticipated to be \$1,951,543 per year (the other half of the debt service is funded by the utilities). This is already calculated in the City's project annual future debt service and in future utility rates.

Because the City's budget was adopted prior to the completion of the test to fit work, which included revised estimates, in the spring of 2023 the City Council completed extensive work on financial scenarios to pay construction, with added costs. A worst-case scenario is that the City would issue a councilmanic bonds for just over \$79 million to pay for the construction costs. This requires the general fund and utilities to service just over \$2.58 million each in annual debt service. This debt service obligation can be absorbed by the City's general fund and utilities, if needed.

The City has sufficient debt capacity to issue councilmanic bonds without the need for a vote of the people.

The City is also monetizing several city properties which would be used to reduce the total bond for the project or to pay the annual debt service.

Use of Debt Proceeds			BUDGET		PROJECTIONS				TOTAL
			2023	2024	2025	2026	2027	2028	2023-2028
EXISTING DEBT:									
LTGO 2015	Interurban/Boeing Access Rd Brdg	392,475	389,375	391,125	387,575	391,050	392,050	2,343,650	
	<i>Interurban</i>	<i>227,636</i>	<i>225,838</i>	<i>226,853</i>	<i>224,794</i>	<i>226,809</i>	<i>227,389</i>		
	<i>Boeing Access Road Bridge</i>	<i>164,840</i>	<i>163,538</i>	<i>164,273</i>	<i>162,782</i>	<i>164,241</i>	<i>164,661</i>		
LTGO 2017	42nd and 53rd Sidewalks	558,400	557,750	556,800	555,550	554,000	557,150	3,339,650	
LTGO 2018	PW Shops	1,532,700	1,534,450	1,534,200	1,531,950	1,532,700	1,531,200	9,197,200	
	50% paid by utility funds	(766,350)	(767,225)	(767,100)	(765,975)	(766,350)	(765,600)	(4,598,600)	
LTGO 2019	PSP (Justice Center, Fire) & PW Shops	1,691,050	1,689,550	1,690,800	1,689,550	1,690,800	1,689,300	10,141,050	
	22% paid by utility funds	(372,031)	(371,701)	(371,976)	(371,701)	(371,976)	(371,646)	(2,231,031)	
SCORE 2019	South County Correctional Entity, SCORE Jail facility	376,876	376,914	377,126	376,861	377,054	376,693	2,261,524	
Refunding	Estimated contribution by SCORE	(376,876)	(376,914)	(377,126)	(376,861)	(377,054)	(376,693)	(2,261,524)	
LTGO 2020R	Southcenter Parkway Extension, emergency management	513,029	516,579	-	-	-	-	1,029,608	
Refunding	<i>Southcenter Pkwy Extension</i>	<i>376,307</i>	<i>378,911</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>		
	<i>Emergency Management</i>	<i>136,722</i>	<i>137,668</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>		
LTGO 2021A	PW Shops	314,231	314,241	314,172	314,226	314,198	314,188	1,885,256	
	50% paid by utility funds	(157,116)	(157,121)	(157,086)	(157,113)	(157,099)	(157,094)	(942,628)	
LTGO 2021B	Urban Renewal	257,741	257,475	258,381	257,321	257,146	256,826	1,544,890	
LTGO 2021C	Arterial Streets	542,569	-	-	-	-	-	542,569	
Existing debt			\$ 5,019,728	\$ 4,479,953	\$ 3,449,316	\$ 3,441,383	\$ 3,444,469	\$ 3,446,374	\$ 22,251,614
PROPOSED DEBT:									
LTGO 2020	PW Shops-General Fund 30,000,000 Portion	-	-	1,951,543	1,951,543	1,951,543	1,951,543	7,806,172	
			\$ -	\$ -	\$ 1,951,543	\$ 1,951,543	\$ 1,951,543	\$ 1,951,543	\$ 7,806,172
TOTAL Estimate / Projections			\$ 5,019,728	\$ 4,479,953	\$ 5,400,859	\$ 5,392,926	\$ 5,396,012	\$ 5,397,917	\$ 30,057,786

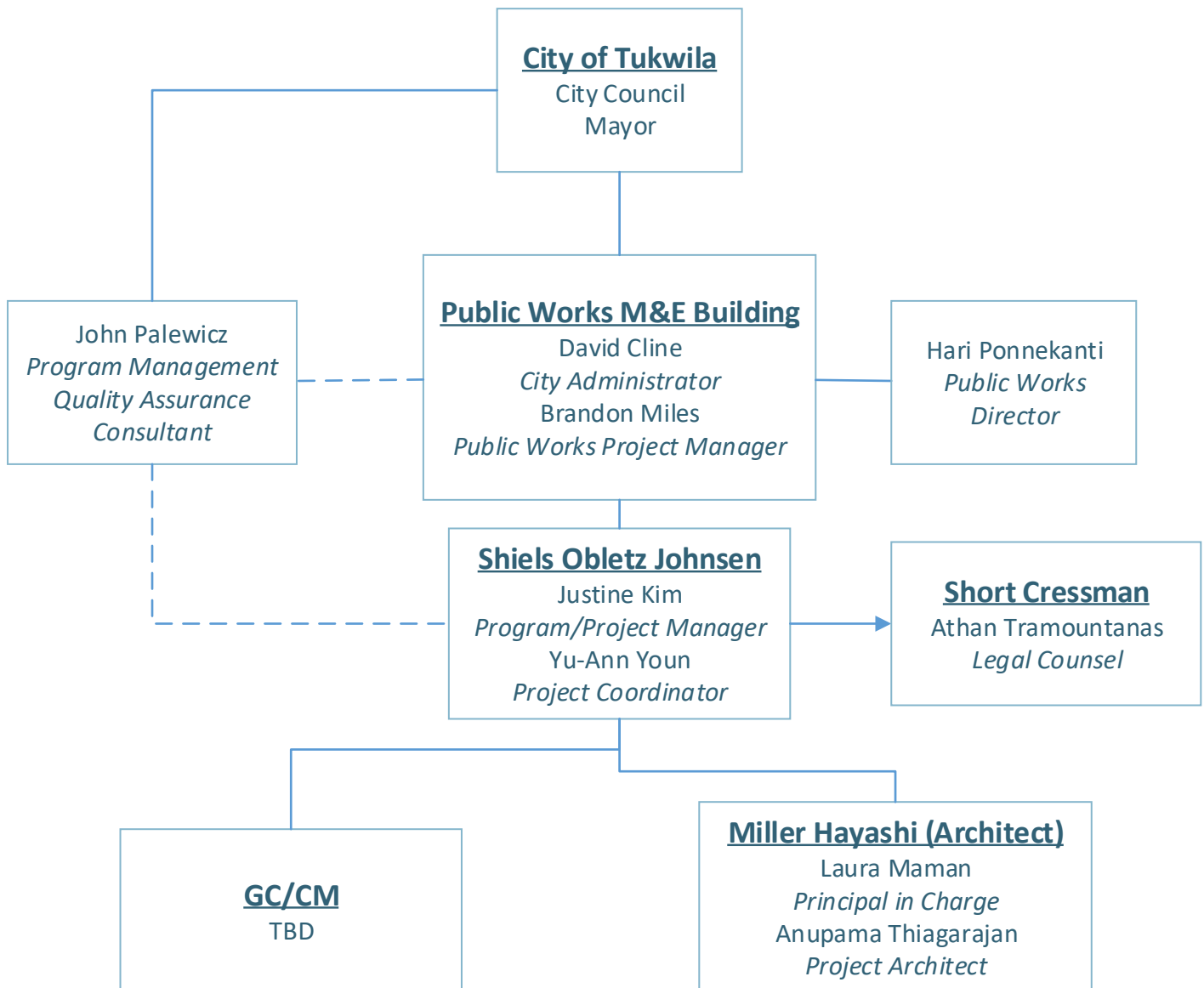
Year	LTGO Debt	UTGO Debt	Total Long-Term Debt	Assessed Value	%Change AV	1.5%	2.5%	Remaining Non-Voted Debt Capacity	Remaining Total Debt Capacity
2017	35,014,277	32,990,000	68,004,277	6,184,943,263	7.31%	92,774,149	154,623,582	57,759,872	86,619,305
2018	48,358,749	31,875,000	80,233,749	6,685,919,176	8.10%	100,288,788	167,147,979	51,930,039	86,914,230
2019	71,439,055	68,405,000	139,844,055	7,351,973,382	9.96%	110,279,601	183,799,335	38,840,546	43,955,280
2020	72,205,534	67,035,000	139,240,534	7,883,057,562	7.22%	118,245,863	197,076,439	46,040,329	57,835,905
2021	73,117,643	66,335,000	142,302,643	8,010,892,032	1.62%	120,163,380	200,272,301	44,195,737	57,969,658
2022	70,734,706	65,375,000	138,650,706	8,970,452,548	11.98%	134,556,788	224,261,314	61,281,082	85,610,608
2023	64,094,790	63,595,000	129,921,790	9,374,122,913	4.50%	140,611,844	234,353,073	74,285,054	104,431,283
2024	59,643,954	61,615,000	123,181,954	9,795,958,444	4.50%	146,939,377	244,898,961	85,372,423	121,717,007
2025	55,602,406	59,210,000	116,426,406	10,236,776,574	4.50%	153,551,649	255,919,414	96,335,243	139,493,008
2026	51,941,964	56,565,000	109,811,964	10,697,431,520	4.50%	160,461,473	267,435,788	107,214,509	157,623,824
2027	48,157,300	53,660,000	102,813,300	11,178,815,938	4.50%	167,682,239	279,470,398	118,528,939	176,657,098
2028	44,231,450	50,485,000	95,403,450	11,681,862,655	4.50%	175,227,940	292,046,566	130,309,490	196,643,116
2029	40,164,314	47,025,000	87,567,314	12,207,546,475	4.50%	183,113,197	305,188,662	142,570,883	217,621,348
2030	36,414,928	43,290,000	79,773,928	12,756,886,066	4.50%	191,353,291	318,922,152	154,869,363	239,148,224
2031	32,218,328	39,270,000	71,488,328	13,330,945,939	4.50%	199,964,189	333,273,648	167,745,861	261,785,320
2032	28,515,314	34,950,000	63,465,314	13,930,838,506	4.50%	208,962,578	348,270,963	180,447,264	284,805,649
2033	24,683,322	30,315,000	54,998,322	14,557,726,239	4.50%	218,365,894	363,943,156	193,682,572	308,944,834
2034	20,723,662	25,360,000	46,083,662	15,212,823,920	4.50%	228,192,359	380,320,598	207,468,697	334,236,936
2035	16,626,052	20,075,000	36,701,052	15,897,400,996	4.50%	238,461,015	397,435,025	221,834,963	360,733,973
2036	12,652,810	14,440,000	27,092,810	16,612,784,041	4.50%	249,191,761	415,319,601	236,538,951	388,226,791
2037	8,926,072	8,440,000	17,366,072	17,360,359,323	4.50%	260,405,390	434,008,983	251,479,318	416,642,911
2038	5,070,838	4,335,000	9,405,838	18,141,575,492	4.50%	272,123,632	453,539,387	267,052,794	444,133,549
2039	1,640,000	-	1,640,000	18,957,946,389	4.50%	284,369,196	473,948,660	282,729,196	472,308,660
2040	-	-	-	19,811,053,977	4.50%	297,165,810	495,276,349	297,165,810	495,276,349
2041	-	-	-	20,702,551,406	4.50%	310,538,271	517,563,785	310,538,271	517,563,785
2042	-	-	-	21,634,166,219	4.50%	324,512,493	540,854,155	324,512,493	540,854,155
2043	-	-	-	22,607,703,699	4.50%	339,115,555	565,192,592	339,115,555	565,192,592

Voted debt cannot exceed the aggregate of: 2.5% for general purposes, 2.5% for parks and open spaces, & economic development, and 2.5% for utility purposes



ATTACHMENT B

Project Organization Chart





GC/CM projects completed by SOJ - comprehensive list

6/20/2023

Project Name		Location	Total (Actual) cost		Delivery Method
10th & Yamhill SmartPark Garage & Retail	Civic	Portland OR	\$25,000,000		CM/GC
Barbara Walker Crossing	Nonprofit	Portland, OR	\$3,200,000		CM/GC
Beaverton Middle School	Education	Beaverton,OR	\$51,600,000		CM/GC
Beaverton Public Safety Center	Civic	Beaverton, OR	\$4,500,000		CM/GC
Belmont Dairy	Housing/Mixed Use	Portland, OR	\$14,000,000		CM/GC
Burien Library and City Hall	Civic	Burien, WA	\$20,700,000	Completed 2009	GC/CM
City of Seattle Fire Station #10	Civic	Seattle, WA	\$44,000,000	Completed 2008	GC/CM
Columbia Ecovillage	Commerical	Portland, OR	\$6,500,000		CM/GC
Columbia Sportswear Headquarters	Commercial	Beaverton, OR	\$10,000,000		CM/GC
Curry General Hospital	Healthcare	Gold Beach, OR	\$35M		Design/Build
De La Salle North Catholic High School	Education	Portland, OR	\$25,000,000		CM/GC
East County Courthouse	Civic	Gresham, OR	\$20,000,000		CM/GC
Eugene Town Square - Farmer's Market	Civic	Eugene, OR	\$5,500,000		CM/GC
Forest Grove High School	Education	Forest Grove, OR	\$30,300,000		CM/GC
Gladys McCoy Health Department Headquarters	Civic	Portland, OR	\$95,000,000		CM/GC
Hollywood Library/ Bookmark Apartments	Housing/Mixed Use	Portland, OR	\$10,100,000		CM/GC
International School (TIS)	Education	Portland OR	\$6,000,000		CM/GC
International School Early Childhood Campus	Education	Portland, OR			CM/GC
King Street Historic Renovation	Civic	Seattle, WA	\$55,000,000	Completed 2013	GC/CM
Les Schwab Headquarters	Commercial	Bend, OR	\$45,000,000		CM/GC
Mercy Corps Headquarters	Nonprofit	Portland, OR	\$37,000,000		CM/GC
Multnomah County Sheriff's Office	Civic	Portland, OR			CM/GC
Museum Place Lofts	Housing/Mixed Use	Portland, OR	\$42,200,000		CM/GC
OMSI Coastal Discovery Center (Camp Gray)	Nonprofit	Newport, OR	\$10,400,000		CM/GC
Open School East (Open Meadow School)	Education	Gresham, OR	\$7,000,000		CM/GC
Oregon City Public Library	Civic	Oregon City, OR	\$10,800,000		CM/GC
Oregon Food Bank West	Nonprofit	Beaverton, OR	\$4,400,000		CM/GC
Oregon Rail Heritage Center	Nonprofit	Portland, OR	\$8,200,000		CM/GC
Overlook Condominiums	Housing/Mixed Use	Portland OR			CM/GC
Pike Place Market - MarketFront	Civic	Seattle, WA	\$75,000,000	Completed 2017	GC/CM
Pike Place Market - Renovation	Civic	Seattle, WA	\$68,000,000		GC/CM
Pioneer Courthouse Square Renovation (2016)	Civic	Portland, OR	\$10,000,000		CM/GC
Planned Parenthood of the Columbia Willamette (PPCW)	Nonprofit	Portland, OR	\$14,000,000		CM/GC
Portland Streetcar Loop Project	Civic	Portland, OR	\$150,000,000		CM/GC
Portland Streetcar Maintenance Facility	Civic	Portland, OR	\$5,100,000		CM/GC

ATTACHMENT C Page 2/2

Portland Streetcar Montgomery Relocation	Civic	Portland, OR	\$2,200,000		CM/GC
Portland Streetcar Projects	Civic	Portland, OR			CM/GC
Portland Transit Mall Revitalization	Civic	Portland, OR	\$225,000,000		CM/GC
Rockwood Public Safety Facility	Civic	Gresham, OR	\$5,470,000		CM/GC
Roosevelt Middle School	Education	Eugene, OR			CM/GC
Safeco Field	Civic	Seattle, WA	\$517,000,000		GC/CM
Seattle Central Waterfront (And Elliott Bay Seawall Project)	Civic	Seattle, WA	\$1,070,000,000		GC/CM
Seattle Civic Center (City Hall and Justice Center)	Civic	Seattle, WA	\$182,000,000		GC/CM
Seattle Public Schools Mercer Middle School	Education	Seattle, WA	\$153,000,000	Est. Completion 2025	GC/CM
Seattle Public Schools Cascadia Elementary and Robert Eagle Staff Middle School	Education	Seattle, WA	\$119,000,000	Completed 2017	GC/CM
Seattle Public Schools Daniel Bagley Elementary School	Education	Seattle, WA	\$40,000,000	Completed 2020	GC/CM
Tukwila Justice Center	Civic	Tukwila, WA	\$67,000,000	Completed 2022	GC/CM
Tukwila Fire Station 51	Civic	Tukwila, WA	\$14,600,000	Completed 2021	GC/CM
Tukwila Fire Station 52	Civic	Tukwila, WA	\$26,700,000	Completed 2022	GC/CM
Seattle Public Schools Olympic Hills Elementary School	Education	Seattle, WA	\$45,000,000		GC/CM
Seattle Public Schools Van Asselt Addition	Education	Seattle, WA	\$44,000,000		GC/CM
ShoWare Center Arena, Kent Event Center	Civic	Kent, WA	\$84,600,000		GC/CM
South Lake Union Streetcar (Seattle Streetcar)	Civic	Seattle, WA	\$52,100,000		GC/CM
St. Francis Apartments	Housing/Mixed Use	Portland, OR	\$15,000,000		CMGC
Tigard Public Library	Civic	Tigard, OR	\$14,000,000		CM/GC

Total Value	\$3,604,070,000.00
--------------------	---------------------------

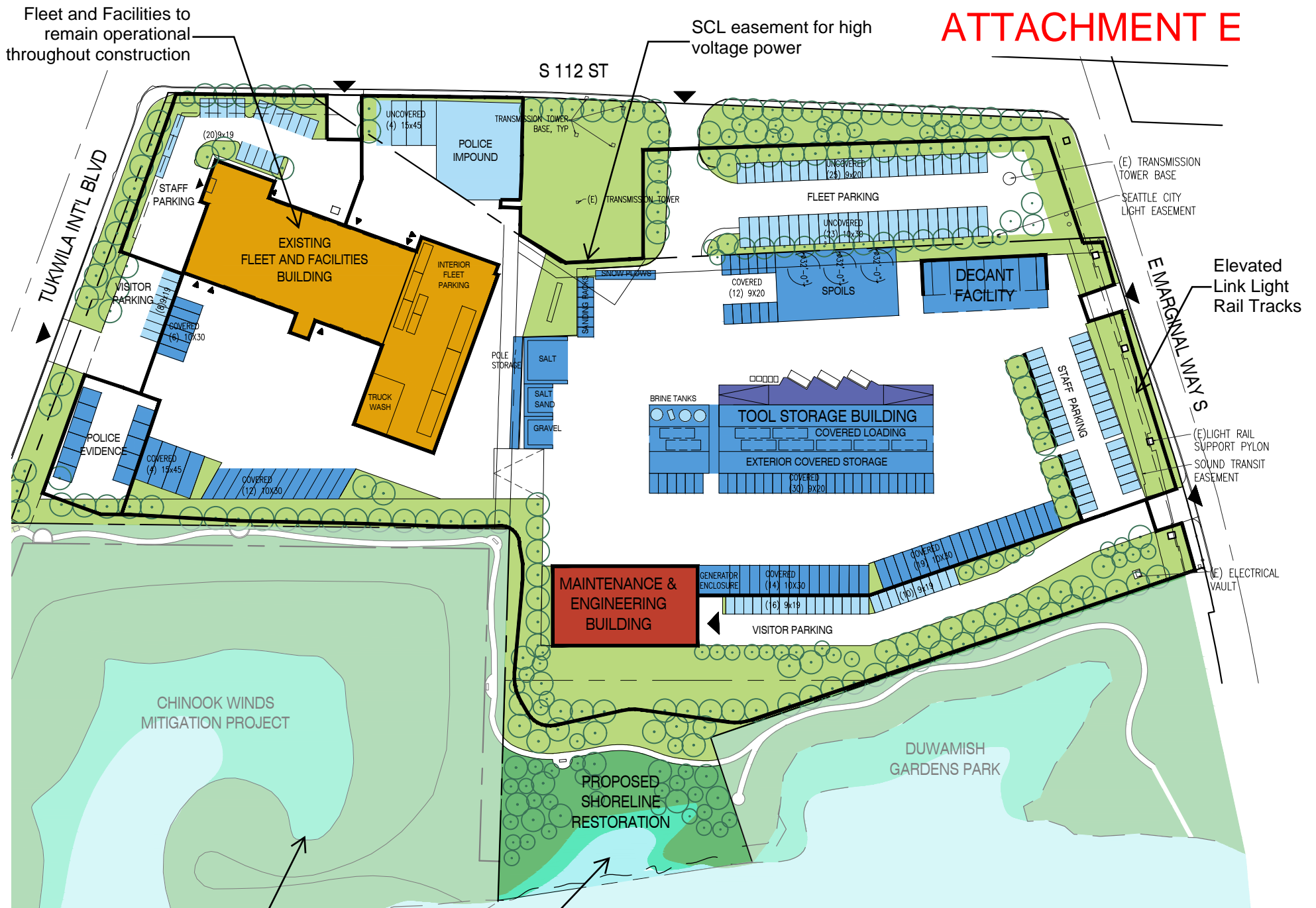
Managed by Justine Kim	\$655,000,000
-------------------------------	----------------------



Recent and Upcoming Construction Projects by City of Tukwila

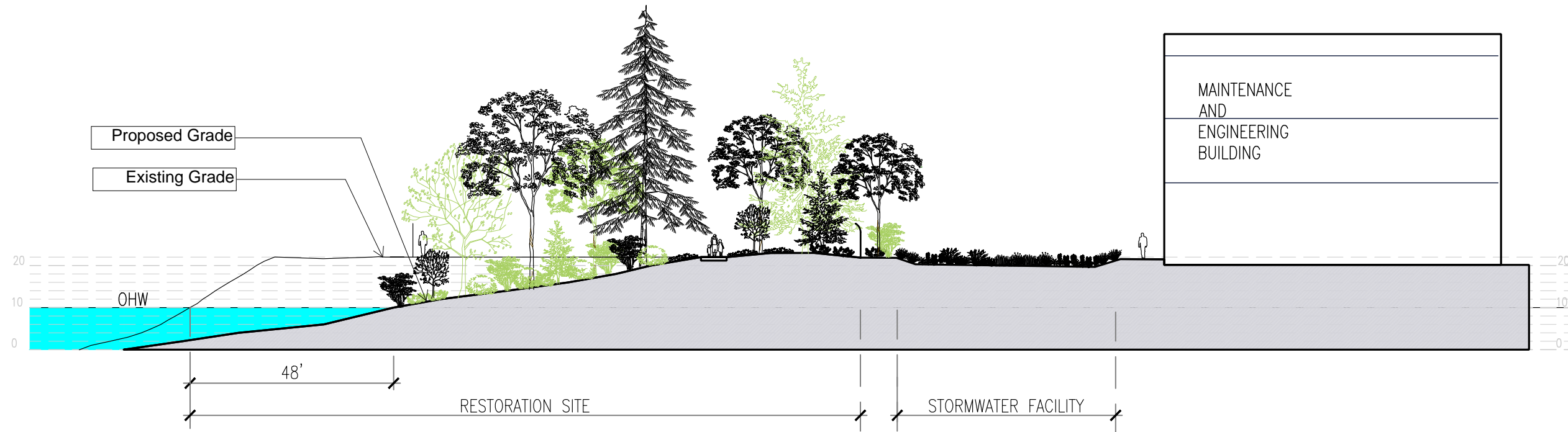
Project Name	Project Type	Total (Actual) cost	Completion Year	Delivery Method
City of Tukwila Justice Center	Civic	\$ 67,000,000	2020	GC/CM
City of Tukwila Fire Station 51	Civic	\$ 14,600,000	2020	GC/CM
City of Tuvila Fire Station 52	Civic	\$ 26,700,000	2021	GC/CM
Public Works Shops Phase I: Fleet & Facilities Building	Civic	\$ 10,800,000	2023	Design/Bid/Build
42nd Ave S Phase III - Undergrounding	Civic	\$ 13,689,906	2020	Design/Bid/Build
53rd Ave S Construction (S 127th - S 144th St)	Civic	\$ 8,134,962	2021	Design/Bid/Build
Tukwila Urban Center - Pedestrian/Bicycle Bridge	Civic	\$ 9,129,522	2019	Design/Bid/Build
West Valley Highway (I-405 to Strander Boulevard)	Civic	\$ 5,000,000	2023	Design/Bid/Build
42nd Ave S Bridge Replacement	Civic	\$ 31,500,000	2027	Design/Bid/Build
Public Works Shops Phase II: Maintenance and Engineering East Campus	Civic	\$ 83,865,000	2027	GC/CM (Proposed)
Total		\$ 270,419,389		

ATTACHMENT E



Existing Recent Shoreline Restoration

Proposed Shoreline Restoration



CONCEPTUAL SECTION: VIEW LOOKING WEST FROM SHORELINE RESTORATION SITE
SCALE 1:30



INFORMATIONAL MEMORANDUM

TO: City Council

CC: Mayor Ekberg

FROM: Rachel Bianchi, Deputy City Administrator

DATE: October 19, 2020

SUBJECT: Report to Council on DBE, local hire and apprenticeship utilization for Fire Station 51 and the Justice center

ISSUE

In April of 2018 the City Council passed resolution 1929 that contained a good faith effort for the Public Safety Plan projects to achieve specific utilization rates around local hire and use of disadvantaged businesses (DBEs). In addition, the Council has a previous resolution requiring 10% apprenticeship utilization on public works projects, which applies to these projects.

DISCUSSION

The City Council's resolution spells out a good faith utilization rate of 17% use of DBEs and 20% use of local hire, defined as employee hours working on a project within a 10-mile circle around Tukwila. While the City's adopted apprenticeship utilization rate for public works projects is 10%, state law mandates a 15% utilization rate, which is the standard the project team held itself to.

Because the City and GCCM are bound by state bidding requirements, the project team must accept the lowest responsive bids for the different bid packages. However, in order to encourage the participation of the DBE businesses on these projects, Lydig construction and BNB combined their efforts and hired Darling Nava of Intelligent Partnerships to help facilitate the outreach efforts to the local and regional DBE subcontractor community. Some of the efforts implemented by Nava attended to create interests include working with:

- Regional Contracting Forum
- National Association of Minority Contractors
- Tabor 100
- Construction Design and Entrepreneurs
- PTAC (Washington Procurement Technical Center) JV Economic Alliance Northwest
- Association of General Contractors
- OMWBE (Office of Minority Women Business Services)
- WEBS (Department of Enterprise Services)
- Monthly updates through email of upcoming events

As for the apprenticeship participation, Darling Nava worked with:

- Seattle Vocational Tech
- ANEW/PACE (Pre-Apprenticeship Construction Education a program of ANEW)
- Youth Build
- Cement Masons (JATC Pre-Apprenticeship)
- TRAC – Trades Related Apprenticeship Coaching
- Ironworkers Boot Camp
- Foster Highschool staff and students

As a point of reference, it is important to remember that in the spring of 2019, when the Fire Station 51 project and the Justice Center project were bidding their scopes of work, the Seattle area was experiencing the highest point of construction boom with over \$6 billion worth of construction projects underway, by WSDOT, Port of Seattle, Sound Transit and other public agencies, not counting the private sector construction activities. These different projects were in direct competition with each other for DBE firms, local hires and apprenticeships.

The project team collected zip codes of every worker on site in order to determine the local hire utilization. DBE and apprenticeship utilization was also tracked by trade and bid package. The following are the results for the two projects:

Fire Station 51

DBE – Goal: 17%
Accomplishment: 23%
Apprenticeship – Goal: 15%
Accomplishment: 16%
Local Hire – Goal: 20%
Accomplishment: 17.4%

Justice Center

DBE – Goal: 17%
Accomplishment 17.8%
Apprenticeship – Goal: 15%
Accomplishment: 18.57%
Local Hire – Goal: 20%
Accomplishment: 13%

In addition, staff analyzed the local hire data for zip codes 98168 and 98188, Tukwila zip codes. 12 employees on the Fire Station 51 project were from these zip code and eight individuals from these zip codes worked on the Justice Center project. Unfortunately, because the City of Tukwila shares zip codes with other jurisdictions, we cannot be sure that these are Tukwila residents, but the closest information we can obtain.

RECOMMENDATION

Discussion only.

ATTACHMENTS

- Lydig Apprenticeship Utilization
- Lydig Local Hires Hours Worked
- Lydig WMBE Participation
- BNB Apprenticeship Utilization
- BNB Local Hires Hours Worked
- BNB WMBE Participation

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

SUPPLEMENT A
ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION
FOR PRC APPROVAL

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

Identification of Applicant

- a) Legal name of Public Body (your organization): **City of Tukwila**
- b) Address: **6200 Southcenter Blvd, Tukwila, WA 98199**
- c) Contact Person Name: **David Cline** Title: **City Administrator**
- d) Phone Number: **206-571-6918** E-mail: **David.cline@TukwilaWA.gov**
- e) Name of Project: **Tukwila Public Works Maintenance & Engineering – East Campus Project**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Earthwork / Site Improvement**
- g) Subcontract Value: **\$7.3M (Rough Order of Magnitude)**

1. Public Benefit –

Request and Background

The application is to request the use of alternative subcontractor selection, per RCW 39.10.385, to procure the services of an Earthwork/Site Improvement subcontractor. The Tukwila PW M&E Ease Campus project includes substantial amount of site improvement scope, over a large area, western half of which will be in full occupancy throughout the construction period. This project has just completed the pre-design/test-to-fit phase, and now is in the early phase of Schematic Design, scheduled to complete by end of this year. If approved, and the subcontractor would be joining the team before the end of Schematic Design to allow collaborative and meaningful input in the design of the project.

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?
 - **Earthwork/site subcontractor's early involvement during the design phase will allow for careful planning of sensitive shoreline restoration work to minimize disruption to the public on the adjacent two parks; Chinook Winds and Duwamish Gardens Park.**
 - **Earthwork/site subcontractor's early explorations will ensure better protection of adjacent habitat and will result in less risk of damaging the ecosystem and occurrence of violating codes or regulations.**
 - **Earthwork/site subcontractor can inform the constructability and pricing information toward the structural design of the building, considering the liquefaction characteristics of the site.**
 - **Utilizing the alternative subcontractor selection process for this project will allow us to select our subcontractor based primarily on qualifications and experience rather than solely basing the selection on the lowest priced responsive bid received. This will allow us to tailor our alternative subcontractor selection RFQ/RFP criteria and scoring to suit the specifics of this type of work and this project. This type of assurance of subcontractor qualifications and experience is just not possible in a Design/Bid/Build delivery method, where selection is based solely on price.**

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public.

City of Tukwila, SOJ, Miller Hayashi and Geo Engineers have been working together on the prior phase of this project for almost a year. Based on the findings of the scope of the project, and the existing soils conditions(liquefaction zone), as well as the wetlands restoration work along the river's edge, the team has come to a conclusion that it would be beneficial to utilize alternative subcontractor selection for this project starting in early design phase.

The City of Tukwila, has requested and granted a relief from the Department of Ecology on the jurisdictional review of the project scope within the Riparian Corridor. This was due to the creation of Chinook Winds Park to the Southwest of the project, which resulted in moving the Ordinary High Watermark which created a hardship to the adjacent property owner. Despite the relief from the DOE, the project includes sensitive restoration work which will go through the City of Tukwila's permitting process, as well as fulfilling the City Council's direction to improve the natural environment to the maximum extent possible.

These were the influential factors in arriving at the determination for requesting the alternative subcontractor selection process.

2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

Similar to our active involvement with selection and oversight process of the GC/CM contractor, we will work with the selected GC/CM and SOJ to solicit, evaluate and procure the earthwork subcontractor. We will be directly participating in reviewing the submittals, scoring them and interviewing the candidates to carefully select the optimal partner and negotiate the appropriate cost for this complex project delivery.

- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

City of Tukwila will be an active partner to the selected GC/CM contractor during alternative subcontractor selection, providing oversight, assistance and approvals along the way. There have been some recently adopted changes to RCW 39.10.385. In review of those revisions, we understand the specific responsibilities of the City of Tukwila during the alternative subcontractor selection process to include:

- i. Authorize GC/CM to proceed with alternative subcontractor selection.**
- ii. Work with the GC/CM, arrive at the decision that the use of alternative subcontractor selection is in the best interest of the public. The determination process would include:**
 - 1. Publication of a notice of intent to utilize alternative subcontractor selection.**
 - 2. Conducting a public hearing.**
 - 3. Consider comments and determine whether alternative subcontractor selection is in the best interest of the public.**
 - 4. Issue a final determination to all interested parties.**
 - 5. Receive and respond to written protests related to the determination.**

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

- iii. Serve on the committee that reviews Qualifications received and selects the most qualified subcontractors.
- iv. Receive and respond to written protests related to the selection of the most qualified subcontractors.
- v. Review cost proposals received from the most qualified subcontractors and score/determine the selected firm.
- vi. Review preconstruction service fees and contract terms received from the selected firm to determine that they are fair, reasonable and within the available budget.
- vii. Approve the GC/CM to contract with the selected firm for Preconstruction Services.
- viii. At the time of GMP negotiations, review the proposed maximum allowable subcontract costs.
- ix. Provide agreement to and approval of the final maximum allowable subcontract costs.
- x. After completion of the subcontractor's work, pay for an independent third-party audit to determine the proper accrual of subcontract costs.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: David M. Cline

Name (please print): David M. Cline (public body personnel)

Title: City Administrator

Date: 6/20/2023