

Trailhead Apartments
Trailhead Apartments LLLP
Request for Proposals
Construction Manager as Constructor

Addendum No. 1
September 18, 2024

This Addendum modifies and forms part of the Request for Proposals dated September 4, 2024.

Changes to the Request for Proposals

Text changes with replaced or revised language are noted:
Additions are underlined. Deletions are lined through.

Section 1-C – Estimated Project Schedule. Date change.

Exhibit A. Revised.

RFP Questions

Question 1

Can you send a plan holders list?

Answer: An updated plan holders list is published on the RFP webpage every Wednesday.

Question 2

All the contract exhibits are in PDF format, is it possible to provide those in MS Word?

Answer: Not all documents are available in MS Word format. However, we have posted MS Word versions of Exhibit B and Exhibit C on the RFP webpage.

Question 3

On the Exhibit A, Fee Worksheet, under Construction Services, you have the Project Exec noted as included in the Fee, yet in Construction Phase Staff, the same title is listed for pricing as part of the GC's. Please clarify.

Answer: The Project Exec should be included in the Fee, not the Construction Phase Staff. Please see the updated Exhibit A.

Question 4

After reviewing, the RFP is geared towards a General Contractor providing this role, however, does King County ever partner with Owner's Reps to provide overall project oversight, consulting, and execution services?

Answer: The RFP is intended to provide for the selection of a Construction Manager as Constructor. Trailhead Apartments LLLP will provide their own owner representation in both the preconstruction and construction phases.

Question 5

Exhibit A: Fee and General Conditions Worksheet indicates we are to include pricing for Temporary Sanitation. Please clarify if this is to be for the entire project, as this is usually negotiated after the project is more defined and crew sizes and makeups are determined.

Answer: This is for the entire construction phase of the project (excluding the market rate building). Please provide an estimate for this cost, assuming the concept design and 18 months of construction. This number can be revisited after more information is available.

Question 6

Exhibit A: Fee and Conditions Worksheet indicates we are to include pricing for Dumpsters. Please clarify if this is to be for the entire project, as this is usually negotiated after the project is more defined and dumpsters / debris removal can be more accurately quantified.

Answer: This is for the entire construction phase of the project (excluding the market rate building). Please provide an estimate for this cost, assuming the concept design and 18 months of construction. This number can be revisited after more information is available.

Question 7

Exhibit A: Fee and General Conditions Worksheet indicates we are to include pricing for Permits. Please clarify which permits are CMC responsibilities. Building permit is typically by Owner. Mechanical and Electrical Permits are typically with the cost of work by the Mechanical and Electrical Subcontractors (which would then be part of the bid packages).

Answer: Trailhead Apartments LLLP will be responsible for acquiring and paying for site development and building permits for the affordable housing phase. The market rate phase is excluded. The contractor is responsible for the coordination of all required inspections. Permit fees for mechanical, electrical and plumbing will be the responsibility of the contractor and are to be estimated for the purpose of the RFP and will be adjusted once the scope of work is finalized.

Question 8

Exhibit A: Fee and General Conditions Worksheet indicates we are to include pricing for Materials Handling. Please clarify what is anticipated in this pricing. Typically, items such as Tower Cranes, mobile cranes, forklifts, material lifts, etc. is usually negotiated outside of bid general conditions after site logistics and final scheduling is worked through with the team.

Answer: Please provide an estimate for this cost, assuming the concept design and 18 months of construction. This number can be revisited after more information is available.

Question 9

Exhibit A: Fee and General Conditions Worksheet indicates we are to include pricing for Surveying and Layout. Can this scope be moved to cost of work as this is usually performed by a third-party subcontractor after the scope is more defined (amount of earthwork, flatwork, utilities, etc.). We would anticipate writing a bid package for this scope.

Answer: Please provide an estimate for this cost as a General Condition, assuming the concept design. This number can be revisited after more information (including a bid) is available.

Question 10

Exhibit A: Fee and General Conditions Worksheet indicates we are to include pricing for Temporary Utilities. Please clarify if this is for the entire project, as this is usually negotiated after temporary water and temporary electrical requirements are more defined.

Answer: This is for the entire construction phase of the project (excluding the market rate building). Please provide an estimate for this cost, assuming the concept design and 18 months of construction. This number can be revisited after more information is available.

Question 11

Exhibit A: Fee and General Conditions Worksheet indicates we are to include pricing for Final Clean. Can this scope be moved to cost of work as this is usually performed by a third-party subcontractor. We would anticipate writing a bid package for this scope.

Answer: Please provide an estimate for this cost as a General Condition. This number can be revisited after more information (including a bid) is available.

Question 12

Exhibit A: Fee and General Conditions Worksheet indicates we are to include pricing for Field Engineering and Equipment. We assume this is meant to cover our project engineers for the project. If other scope is required, please clarify.

Answer: It is meant to cover your project engineers for the entire project.

Question 13

Please confirm that CMC General Liability Insurance and City and State B&O Taxes are not to be included in fee percentage and are a "direct cost" similar to Builders Risk Insurance and Payment and performance bonds.

Answer: Please include these costs as a part of the fee.

TRAILHEAD APARTMENTS LLLP
600 Andover Park West
Tukwila, WA 98118

REQUEST FOR PROPOSALS

Construction Manager as Constructor
For
Trailhead Apartments in Issaquah, Washington

ISSUE DATE: September 4, 2024

DUE DATE: September 25, 2024

RFP CONTACT: Nate Kraus
Senior Management Analyst
King County Housing Authority
600 Andover Park West
Tukwila, WA 98188

Email: NathanK@kcha.org

SECTION I: INTRODUCTION

A. Overview

Trailhead Apartments LLLP ("Owner") invites licensed and bonded General Contractors in the State of Washington to submit their qualifications for Construction Manager as Constructor (CMC) services for the pre-construction and construction phases of a new affordable multi-family building, known as Trailhead Apartments, at 1550 Newport Way NW, Issaquah, Washington. Trailhead Apartments LLLP is a new entity formed specifically to develop and own the Trailhead Apartments. King County Housing Authority (KCHA) will provide development consulting services to the Owner. This project will include affordable housing, housing for individuals with developmental disabilities, as well as space for a new community health center, known as the Issaquah Opportunity Center. It is part of a larger transit-oriented development that will include a second building for market rate housing.

Owner is seeking a CMC firm to coordinate and manage the building process as a member of a team with the Owner, Architect, and other project consultants. The CMC must be skilled in developing schedules, preparing construction estimates, performing value engineering and constructability reviews, analyzing alternative designs, understanding construction methods and techniques, monitoring and documenting costs, and coordinating and communicating with other team members through the design and construction phases. In addition, the CMC must be familiar with the local labor and subcontracting market, be capable of working with subcontractors to generate viable pricing alternatives, and be familiar with the construction of affordable housing.

Owner intends to select a single CMC for the site development and Trailhead Apartments construction, but the market rate housing contractor will be selected by the yet to be identified owner of the market rate building. Owner intends to enter into a CMC Contract with the selected CMC firm that will include **Preconstruction Services** with provisions for adding **Construction Services** with identification of a **Construction Manager Fee** and **Fixed Costs for General Conditions Work**, through acceptance of a Guaranteed Maximum Price (GMP) by contract amendment. The amendment would include construction services through completion of the Project.

B. The Project

The development grew out of a vision from the City of Issaquah to create a catalyst transit-oriented development (TOD) in Central Issaquah. The development will be comprised of a mix of affordable and market rate housing. The project is to include structured parking, supportive services, and public spaces. Trailhead Apartments LLLP was formed to be the owner and developer of the affordable housing and will oversee the master development of the site. The developer/owner of the market rate housing has not yet been selected.

The site of the Trailhead project is located at 1550 Newport Way NW in Issaquah, WA (parcel

number: 2924069002). The development will be a mixed-use, mixed-income TOD, on a site adjacent to the Issaquah Transit Center. The project site is bordered by NW Maple Street to the north, Newport Way NW to the south, commercial property to the east and a private street to the west. The project consists of the construction of two new, mixed-use buildings. Building One, The Trailhead, located on the northern portion of the site, will include affordable housing, an Opportunity Center, amenity space and parking. Building Two, located on the southern portion of the site, will be market-rate housing, amenity space and parking. Each building will be a standalone building with separate ownership entities.

Zoning

The project site is located within the Central Issaquah Plan and is subject to the guidelines and design standards set forth by the plan. The goal of the Central Issaquah Plan is to guide the evolution of Central Issaquah from a sprawling, suburban development, consisting of strip malls and low-rise office buildings to a more urban, walkable, transit-oriented community with mixed uses and affordable housing options. Issaquah intends to use the plan to create a high-quality, mixed-use, urban environment that has visually engaging buildings and streetscapes that are pedestrian oriented.

TOD

The Project is located directly adjacent to the Issaquah Transit Center, across the street from Tibbetts Park and within blocks of the Issaquah Commons and Gilman Village urban centers. The adjacent Issaquah Transit Center, which is served by bus lines 554 and 556, provides express service to Downtown Seattle, Downtown Bellevue, Bellevue College and other major employment centers. The East Link 2 Line (light rail) opened in 2024, with connection between certain eastern suburbs, will connect to the 1 Line in Seattle in 2025. Sound Transit anticipates providing light rail service to Issaquah by 2041.

The Trailhead Building

Building One, The Trailhead, will consist of approximately 160 units of affordable housing and amenity space, located above the new Issaquah Opportunity Center (IOC). The IOC will provide behavioral, medical and dental services, requiring 10,000 SF on the ground floor. In addition, Life Enrichment Options (LEO) will provide 6 communal-living units of affordable housing for people with developmental disabilities. The 6 LEO units are not included in the 160 units of affordable housing. Parking will be within the building podium for all of these uses. The Trailhead Building will be financed with a variety of public financing, including equity from Low-Income Housing Tax Credits (4%), tax-exempt bond financing, and funds from King County and ARCH. The Owner has either secured or is confident of securing all this financing and does not anticipate delays related to financing applications.

Market-Rate Building

Building Two will be market-rate housing and consist of approximately 200 units, amenity

space and parking in the ground level podium. This RFP does not include CMC services for Building Two. Construction services for Building Two will be contracted separately by a private developer. The Owner has not yet selected a development partner for the Market Rate Building, but anticipates doing so in the next six months.

C. Estimated Project Schedule

Completion of Concept Design	September 10, 2024
Schematic Design Complete	November 4, 2024
Submission of Site Development Permit	November 5, 2025 2024
Trailhead 50% Design Development Complete	December 31, 2024
Trailhead 100% Design Development Complete	February 24, 2025
Submission of Building Permit	May 19, 2025
Issuance of Building Permit	May 18, 2026
Issuance of 90% Construction Documents	October 6, 2025
Bidding complete	December 1, 2025
Final GC GMP	December 29, 2025
Full Notice to Proceed to GC	June 8, 2026
Construction Complete (18 months)	October 25, 2027
Residents Move-in	November 1, 2027

D. Construction Methodology

Under the CMC form of contracting, the CMC firm is hired at the beginning of the project to assist with design considerations, administrative coordination, scheduling, budget estimating, constructability review, and value engineering. The CMC provides these services, as well as management of the construction, for a negotiated fee. In addition, the CMC method provides, during the design process, a guaranteed maximum price (GMP) for the full value of the construction, backed up by a full performance and payment bond. Subject to parameters described within the contract, subcontracted work will be competitively bid by the CMC firm, with the oversight of the Owner.

In addition, the CMC firm assists in achieving a cost-efficient, energy-efficient and easily maintained project design. The total project cost will be kept within budget through the guaranteed maximum price, for which there is a contractual agreement well before the project begins construction.

SECTION II: SCOPE OF SERVICES

Owner is seeking a Construction Manager as Constructor (CMC) to coordinate and manage the building process as a member of a team with the Owner, Architect and other project consultants. The CMC should be skilled in developing schedules, preparing construction estimates, performing value engineering, understanding construction methods and techniques, sequencing of work, and collaborating throughout the design and construction phases. The CMC must be familiar with the local labor and sub-contracting market, be capable of working with sub-contractors to generate viable pricing alternatives, and possess experience in working with public sector construction and public contract laws. The CMC must be knowledgeable and experienced in low-cost residential construction, commercial construction, techniques, materials and contractors, and demonstrate expertise with multi-story wood frame with podium construction and sustainable building techniques.

The CMC will serve as general contractor for the project. The CMC will provide Owner with construction cost estimates for the construction work. The CMC will provide Owner with a not-to-exceed price for the actual construction work (Cost of Work). The not-to-exceed price for Cost of Work plus the CMC's fee shall be defined as the Guaranteed Maximum Price (GMP). The Cost of Work will include a contingency amount as approved by Owner. The GMP shall be within the Owner's construction budget.

The CMC will be required to provide insurance and performance and payment bonds equal to 100% of the GMP, from a surety qualified in the State of Washington. The CMC will publicly and competitively bid all the work of the project to subcontractors. The subcontracts will be between the CMC and the subcontractors. The schedule for the project will be guaranteed by the contract between the Owner and the CMC. The contract with the CMC will contain liquidated damages provisions, in the event of late completion.

The actual cost of the construction plus the contingency, less CMC's fee, shall be called the Cost of Work. By executing a GMP amendment to the contract, the CMC guarantees that the Cost of Work plus the CMC fee shall not exceed the GMP. Should the Cost of Work plus the CMC fee be less than the GMP, any such positive difference including any remaining contingency, shall be realized as "savings" at the end of the project. Although it is the intention of the Owner to save money on the project, if at all possible, the Owner reserves the right to work with the CMC and Project Architect to use anticipated savings to build additional components of the project as needed. Within the GMP, the CMC shall include all costs, except those specifically excluded by Owner, for producing a fully functioning project, to the level of scope defined by the outline specifications produced as part of the GMP negotiation. Any remaining savings shall be split evenly between the Owner and the CMC.

The Owner has contracted with the Architect for the project. The Architect will subcontract with a Design Team. The CMC will be consulted in this process. The Architect through their Design Team will provide the following basic services: Architecture, Interior Design, Civil Engineering, Landscape Architecture, and Structural Engineering. The Mechanical and

Plumbing, Electrical, and Electrical Low-Voltage Systems, the Fire Sprinkler and Fire Alarm systems designs will be provided as a Design/Build service by the CMC. The Architect will have Electrical, Mechanical and Plumbing Engineers on their team to develop performance specifications for the Design/Build work. The CMC may choose to engage Mechanical, Electrical and Plumbing subcontractors earlier in the process to coordinate their Design/Build work with the overall design.

Construction Services for this project will include, but are not limited to, the following:

A. PRE-CONSTRUCTION PHASE

1. Attend Weekly Meetings and provide input on project progress
2. Provide preliminary evaluation of the program design concept and project budget requirements. Provide cost evaluations of alternative materials and systems.
3. Review of drawings and specs as they are being developed for constructability and completeness. Review plans and specifications on a continuous basis and advise the Architect and Owner whenever the estimated construction costs are expected to exceed the estimated budget. In a timely fashion, provide the Architect with alternatives that will bring the project cost within budget. Continually update the project cost.
4. Provide detailed cost estimates at each of the following milestones. For each of the estimates, separate out the cost of constructing the Opportunity Center, the LEO apartments and the portion of site development costs attributable to the Market Rate Building (Building Two).
 - 100% Concept Design
 - 100% Schematic Design
 - 100% Design Development
 - 60% Construction Documents (Permit submittal)
 - 90% Construction Documents (Pricing set)
5. Engage design-build subcontractors in a timely manner. Manage their progress and deliverables in accordance with the design phases.
6. Work with Owner to evaluate sustainable building techniques or approaches.
7. Advise Owner and Project Architect on site and improvements, selection of materials, building systems and equipment, and methods of project delivery. Provide recommendations on relative feasibility of construction methods, availability of materials and labor, time requirements for procurement, installation and construction.
8. Maintain budget control log tracking potential Value Engineering (VE) items and decisions.
9. Good/Better/Best analysis to provide owner with decision points that will contribute to energy and resource consumption efficiency of the project.
10. Develop, refine and update comprehensive schedule outlining duration of

construction.

11. Provide current market rate cost input from subcontractors.
12. Coordinate site logistics, potholing and other investigative processes.

B. CONSTRUCTION PHASE

1. Attend regular Owner's meetings to review the progress of the work.
2. Assemble drawings and specifications provided by the Design Team into bid packages, according to the contractual requirements and Owner procedures. Ensure that all bid packages, including those early packages that are developed during Design Development, are within budget. Prepare a final construction estimate for each bid package before it goes to bid. Review and report on all bids against these final estimates. Update total project budget. Develop bidders' interest in the project. Establish bidding schedules and issue digital copies of the bidding documents to area plan centers and subcontractor bidders. Advertise the work and provide outreach to potential bidders. Conduct pre-bid conferences if necessary. Receive sub-contractor bids and analyze bids.
3. Fully coordinate the work of all subcontractors and vendors. Provide regular and on-going quality inspection and assistance to the Architect in ensuring that the work meets all specifications and applicable codes.
4. Comply with all requirements of the permitting jurisdiction, utility providers and other regulatory bodies.
5. Submit written progress reports to Owner and maintain project logs for requests for information, submittals, changes to the scope, and identified deficiencies.
6. Review and expedite all change order requests, both included within the GMP and involving a change to the GMP. Provide a detailed cost analysis of all proposed subcontractor costs. Negotiate with subcontractors to bring their costs in line with the CMC's estimate. Ensure that all change orders and proceed orders receive the Owner's prior approval before the execution of work and that all costs are either on a lump sum basis or a time and materials (T&M) basis with a not-to-exceed (NTE) limit. No T&M work shall occur without a NTE limit. For work performed on a T&M or unit basis, monitor and ensure that accurate records are maintained.
7. In the event that interpretation of the meaning and intent of the plans and specifications becomes necessary, expedite consultation and resolution with the Architect through an established RFI process and render a recommendation to the Owner.
8. Monitor progress of work and recommend such action as may be necessary to keep project on schedule and budget.
9. Review and make recommendations for all payment requests. Physically inspect the work and materials connected with each payment request.
10. Review all requests for time extension. Work with the subcontractors,

- Architect and the Owner to find solutions, wherever possible, to avoid delay.
11. As the work progresses, prepare, or have prepared (with CMC verification for accuracy and completeness), as-built drawings for permanent retention by the Owner, and for use in production of record drawings by the Architect.
 12. Maintain an accounting system for effective fiscal control, including a bi-weekly detailed cost estimate and a monthly status report with budget recommendations.
 13. Monitor compliance with payment of prevailing wages on all contracts and subcontracts.
 14. Provide all closeout documentation as required by Contract, Supplementary Conditions, and Specifications. The project will not be considered Complete until the Operation and Maintenance Manuals and the Record Drawings have been submitted.
 15. Participate in (multiple) warranty inspections at, but not exceeding, one year after substantial completion of all phases of work.

SECTION III: SELECTION PROCESS AND REQUIREMENTS

The intent of this Request for Proposals is to select a single CMC to enter into a Contract to provide Construction Manager as Constructor services as described in the above Scope of Work.

Qualified and experienced companies are invited to submit a proposal in accordance with requirements outlined below:

- A. Submission content, in accordance with the conditions defined in the RFQ, must be received no later than 11:00 AM PDT, Wednesday, September 25, 2024 at the address below. E-mail submittals will be accepted if received no later than 11:00 AM PDT, Wednesday, September 25, 2024.
KCHA Central Office
Attn: Nate Kraus
600 Andover Park West
Tukwila, WA 98188
Nate Kraus
nathank@kcha.org.
- B. Any and all preparation costs incurred by the Proposer in developing proposals, presentations, demonstrations or any other activity in responding to the RFP are the sole responsibility of the Proposer and will not be reimbursed by Owner. The proposal, along with all supporting materials, shall become the property of Owner. All of the information provided is public record and will be provided in conformance with the Owner's public records request policy.
- C. Owner may at its sole and absolute discretion, reject any and all, or parts of any and all, proposals; postpone or cancel, at any time, this RFP process; or waive any irregularities in this RFP or in the proposals received as a result of this RFP. Also, the determination of the criteria and process whereby proposals are evaluated, the decision as to who shall receive a contract award, or whether or not an award shall ever be made, shall be at the sole and absolute discretion of Owner. Owner may at any time request clarifications and supplemental information from any respondent after receipt of proposals. Additionally, Owner may enter into a contract for all or a portion of the planned developments, at the discretion of Owner.
- D. No Pre-Proposal Conference will be held for the selection process. Requests for additional information or clarification should be directed towards Nate Kraus at nathank@kcha.org. All questions must be submitted by 11:00 AM PDT on September 16, 2024. In the event there are changes or clarifications to this RFQ, KCHA will issue an addendum. Addenda will be posted on the KCHA project webpage and notification

emailed to firms registered through the KHCA website. It is the responsibility of the respondent to check the KCHA project webpage prior to the submittal deadline to ensure that all addenda issued by KCHA have been received and acknowledged.

The CMC will be selected on the basis of several factors, including, but not limited to: Experience with similar projects including preconstruction services, staff qualifications, approach to this specific project, and fee proposal. Owner reserves the right to check references to verify the information presented in the proposal.

- Written proposals submitted in accordance with this RFP will be evaluated by a committee of KCHA staff and/or project consultants.
- The committee will rate the proposals according to the selection criteria outlined below and select top firms. Interviews may be held, if necessary, to make a final selection and recommendation.
- Based on the ratings of the written proposals and possible interviews, the committee will make a recommendation to KCHA's President/CEO.
- Owner will negotiate a contract, including a fee amount, with the top ranked firm. If the selection committee determines that it will not reach an agreement with the top-ranked firm, the selection committee may choose to negotiate with the next-ranked firm, may choose to reestablish a short list of remaining highly-ranked firms or may choose to cancel the RFP. A professional services agreement may be entered into for pre-development services prior to the AIA Contract.

SECTION IV: SUBMITTAL REQUIREMENTS & EVALUATION CRITERIA

Responses to the following items must be provided following the format described and should be prepared simply and economically. Owner reserves the right to reject all proposals or to request clarification of proposals during analysis, selection, and award proceedings. Brevity is encouraged. The evaluation committee will look favorably upon succinct and direct language.

A. Cover Letter (No Points)

Please include a cover letter that describes your Firm's interest in the project. Include acknowledgement of any addenda received. The letter must be signed by an individual who is authorized to bind the Respondent contractually. The signature must indicate the title or position that the individual holds in the firm.

B. Capacity and Relevant Experience (50 points)

1. Describe your firm's history. Include information identifying the firm's annual volume of business, financial/bonding capacities, and speak to the firm's stability in the market place. Information identifying the firm's strengths and weaknesses along with special capabilities that may be appropriate to this Project will assist in the evaluation. Provide the status for anticipated work within the firm in terms of time and magnitude for the time anticipated for this project, as it relates to availability of key personnel and your firm. Include MWBE certification information if applicable.
2. Please attach the following documents:
 - Current Washington State General Contractor's License
 - Company financial statement for most recent year available audited or prepared to Generally Accepted Accounting Principles (GAAP) standard.
 - Name and contact information of surety provider and current bonding capacity.
 - Current safety rating
3. Describe the CMC's recent experience in providing pre-construction and construction services for new multifamily residential projects, including those in East King County, with a construction budget of at least \$40 million. Please address the following:
 - Describe your firm's experience with projects of similar size, type, and complexity.
 - Identify five recent projects you feel to be the most similar to this Project in terms of site, size, type and complexity. For each project include the following information:
 - Whether preconstruction services were provided
 - Photos or drawings of projects referenced

- Contact information for a person from the project owner familiar with your performance.
 - Original construction budget and final cost (including all change orders)
 - Describe your firm's experience working in the City of Issaquah and any special knowledge or considerations that could apply to this project.
4. Describe experience with publicly funded affordable housing projects. Include your experience complying with local, state and federal prevailing wage requirements and with the Washington Evergreen Sustainable Design Standard.
 5. Identify and attach resumes for key individuals from the firm that will be assigned to this Project during pre-construction and construction. Describe their relevant experience, responsibilities and approximate amount of time each will devote to this project during every phase. Identify their length of employment with your firm and, if less than three years, prior firm employment. Provide references with contact information for each team member's last three projects in a similar role.
 6. Indicate if the CMC is currently or has, during the last 5 years, been involved in defending, negotiating, mediating, or litigating in court, administrative proceedings, or arbitration any claims or liens relating to or arising from construction or business activities. Provide a brief description of any involvement.

C. Project Approach (25 points)

Describe how you will approach the project and provide the services outlined in the RFQ including an integrated design approach during preconstruction and working with the owner's building service / maintenance staff during the course of pre-construction and post construction phases.

1. Discuss how your involvement during predevelopment has resulted in cost savings, efficiency, and schedule certainty. Identify specific project examples and what outcomes you were able to achieve, quantifying the impact as much as possible.
2. Identify the specific project management strategies your firm will use in the administration of this Project, in both the preconstruction and construction phases.
3. Describe how your firm approaches pricing escalation and subcontract management. How would you work with the Owner to reduce risk and maximize cost savings during subcontractor bidding and construction?
4. Describe how changes and omissions in the documents are managed.
5. Describe your company's program for Quality Control and Quality Assurance

- during preconstruction and construction phases.
6. How do you deal with constructability issues or unforeseen conditions discovered in the course of construction?
 7. Describe your approach to diversity and inclusion in hiring and sub-contracting.
 8. Describe your approach to using BIM in the pre-construction and construction process.
 9. List areas that you might self perform.
 10. What is your approach to closing out construction at the end of a job and preparing closeout documentation?

D. Proposed Fee and Costs (25 points)

Submit a fee proposal in accordance with the instructions provided below. For the purposes of the fee proposal, assume a total construction cost less fee and general conditions of \$50,000,000, a total of 160 units of housing, and 18-month construction duration.

1. Preconstruction Services Fee. Provide your firm's Preconstruction Services Fee as a maximum not-to-exceed amount for this Project on Exhibit A: Fee and General Conditions Worksheet. Provide backup documentation that lists the hourly rates or other basis of compensation for each of the staff involved in Preconstruction Services. The scope of work for these services described in Section II.A. of this RFP.
2. CMC Fee. Provide your firm's CMC Fee Percentage on Exhibit A: Fee and General Conditions Worksheet.
3. General Conditions Costs. Indicate your firm's proposed costs covering general conditions by filling out the appropriate column in Exhibit A: Fee and General Conditions Worksheet. Fill in all applicable lines with dollar estimates. It is the Owner's intention to use these estimates as a basis for a contractual Fixed Cost for General Conditions Work. Please fill in any additional items you intend to include in General Conditions. The Owner will negotiate this cost based on actual scope of work.
4. Change order markups. Please specify the change order mark up percentage for self-performed work and for work performed by subcontractors on Exhibit A: Fee and General Conditions Worksheet.

Owner reserves the right to negotiate to a lower fee prior to awarding the contract.

E. Comments on markups to AIA Documents

Please describe any objections to the changes made by Owner to the AIA Documents A133-2019 (Attachment B) and A201-2017 (Attachment C) along with the reasons for

the objections and proposed replacement language.

Interview (if necessary)

Owner may conduct interviews with the top ranked Firms, if necessary. After completing the interviews, the evaluation committee may revise its scores based on the evaluation criteria in Section IV of this RFP. Interviews are not a separate evaluation criterion eligible for points, but the committee may consider the interview when revising its scores.

SECTION V: SCHEDULE

The schedule for this RFP is as follows.

Task	Date
RFP Issue Date	September 4, 2024
Deadline for Questions	September 16, 2024
Issue Final Addendum (if necessary)	September 18, 2024
Proposals Due	September 25, 2024
Committee Evaluation	October 2, 2024
Interview (if necessary)	October 9, 2024
Selection of Firm	October 11, 2024

All above dates are subject to change at Owner's discretion.

SECTION VI: ADDITIONAL CONTRACT REQUIREMENTS AND PROVISIONS

The Owner strongly encourages the participation of Minority, Women and/or Disadvantaged Businesses in this Project

Owner intends to use the attached form of the AIA A133 – 2019: Standard Form of Agreement Between Owner and Construction Manager as Constructor, as marked up, and the AIA A201 – 2017: General Conditions of the Contract for Construction, as marked up. If the Proposer objects to any of the changes to the AIA documents, the Proposer should itemize their objections in their response. It will be assumed that the Proposer accepts all changes that are not specifically objected to in this response.

Proposer agrees to maintain accurate fiscal records that conform to generally accepted accounting principles and are in compliance with all State public audit and accounting requirements.

Proposer agrees to comply with all applicable Federal, State, County, and local ordinances, statutes, rules and laws governing this project and it's financing.

Proposer agrees that it will not sub-contract any part of the contract without the prior written consent of the Owner.

Projects may be funded partially with federal funds. Contractor may be required to comply with the Davis Bacon Act or State Prevailing wage laws. Monitoring of wage rates shall be per the U.S. Department of Labor (DOL) standards.

All information submitted by Proposers shall be public record and subject to disclosure pursuant to the Washington Public Records Act (RCW 42.56), except such portions of the Qualifications Statements for which proposer requests exception from disclosure, and such exception is, in the opinion of Authority counsel, consistent with Washington Law. All requests for exception shall be in writing, noting specifically which portion of the Qualifications Statement the Proposer requests to be accepted from disclosure and the legal basis for the requested exception. Proposer shall not copyright, or cause to be copyrighted, any portion of any said document submitted to the Authority as a result of this Request for Qualifications.

SECTION VII: ATTACHMENTS

- Exhibit A: Fee and General Conditions Worksheet
- Exhibit B: AIA Document A133 (2019) marked up by Owner
- Exhibit C: AIA Document A201 (2017) marked up by Owner
- Exhibit D: Concept Design prepared by Weber Thompson
- Exhibit E: Site Survey with Cover Sheet
- Exhibit F: Phase I Environmental Report
- Exhibit G: Phase II Environmental Report