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Washington State
Department of Transportation

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Washington State Ferries

3

Seattle Multimodal Terminal at

4

Colman Dock Project

5

6

REQUEST FOR PROPOSALS

7

For

8

GENERAL CONTRACTOR/

9

CONSTRUCTION MANAGER (GC/CM)

10

SERVICES

11

12

Submittal Date: January 20, 2015

13

Washington State Department of

14

Transportation – Ferries Division

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1 INTRODUCTION

2 1.1 Request for Proposals (RFP)

3 The Washington State Department of Transportation – Ferries Division (WSF) will be accepting
4 proposals from experienced firms interested in providing General Contractor/Construction
5 Manager (GC/CM) services for the Seattle Multimodal Terminal at Colman Dock Project, in
6 accordance with the provisions of RCW 39.10.

7 The RCWs can be reviewed at:

8 <http://apps.leg.wa.gov/rcw/default.aspx?cite=39.10>

9 Proposers may consist of any legal entity meeting the necessary qualifications to perform the
10 project, which may include but not be limited to a single prime contractor, a joint venture, a
11 Limited Liability Corporation, or other association. Unless otherwise specified, any reference to
12 proposer, firm, team, or joint venture shall mean any legal entity as defined above. No
13 preference shall be given to the form of legal entity.

14 1.2 Project Delivery Goals

15 Colman Dock in Seattle is WSF's largest and busiest ferry terminal, supporting transportation
16 across Puget Sound between downtown Seattle and communities in Kitsap County and the
17 Olympic Peninsula. It serves general and commercial purpose traffic, high occupancy vehicles,
18 transit, bicyclists, and pedestrians. King County also operates two Water Taxi routes from the
19 south side of Colman Dock. In 2013 alone, Colman Dock served 9 million riders, including 4.8
20 million foot passengers. WSF, the Federal Highway Administration (FHWA), and the Federal
21 Transit Administration (FTA) are planning to replace the aging and seismically vulnerable
22 components of Colman Dock in order to maintain ferry service in the future. The project will
23 also address existing safety concerns related to conflicts between vehicle and pedestrian
24 traffic as well as operational inefficiencies.

25 Key elements of the project include replacement of the timber trestle, main terminal building,
26 Slip 3 transfer span and overhead loading structures, and the passenger-only facility. The
27 environmental review process and 30% Plans, Specifications & Engineering (PS&E)
28 development for the project are nearing completion.

29 WSF's intent is to involve the contractor early during the design process in order to form a
30 partnership between WSF, the designer, and the successful contractor. The focus of the
31 partnership will be to improve control of the project schedule, budget, and quality; minimize
32 risk; identify innovations; and minimize construction impacts.

1 WSF has determined that GC/CM is the appropriate delivery method for this contract based
2 upon meeting the following legal criteria as specified in RCW 39.10.340:

- 3
- 4 • The project involves construction at an occupied facility which must continue to operate
5 during construction;
- 6 • Implementation of the project involves complex scheduling, phasing and coordination;
- 7 • The involvement of the GC/CM during the design stage is critical to the success of the
8 project; and
- 9 • The project encompasses a complex technical work environment.

10 WSF will rely on the contractor to bring the following expertise to the team:

- 11 • The skills and knowledge to estimate the quantities of materials, labor, and equipment
12 needed for construction;
- 13 • The skills and knowledge to determine the tasks needed to complete the project and
14 estimate the costs, duration, and sequence of these tasks;
- 15 • The skills and knowledge associated with construction within a public operating
16 environment;
- 17 • The skills and knowledge to comply with environmental, tribal, and stakeholder
18 commitments;
- 19 • An understanding of the availability, cost, and capacities of materials, labor, and
20 equipment; and
- 21 • The skills and knowledge to identify potential risks and methods to mitigate them.

22 **1.3 Heavy Civil Construction Project**

23 The Seattle project is a civil engineering project, the predominant features of which are
24 infrastructure improvements. Consequently, WSF has elected to procure the project as a Heavy
25 Civil GC/CM Project, in accordance with the provisions of RCW 39.10.340.

26 At least 30% of the cost of the work of the project shall be self-performed by the GC/CM.

27 **1.4 Funding**

28 Design funds have been appropriated for the 2013-2015 biennium to cover preconstruction
29 phase activities, including the preconstruction services of the GC/CM. Remaining design funds
30 are expected to be appropriated in the 2015 legislative session for the 2015-2017 biennium.
31 Due to the critical life-safety nature of the project, WSDOT has also identified construction
32 funding in the latest Agency's 16-year Capital Plan for future biennia. However, the future state
33 funds have not yet been fully appropriated. The project will not proceed into construction
34 without sufficient funding.
35

1 King County has secured \$12 million in federal grants for the replacement of the passenger-only
2 facility that is part of the Colman Dock project. Additionally, WSF plans to aggressively pursue
3 federal grants for which the project is expected to be highly competitive.

4 5 **1.5 Selection Process**

6 The selection of the GC/CM will be a three step process described in detail in Section 5.

7 The first step in the selection shall consist of the submittal of a proposal (qualifications), which
8 will be evaluated in accordance with the criteria set forth in Section 8 of these instructions.

9 The second step will be an interview of the most qualified firms.

10 Following the interviews, the selection committee will identify a shortlist of the most qualified
11 firms who will be asked to submit a final proposal including sealed bids for the percent fee on
12 estimated Maximum Allowable Construction Cost (MACC), percent fee on estimated
13 negotiated work, and the fixed amount for general conditions work specified in the request
14 for final proposals.

15 The firm with the highest total score based on the proposal submitted and the other factors set
16 forth herein will be selected to negotiate preconstruction services and, ultimately, negotiation
17 of a MACC. If the parties cannot agree on a fee for preconstruction services or subsequently on
18 a MACC as described in Section 5, the negotiations will be terminated and WSF reserves the
19 right to begin negotiations with the next highest scoring firm. All costs incurred by firms
20 choosing to participate in this RFP process shall be borne by the proposing firms.

21 Following successful negotiation of a preconstruction services fee, the selected firm will be
22 awarded a contract to provide preconstruction services. At the option of WSF and assuming
23 construction funding has been appropriated, the firm and WSF may negotiate a MACC which
24 may result in the award of a construction contract.

25 All provisions of this RFP will become part of the GC/CM contract. The GC/CM's written
26 response to the RFP will also become part of the GC/CM contract.

27 A draft table of contents for the Request for Final Proposals (RFFP) can be downloaded here
28 under Reference Documents:

29 <http://www.wsdot.wa.gov/biz/contaa/GCCMPROJECTS/WSF%20Seattle%20Multimodal%20GC>
30 [CM/default.htm](http://www.wsdot.wa.gov/biz/contaa/GCCMPROJECTS/WSF%20Seattle%20Multimodal%20GC)

31 **1.6 Organizational Conflict of Interest**

32 Consistent with Executive Order E 1059.00 which outlines Organizational Conflicts of Interest
33 (OCOI), WSDOT will take steps to ensure that individuals involved in the preparation of the
34 procurement package, evaluation of proposals, and GC/CM selection are not influenced by

- 1 OCOI, and that no proposer is given an unfair competitive advantage over another.
- 2 OCOI means that because of other activities or relationships with other persons, a person is
- 3 unable or potentially unable to render impartial assistance or advice to the owner, or the
- 4 person's objectivity in performing the contract work is or might be otherwise impaired, or a
- 5 person has an unfair competitive advantage.
- 6 The proposer shall not employ any consultant who is concurrently employed by WSDOT or by
- 7 WSDOT's consultants on the project (including, but not limited to, surveyors, engineers,
- 8 architects, and testing laboratories), without first obtaining WSDOT's approval in writing.
- 9 Proposers are required to identify any potential OCOI in their proposal. See Section 8.2 General
- 10 Requirements for more information on OCOI.
- 11 If an OCOI is determined to exist, WSDOT may, at its discretion, offer the proposer the
- 12 opportunity to correct the OCOI; disqualify the proposer from further participation in the
- 13 procurement; cancel this procurement; or, if award has already occurred, cancel the contract. If
- 14 the proposer was aware of OCOI prior to award of a contract and did not disclose the conflict to
- 15 WSDOT, WSDOT may terminate the contract for default.
- 16

2 PROJECT DESCRIPTION

2.1 Project Elements

Key elements of the Seattle Ferry Terminal Project include:

- New and reconfigured concrete/steel trestle replacing the timber trestle portion of the dock;
- New 22,000 square foot main terminal building (LEED Silver);
- New 3,000 square foot staff building;
- New 9,000 square foot entry building connecting to the Marion Street pedestrian overpass (LEED Silver);
- New Slip 3 vehicle transfer span and overhead loading structures;
- New Passenger Only Ferry (POF) facility with pedestrian bridge connection to main terminal building;
- Mitigation for 5,000 square feet of additional overwater coverage at adjacent WSDOT-owned Pier 48; and
- Utilities and systems (electrical, mechanical, plumbing, communications, security, radio, hydraulics, and others as required).

The total estimated MACC for all work is \$177 million.

2.2 Project Status

The project has issued its Environmental Assessment and completed compliance processes for the Endangered Species Act and National Historic Preservation Act. While WSF will consider all innovations that could add value to the project, these will need to be evaluated against the framework of the environmental commitments made to date. Design development is currently at 30%. To view the project 30% design set and facility as-built information, and other reference documents, visit the Plans section at:

<http://www.wsdot.wa.gov/biz/contaa/GCCMPROJECTS/WSF%20Seattle%20Multimodal%20GC/CM/default.htm>

Negotiation of an A/E services contract for final design is ongoing, with award expected in early 2015.

2.3 Operational Requirements

The facility will continue to support two WSF routes and two King County routes during construction. In order to support the sailing schedules and maintain the current level of service for all modes, the following operational requirements will be in place:

- 1 • Two slips operational at all times for WSF ferries;
- 2 • Minimal disruption to Water Taxis;
- 3 • Vehicle access at Yesler Way, two vehicle egress lanes at Marion Street, and two vehicle
- 4 egress lanes at Yesler Way at all times;
- 5 • Minimal holding capacity on the dock for 450 vehicles;
- 6 • Passenger space sufficient to accommodate processing and queuing for walk-on
- 7 customers, including accessible restrooms;
- 8 • Accessible route from the street to the vessel passenger deck;
- 9 • Accessible ticket sales, restrooms, and vertical circulation;
- 10 • Separated pedestrian egress and access from/to vessels;
- 11 • Grade separation of foot passengers and vehicles and the connection to the Marion
- 12 Street pedestrian bridge;
- 13 • Temporary vehicle access across the dock to allow safe and efficient vehicle loading and
- 14 unloading during construction; and
- 15 • Systems and utilities operational at all times, including security, communications, and
- 16 sales.
- 17

3 SCHEDULE

3.1 GC/CM Selection Process Schedule

WSF intends to complete the GC/CM selection process and execute an agreement for preconstruction services in mid calendar year 2015. The construction contract would be awarded following successful negotiation of the MACC and appropriation of construction funding. The following is the current planned schedule for project events (dates may be subject to change):

January 20, 2015	First publication of Request for Proposals for GC/CM Services (RFP) on WSDOT website
January 23, 2015	First publication of Request for Proposals for GC/CM Services (RFP) in <i>Seattle Daily Journal of Commerce</i>
January 28, 2015	Site visit (1:00PM PST)
January 30, 2015	Second publication of Request for Proposals for GC/CM Services (RFP) in <i>Seattle Daily Journal of Commerce</i>
February 2, 2015	Pre-proposal meeting (10:00AM PST)
February 4, 2015	Deadline for questions (4:00PM PST)
February 9, 2015	Publish addendum (if required)
February 20, 2015	Proposal submittal deadline from interested GC/CM firms (11:00 AM PST)
February 23, 2015	Publication of draft Request for Final Proposal (RFFP)
March 2, 2015	Notification of most qualified firms selected to be interviewed
March 13, 2015	Deadline for comments and questions on draft RFFP
March 18, 2015	Interviews
March 25, 2015	Notification of most highly qualified firms selected to prepare Final Proposal
March 25, 2015	Distribution of Request for Final Proposal (RFFP) to shortlisted proposers
April 6, 2015	Deadline for questions (4:00PM PST)
April 20, 2015	Final Proposal submittal deadline; most qualified firm identified
April 27, 2015	Notification to successful and unsuccessful firms, with opportunity for debrief
April 30, 2015	Selection Summary made available to all Proposers
May 11, 2015	Preconstruction Work Plan and budget due
June 1, 2015	WSF approves Selection of GC/CM
June 8, 2015	Agreement for Preconstruction Services executed

1 **3.2 Schedule for Preconstruction Services**

2 WSF intends to select the GC/CM prior to starting development of the 60% design documents.
 3 The GC/CM will be requested to provide WSF with an estimate for the work based on 30%
 4 design documents. The GC/CM will also be requested to provide recommendations on means
 5 and methods of construction and construction phasing to inform the development of
 6 environmental permits. A list of permits and environmental compliance can be viewed under
 7 Reference Documents at:

8 <http://www.wsdot.wa.gov/biz/contaa/GCCMPROJECTS/WSF%20Seattle%20Multimodal%20GC>
 9 [CM/default.htm](http://www.wsdot.wa.gov/biz/contaa/GCCMPROJECTS/WSF%20Seattle%20Multimodal%20GC)

10 Following this initial input, the GC/CM will perform preconstruction duties as defined in Section
 11 4.1 per the anticipated schedule below. The GC/CM will be required to submit a Construction
 12 Management and Contracting Plan (CMACP) within 60 days of receipt of the 90% design
 13 submittal.

14 If the GC/CM and WSF agree that selection of an Electrical Contractor/Construction Manager
 15 (EC/CM) and Mechanical Contractor/Construction Manager (MC/CM) would benefit the project,
 16 selection can proceed immediately upon execution of the Agreement for Preconstruction
 17 Services.

<u>PRE CONSTRUCTION ACTIVITY</u>	<u>TIME FRAME</u>
NTP for Preconstruction Services	June 2015
EC/CM and MC/CM Selection (if mutually agreed)	July 2015 – September 2015
30% Design/Permit Input Submittal	July 2015
60% Design Input Submittal.....	January 2016
90% Design Input Submittal.....	October 2016
CMACP Submittal	December 2016
Early procurement of piles initiated	January 2017
100% Design Input Submittal.....	February 2017
MACC Negotiations begin	March 2017
WSF approval of CMACP	June 2017
MACC negotiations complete	June 2017

1 Construction Contract Award/ NTP (pending construction funding) ... July 2017

2 **3.3 Construction Schedule**

3 Construction of the project will start in 2017, pending construction funding appropriation, and
 4 is expected to last 5.5 years. It will be phased to ensure continuous operation of the terminal.
 5 Based on the information available to date, WSF envisions three phases of construction
 6 described briefly below. The GC/CM will be requested to provide recommendations on the
 7 proposed construction phasing in the initial phase of preconstruction.

8 **Phase I Construction** is expected to include: closure of Slip 1; Pier 48 mitigation; construction of
 9 the south trestle; construction of the POF terminal; driving piles and constructing trestle under
 10 south one-third of the new terminal building; constructing the south one-third of the new
 11 terminal building, making it complete and ready for use; constructing the walkway between the
 12 new terminal building and the POF facility; and constructing temporary walkway from Marion
 13 Street to the south one-third of the terminal building.

14 **Phase II Construction** is expected to include: closure of Slip 2; occupying the one-third of the
 15 new terminal building from Phase I; demolition of main terminal building, the timber trestle
 16 below it, and existing staff building; driving piles and constructing new trestle; and constructing
 17 the center one-third of the terminal building, making it complete and ready for use.

18 **Phase III Construction** is expected to include: closure and demolition of Slip 3 and the
 19 remaining northern timber trestle and fill; constructing Slip 3 dolphins, shafts, overhead loading
 20 and transfer span; driving piles and constructing the deck under the north one third of the ferry
 21 terminal building; constructing the north one third of the ferry terminal building, complete and
 22 ready for use; constructing the entry and staff buildings, complete and ready for use; and,
 23 constructing the overhead walkway from the entry building to the ferry terminal building.

24 **Construction phases are anticipated to occur in the following timeframes:**

25 GC/CM Contract Executed July 2017

26 Phase I Construction August 2017 – February 2019

27 Phase II Construction February 2019 – March 2021

28 Phase III Construction July 2021 – January 2023

29 Project Complete January 2023

30

4 SCOPE OF GC/CM SERVICES

4.1 Preconstruction Services

The GC/CM will work collaboratively and proactively with the owner and its design team in planning, design, and execution of the work in a manner which supports the owner's efforts to keep costs within the owner's budget. The GC/CM shall provide Construction Management (CM) services throughout the project, from the preconstruction period through construction, and shall closely coordinate such work with the owner and design team. The required preconstruction services will be identified in a Preconstruction Services Agreement and will include but may not be limited to:

- a. Recommending phasing, sequencing of work, and construction scheduling;
- b. Identifying opportunities for Value Engineering (VE) to reduce initial construction and life cycle costs while improving overall performance, and recommending all work necessary to support their implementation;
- c. Informing the preparation of required environmental permit documents;
- d. Determining and reconciling constructability issues and performing constructability analysis of the design documents prior to subcontract bidding;
- e. Participating in coordination and review of construction documents, including potential use of Building Information Modeling (BIM) technology;
- f. Identifying and initiating procurement of long lead materials, e.g. steel and concrete piling and mechanical/hydraulics items;
- g. Providing cost estimating and cost reconciliation services for each design submittal, including MACC and budgeting of Negotiated Support Services;
- h. Assisting in updating and/or managing the Risk Register;
- i. Developing bargaining plan and supporting compliance with Tribal Usual & Accustomed agreements;
- j. Developing and implementing outreach and subcontracting plan to Disadvantaged Business Enterprises (DBE);
- k. Assistance in identifying a site logistics plan, including safe work practices and requirements for construction; and
- l. Participating with the owner in providing project updates and public outreach efforts.

4.2 Construction Services

Following successful negotiations of a MACC and approval of the CMACP, including a MACC for the project that is within the funds available, WSF will enter into a construction contract with the GC/CM. The GC/CM will provide full general contracting services for construction of the

- 1 project in accordance with the requirements of the contract documents, except for work
- 2 specifically indicated in the contract documents to be the responsibility of others.
- 3

5 SELECTION AND AWARD PROCESS OVERVIEW

WSF is contracting for Heavy Civil - GC/CM services in accordance with the process authorized by RCW 39.10.200, 39.10.210 and RCW 39.10.340 through 39.10.410. Incentives may be included in accordance with RCW 39.10.350 during negotiations of preconstruction services and MACC. All proposers must be registered by the Washington State Department of Labor and Industries in accordance with RCW 18.27.020. The process for selection of the GC/CM firm, negotiation of preconstruction services, negotiation of the MACC, award of the GC/CM contract, and construction is anticipated to be as follows:

5.1 Eligibility

Anyone interested in becoming the GC/CM who meets the qualification requirements described herein may submit a proposal in accordance with the submittal requirements set forth in this RFP. Contractors who have not been prequalified by WSDOT are encouraged to submit proposals but must have submitted documents for prequalification prior to submitting their response to the RFP. All firms must be individually prequalified with the WSDOT Contract Ad & Award Office. Individual firms submitting proposals must be prequalified for a minimum of \$60 million in Work Class 6 (Bridges and Structures), 7 (Buildings), or 49 (Marine Work). Joint ventures submitting proposals may meet the experience requirements in one of two ways:

1. One of the joint venture team members, individually, meets the prequalification requirements described above for an individual firm submitting a proposal.
2. The joint venture has experience in different Work Classes (6, 7 or 49) with a combined minimum prequalification of \$60 million. Only one joint venture team member may apply their experience to each work class. The team member with this highest prequalification in each class will be used in determining the prequalification amount.

5.2 Process Summary

Step 1	<p>Request for Proposal (RFP)</p> <p>On the basis of the evaluation criteria set forth in this RFP the firms submitting proposals will be scored and ranked.</p>
Step 2	<p>Interview</p> <p>The most qualified firms short-listed in Step 1 will be invited for an interview. The proposal scores and interview scores will be added together and the most highly qualified firms will be invited to submit a final proposal by means of a RFFP document providing additional details of the scope of preconstruction services, the estimated MACC and the detailed Specified General Conditions requirements.</p>

Step 3	<p>Request for Final Proposals (RFFP)</p> <p>The firms submitting final proposals will be scored based on the percent fee stated as a percentage of the estimated MACC, the GC/CM's fee for the negotiated self-performed work, and a fixed amount for the detailed Specified General Conditions work. The final proposal score will be added to the proposal score and interview. A cost matrix, a preconstruction budget and list of Specified General Conditions will be provided in the RFFP.</p>
Step 4	<p>Selection</p> <p>The firm whose combined overall point scores rank the highest will be selected to negotiate a preconstruction services agreement. In the event of a tie in total score, the proposer with the lowest conforming final proposal (price offer) will be selected to negotiate a preconstruction services agreement.</p>

1 **5.3 Agreement for Preconstruction Services**

2 The firm with the highest combined score based on the original proposal, the interview, and
3 the final proposal will be asked to submit a Preconstruction Work Plan and budget. Subject to
4 negotiation and approval of the Preconstruction Work Plan, an agreement for
5 preconstruction services will be executed, which shall be solely for the performance and
6 payment of preconstruction services. Failure to submit a Preconstruction Work Plan to WSF
7 within 14 calendar days of owner's request will render the proposal non-responsive and WSF
8 may begin negotiations with the next ranked proposer.

9 **5.4 MACC Negotiations and GC/CM Contract Award**

10 It is anticipated that MACC negotiations will occur when the scope of the project is adequately
11 defined and the contract documents are at least 90% complete as mutually determined by WSF
12 and the GC/CM, but no later than final completion of construction documents. WSF's intention
13 is to have received all permits before finalization of the MACC, schedule permitting.

14 As part of the negotiation of the MACC, and within sixty (60) days of receipt of the 90%
15 submittal, the GC/CM shall, per RCW 39.10.370, prepare and submit a proposed CMACP which
16 must include, at a minimum:

- 17 a. The bid strategy, scope of work and cost estimates for each subcontract bid
18 package;
- 19 b. A proposed price and scope of work for the negotiated self-perform portion of
20 the project (which portion cannot exceed 50% of the total Cost of the Work);
- 21 c. The basis used by the GC/CM to develop all cost estimates, including the
22 negotiated self-perform portion of the project; and,
- 23 d. The GC/CM's updated outreach plan to include DBEs, coordination with tribes,
24 and any other disadvantaged or underutilized businesses as WSF may designate.

- 1 As a part of MACC Negotiations, WSF and the GC/CM shall agree upon the following:
- 2 a. The price and scope of work for the negotiated self-perform portion of the project,
3 which portion cannot exceed fifty percent (50%) of the cost of the work;
 - 4 b. The scopes of work to be procured by competitive sealed bidding upon which the
5 GC/CM or its subsidiaries may bid (total of negotiated and competitive self-
6 performed work may not exceed seventy percent (70%) of the cost of the work);
7 and,
 - 8 c. The scopes of work to be procured by competitive sealed bidding upon which the
9 GC/CM and its subsidiaries are restricted from bidding, which cost cannot be less
10 than thirty percent (30%) of the cost of the work;

11 In addition, WSF and the GC/CM shall negotiate, to WSF's satisfaction, a fair and reasonable
12 outreach plan which shall include outreach to small, disadvantaged, and other groups to meet
13 or exceed WSF's goals for the project.

14 MACC negotiations shall be completed within thirty (30) days of the receipt by WSF of the
15 contractor's CMACP, except that these negotiations may be extended by mutual agreement of
16 WSF and the GC/CM.

17 If WSF is unable to negotiate, to its reasonable satisfaction, a MACC that WSF determines to be
18 fair, reasonable, and within the available funds or if WSF is unable to negotiate, to its
19 reasonable satisfaction a component of the CMACP, negotiations will be terminated and WSF
20 will negotiate with the next highest scoring proposer and continue until an agreement is
21 reached or the process is terminated.

22 Contractors shall not be reimbursed for the cost of MACC negotiations.

23 When the MACC and the CMACP are successfully negotiated, the parties will execute the
24 GC/CM contract, which shall incorporate the Agreement for Preconstruction Services,
25 combining the GC/CM contract and the Agreement for Preconstruction Services into a single
26 document, the GC/CM contract.

27

6 SUBMITTAL DEADLINE

One (1) original unbound and six (6) bound copies, as well as one (1) electronic copy (CD, DVD, or flash drive) of the proposal in response to this RFP containing the items listed in Section 8 must be received by 11:00:59 AM PST, on the date noted in Section 3.1. Proposals will be received as follows:

By hand (in person or by courier):
WSDOT Contract Ad & Award Office
Transportation Building, Room 2D-20
310 Maple Park Avenue SE
Olympia, WA 98501

Proposals delivered in person will be received **only** in the WSDOT Contract Ad & Award Office, Room 2D-20.

By U.S. mail:
Jenna Fettig
WSDOT Contract Ad & Award Office
P. O. Box 47360
Olympia, WA 98504-7360

WSDOT will consider notification of bid receipt by the Mail Room as the actual receipt of the proposal.

WSDOT will not accept proposals by facsimile or electronic transmission. Any proposal that fails to meet the deadline or delivery requirement will be rejected and returned to the Proposer without having been opened, considered, or evaluated.

In the event of any conflicts between the hard copy and electronic copy, the hard copy will prevail.

7 PROPOSAL SUBMITTAL REQUIREMENTS

Every proposer must reply to each of the evaluation criteria set forth below in a clear and concise manner. Proposals shall be organized in a manner that will enable the GC/CM selection committee to quickly access pertinent information. In consideration of the reviewer’s time, every effort should be made to avoid duplicating the information presented in the proposal.

The Proposal shall be formatted as follows:

1. Language: All information shall be in English.
2. Type Font: All narrative text shall be single-spaced in a regular style font at a minimum of 12 points. The type style and size of headings and figures are not prescribed.
3. Page Size: Except for charts, exhibits, and other illustrative and graphical information, all information shall be printed on 8.5-inch by 11-inch paper. Charts, exhibits, and other illustrative and graphical information may be on 11-inch by 17-inch paper. The 11-inch by 17-inch paper, if any, shall be folded to 8.5-inch by 11-inch and will be counted as one sheet.
4. Page Margins: No text, tables, figures, photos, or other substantive content shall be printed within 0.75 inch of any page edge.
5. Page Limit: Page limits shall be sixty (60) pages. Proposals shall include only information required by this RFP. No other information will be considered in the evaluation of the RFP.
6. Dividers: Section dividers shall contain the section number and/or section title. No other text is permitted on the dividers. The dividers will not be counted toward the allowable page total.
7. Binding: Each copy of the Proposal shall be bound separately.
8. Front Cover: The front cover of each Proposal shall be labeled with the name of the proposer, along with the following:
 - A. Seattle Multimodal Terminal at Colman Dock Project
 - B. Request for Proposal
 - C. [Date of Submittal]

The following items will not be counted against the page limit:

- Front cover
- Dividers without text
- WSDOT Standard Form 410-009 Individual Project Statement of joint venture (if required)
- Statement of bonding requirements

- 1 • Statement describing how proposer is prequalified or is pursuing prequalification
- 2 • Résumés (not to exceed two pages each)
- 3 • Hourly rates of personnel performing pre-construction services
- 4 • Safety and Health Qualification Statement
- 5 • OCOI Form A and B

6

7 **7.1 Pre-Proposal Site Visit & Meeting, Requests for Information (RFI), and**

8 **Addenda**

9 The project team is providing firms an opportunity to tour the site and attend a pre-proposal
10 meeting to learn more about the project and the selection process prior to the submittal of
11 their proposals.

12 A voluntary site visit of Colman Dock will be offered as noted in Section 3.1. Site visit attendees
13 should report to the upper level of the terminal by the clock tower (801 Alaskan Way, Pier 52,
14 Seattle WA).

15 A voluntary pre-proposal meeting will be held on the date noted in Section 3.1 at WSDOT
16 Ferries Division Headquarters, located at 2901 Third Avenue, Suite 500, Seattle WA. Attendees
17 should arrive at least 15 minutes before the start time.

18 After complete review of the solicitation documents, if a proposer has questions or needs
19 clarification of the solicitation documents, the proposer shall submit a written RFI by mail or e-
20 mail to:

21

Genevieve Rucki, P.E.

22

Washington State Ferries Terminal Engineering

23

2901 3rd Ave, Suite 500

24

Seattle, WA 98121

25

Telephone: (206) 515-3461

26

Email: RuckiG@wsdot.wa.gov

27 Inquiries shall reference the appropriate section and paragraph number of the solicitation
28 documents. Questions must be received no later than the date and time specified in Section
29 3.1.

30 WSF will provide notification when addenda are issued. Acknowledgement of all addenda by
31 the proposer is required on the proposal form. However WSF, at its sole discretion, may reject a
32 proposal if it is apparent that the response does not incorporate a material addendum change.
33 If an addendum is issued amending this RFP, all provisions that are not modified remain
34 unchanged.

35

1 **8 EVALUATION CRITERIA (200 points)**

2 **8.1 Overall Evaluation Criteria**

3 The overall criteria and associated points are as follows:

4 Proposal = 200 points

5 Interview = 100 points

6 Final Proposal = 50 points

7 **Total Maximum = 350 points**

8 **8.2 Proposal Evaluation Criteria**

9 All proposals received will be scored by a selection committee consisting of representatives
 10 from WSF, WSDOT HQ, and others assigned to the committee. Each evaluation criterion has
 11 been assigned points based upon its relative value to the project as a whole:

12

No.	Evaluation Criteria for Proposals	Maximum Points
	Letter of Interest	0
	General Requirements	0
1	Qualification of the Proposer	50
2	Qualification of Proposer’s Key & Supplemental Personnel	65
3	Proposer’s Approach to Executing the Work	65
4	Outreach Efforts and Commitment to Disadvantaged Business Enterprises (DBEs)	20
	Total Proposal	200 points

13

14

	Letter of Interest	0 points
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15 The Letter of Interest should not be more than two (2) pages long and should highlight key
 16 points of your submittal. Clearly identify the project name and number, the entity with
 17 whom WSF would contract for GC/CM Services, and the person authorized to execute a
 18 contract for that entity.

	<u>General Requirements</u>	0 points
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1 The forms and statements requested in this section will not count against the page limit. If
 2 the information is found to be deficient, the proposer will be given 48 hours from the time
 3 of notification to bring its proposal into conformity. WSF reserves the right to reject any
 4 proposal which, in its sole discretion, WSF deems is non-responsive to this section.

5 Submit one (1) unbound copy of the bonding information in a sealed envelope marked
 6 “Confidential Material.”

7 The documents listed above will not be copied or distributed except as needed in the
 8 financial review process and will not be provided for other proposers to review.

9 **1. Bonding and Financials:**

- 10 A. Provide the proposer’s bonding capacity and address the ability of the proposer to
 11 bond this project. The full bond amount is required by the proposer.
- 12 B. List the name, contact person, and telephone number of your bonding agent, and
 13 include a statement from your bonding agent pertaining to the commitment to bond
 14 this project.
- 15 C. Provide a list of hourly rates for your key personnel per Section 8.2.2 for
 16 preconstruction and construction phases for the duration of the job.

17 **2. Joint Ventures:**

- 18 A. If the proposer is an Individual joint venture, Limited Liability Company, partnership,
 19 or other association, the proposer shall use WSDOT Standard Form 410-009
 20 *Individual Project Statement of Joint Venture*. The form is available for download at:
 21 <http://www.wsdot.wa.gov/biz/contaa/prequal/>

22 **3. Safety:**

- 23 A. Provide a copy of the *Safety and Health Qualification Statement* that is available for
 24 download under Reference Documents at:
 25 <http://www.wsdot.wa.gov/biz/contaa/GCCMPROJECTS/WSF%20Seattle%20Multimodal%20GCCM/default.htm>
 26

27 **4. OCOI:**

- 28 A. The proposers shall complete Form A and B, *Organizational Conflict of Interest*
 29 *Certification and Organizational Conflicts of Interest Disclosure*. Forms A and B can
 30 be downloaded under Reference Documents at:
 31 <http://www.wsdot.wa.gov/biz/contaa/GCCMPROJECTS/WSF%20Seattle%20Multimodal%20GCCM/default.htm>
 32

1	Qualification of the Proposer	50 points
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- 1 **1. Firm experience (5 points)**
- 2 Describe how your firm’s experience supports the needs of this project.
- 3 A. Provide a brief description of the history and capabilities of the firm, or if a joint
- 4 venture is proposed, of each member firm in the joint venture and how these will
- 5 benefit this project.
- 6 B. Describe types of projects or services the firm or firms normally perform(s) and the
- 7 relative dollar value of each and describe how they support the needs of this project
- 8 C. If the proposer is a joint venture, Limited Liability Company, partnership, or other
- 9 association, the proposer shall provide an express statement from each of the
- 10 partners/members as to their joint and several liability on the project.
- 11 **2. Project team (5 points)**
- 12 The project requires at least three distinct areas of expertise: marine, heavy civil, and
- 13 vertical construction. This expertise may lie within one firm or multiple team
- 14 members.
- 15 A. How will your firm or team address each of these areas of expertise?
- 16 B. How will the coordination between each of these areas be managed?
- 17 C. Who will take the lead in representing the overall project and team members?
- 18 D. Describe your team’s internal communication and coordination protocols between
- 19 all levels of the organization who will be working on this project. Also describe
- 20 communication and coordination protocols between your firm, other members of
- 21 your GC/CM team, and the WSF project team.
- 22 E. What experience do the firm or team members have in completing work of a similar
- 23 nature individually or together in previous teams or joint ventures and how will that
- 24 experience be applied to this project?
- 25 **3. Past performance in complex and negotiated projects (10 points)**
- 26 A. Provide a list of five complex projects the firm or members of joint venture have
- 27 constructed similar to this project. Please highlight services that are similar to the
- 28 services and types of construction anticipated for this project including those
- 29 delivered under alternative contracting approaches such as GC/CM, Design-Build,
- 30 and negotiated or Guaranteed Maximum Price (GMP) formats. A minimum of three
- 31 need to have been delivered under alternate contracting methods such as GC/CM,
- 32 Design-Build, cost plus fixed fee, early involvement or similar formats that required
- 33 portions of the subcontract work and material purchases be competitively procured
- 34 with public bid openings or similar processes. For those projects not delivered using

- 1 GC/CM, describe the delivery method and how it is similar to GC/CM. Projects
2 described may include transit and port facilities, building construction, marine
3 construction, moveable bridges, and the like. For each of the projects provide:
- 4 a. A description of the project
 - 5 b. Owner’s original estimate
 - 6 c. The original and final cost
 - 7 d. Original contract completion duration and actual date of Substantial Completion
 - 8 e. A description of coordination with the owner and design team
 - 9 f. A reference with a telephone number who is familiar with your firm’s
10 performance in completing the project
 - 11 g. Note if any of the individuals named in your project team participated as
12 members of the project team for the listed projects
 - 13 h. Description of similarities to this project, including elements of work, location,
14 outside agency involvement, and coordination efforts with other projects
 - 15 i. Dispute resolution methods utilized and results
 - 16 j. Demonstrate how the experiences gained will benefit this project
- 17 **4. Ability to meet time and budget requirements (10 points)**
- 18 A. Describe how your firm would monitor and ensure the owner’s program scope is
19 maximized and the owner’s construction budget and project schedule are met at
20 every phase of the design and construction documents development and during
21 construction.
- 22 **5. Proposer’s proximity to the project location and familiarity with the local market (5**
23 **points)**
- 24 A. Demonstrate your experience in the greater Seattle/King County metropolitan area
25 by:
- 26 a. Describe your success in working with permitting officials, stakeholder groups
27 and design professionals.
 - 28 b. Demonstrate your familiarity with the local labor and subcontracting market
29 and capability to generate viable pricing alternatives.
- 30 B. If you don’t have experience with the local labor and subcontracting market, explain
31 how your firm will use its experience in similar labor and subcontracting markets for
32 the benefit of this project.
- 33 **6. Recent, current, and projected workload of the Firm (5 points)**

- 1 A. What has been your firm’s or joint venture’s annual volume (in dollars) of
- 2 construction for the past five years of your managing business unit? How does this
- 3 relate to being able to perform the services needed for this project?
- 4 B. What is the anticipated volume for the current year, what is your plan for the next
- 5 two years and how will this affect your ability to devote needed resources to the
- 6 project?

7 **7. Safety and Accident Prevention Program (5 points)**

- 8 A. Describe your proposed approach to ensure the safety of workers and the public on
- 9 this project.
- 10 B. Submit a summary of proposer’s accident prevention program. If a joint venture,
- 11 please describe how the Accident Prevention Programs will be integrated during
- 12 construction.
- 13 C. Provide evidence of your Safety and Health program by completing the Safety and
- 14 Health Qualifications Statement referenced in General Requirements. Indicate your
- 15 accident occurrence rate and note any fatalities that may have occurred on your
- 16 projects in the last five years. Provide EMR (Experience Modification Rates) and OSHA
- 17 300 logs for the past five years. If fatalities are noted, please describe the
- 18 circumstances and what steps have been taken to prevent future occurrences.

19 **8. Environmental Experience (5 points)**

- 20 A. Describe your team’s experience in working on projects with significant
- 21 environmental requirements in a marine environment and your approach to dealing
- 22 with such issues, including Washington State Department of Ecology Sediment
- 23 Management Standards, Endangered Species Act and Marine Mammal Protection Act
- 24 (MMPA) compliance, environmental commitment, and permit compliance. The
- 25 permit list is available as a reference online at:
- 26 <http://www.wsdot.wa.gov/biz/contaa/GCCMPROJECTS/WSF%20Seattle%20Multimodal%20GCCM/default.htm>
- 27

2	Qualification of Proposer’s Key & Supplemental Personnel	65 points
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28 **1. Professional personnel (65 points)**

- 29 A. Proposer acknowledges that it will provide for the full duration of the project (as
- 30 proposed by phases), the full complement of key individuals, including the specific
- 31 persons identified in the proposal barring illness, accident, or other unforeseeable
- 32 events of a similar nature in which cases the proposer must be able to provide a
- 33 comparably qualified replacement. Any replacement personnel shall be subject to the
- 34 review and approval of WSF.
- 35 a. Describe the proposed project team, including team members, the organization,

- 1 and the responsibilities of each team member.
- 2 b. Provide an organization chart showing the staffing proposal for the key
- 3 individuals assigned to the project team. Key individuals include at a minimum:
- 4 i. Project Executive
- 5 ii. Project Manager
- 6 iii. Project Superintendent(s)
- 7 iv. QA/QC Manager
- 8 v. Estimator
- 9 c. Prepare a separate listing for the preconstruction and construction phases.
- 10 Within each of these phases identify personnel allocated for the marine, heavy
- 11 civil and vertical construction teams. If the team members are not the same for
- 12 each phase explain how continuity through the phases will be provided. At a
- 13 minimum the key individuals listed above shall be identified. Supplemental
- 14 personnel such as the safety manager, the preconstruction services manager,
- 15 the procurement manager, the scheduler, the DBE and industry outreach lead
- 16 and environmental compliance lead should also be identified.
- 17 B. Provide résumés that include:
- 18 a. Name and qualifications
- 19 b. Title of the position
- 20 c. Extent of involvement during each phase expressed as a percentage (100%=full
- 21 time)
- 22 d. History of employment
- 23 e. Education
- 24 f. Work experience
- 25 g. Length of time with the firm
- 26 In addition provide other information the selection committee might find useful in
- 27 evaluating the qualifications and abilities of the individuals proposed as appropriate
- 28 for the given position. This may include but is not limited to:
- 29 h. Experience in management of comparable projects,
- 30 i. Experience in managing GC/CM contracts or contracts with a Guaranteed
- 31 Maximum Price
- 32 j. BIM Technology
- 33 k. Critical path method schedule preparation and analysis
- 34 l. Pricing and negotiation of change orders.

1 m. Other project specific expertise

2 Résumés shall be a maximum of two pages each and do not count against the page limit.

3	Proposer’s Approach to Executing the Work	65 points
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3 **1. Project understanding (15 points)**

4 A. Describe the following issues and your firm’s approach to managing the following
5 challenges on this project:

- 6 a. Traffic control, including pedestrian and ADA accommodations, and commercial,
7 vehicular, and bicycle traffic
- 8 b. Environmental and Tribal agreement compliance
- 9 c. Coordination with adjacent projects

10 B. Identify additional risks (no more than 5), ranked in order of severity and explain the
11 challenges and opportunities to mitigate and manage those risks.

12 **2. The scope of work the proposer intends to self-perform and its ability to perform that**
13 **Work (5 points)**

14 WSF is expecting that a minimum of 30% of the work be self-performed by the Heavy
15 Civil GC/CM and that the balance of the work shall be procured as outlined in RCW
16 39.10.370.

- 17 A. What is the scope of work that the firm or joint venture proposes to negotiate and
18 self-perform with its own forces and what is its ability to perform that work?
- 19 B. What work scopes does the firm or joint venture or one of its subsidiaries intend to
20 bid on?

21 **3. Quality Control (5 points)**

22 A. Provide a summary of your firm’s approach to quality control during construction.
23 Include a description of the quality control organization you plan to employ and the
24 levels and authority of the individuals assigned quality control responsibility for
25 measures such as:

- 26 a. Coordination of subcontract work
- 27 b. Verification of onsite materials and equipment
- 28 c. Adherence to documentation and reporting requirements
- 29 d. Compliance with environmental regulations and project-specific environmental
30 commitments
- 31 e. Building systems commissioning

32 **4. Building Information Modeling (BIM) (5 points)**

- 1 A. Describe your firm’s experience utilizing BIM and how it might be applied to benefit
2 this project.
- 3 B. What role would you propose be taken by the A/E team in BIM?
- 4 C. What issues might be expected in the application of BIM and how might they be
5 addressed?
- 6 D. Compare the cost of BIM to other coordination techniques including Coordinated
7 Shop Drawings and describe which approach you think would be in the best interest
8 of the project.

9 **5. Proposer’s approach to the project and adherence to RCWs (20 points)**

10 This project will be implemented subject to WSDOT standards and the provisions of
11 the GC/CM statute (RCW 39.10.340 through 39.10.410).

- 12 A. Discuss the approach and major challenges to preconstruction, construction and
13 completion of the project.
- 14 B. Describe any expectations the proposer may have for WSF, including but not limited
15 to, the extent of on-site architectural and/or engineering representation, approvals
16 and points of contacts, change management etc.
- 17 C. How would your firm approach the use of pre-MACC subcontractor bidding per RCW
18 39.10.370(2), and (3) and how would you address the risks and opportunities these
19 approaches present in establishing the negotiated MACC and contract?
- 20 D. What is your approach to the alternative selection process of the mechanical and/or
21 electrical subcontractors as described in RCW 39.10.385 and the associated risks and
22 opportunities?
- 23 E. How does the firm or joint venture intend to comply with subcontract work per the
24 provision of RCW 39.10.390(4)? Describe how many packages may be anticipated.
25 Evaluate any risks associated with this approach and how your firm would manage
26 those risks. Discuss the advantages and disadvantages of your approach and explain
27 the reasons this approach provides value.
- 28 F. What is your firm’s approach to utilizing the MACC Risk Contingency account?
- 29 G. How would your firm track and invoice Negotiated Support Services and Specified
30 General Conditions to ensure the budget for each is not exceeded?
- 31 H. Describe strategies to successfully negotiate a MACC that is within the project’s
32 budget. Identify the risks and challenges that may impact this success.

33 **6. Preconstruction Services (10 points)**

- 34 A. Describe your firm’s philosophy and project specific approach to providing the range
35 of preconstruction services. Specifically address the following preconstruction
36 responsibilities:

- 1 a. Recommending phasing, sequencing of work, and construction scheduling;
- 2 b. Identifying opportunities for VE to reduce initial construction and life cycle costs
- 3 while improving overall performance, and recommending all work necessary to
- 4 support their implementation;
- 5 c. Informing the preparation of required environmental permit documents;
- 6 d. Determining and reconciling constructability issues and performing constructability
- 7 analysis of the design documents prior to subcontract bidding;
- 8 e. Participating in construction documents coordination and reviews, including
- 9 potential use of BIM technology;
- 10 f. Identifying and initiating procurement of long lead materials; e.g., steel and
- 11 concrete piling and mechanical/hydraulics items;
- 12 g. Providing cost estimating and cost reconciliation services for each design
- 13 submittal, including MACC and budgeting of Negotiated Support Services;
- 14 h. Assisting in updating and/or managing the Risk Register;
- 15 i. Developing barging plan and supporting compliance with Tribal Usual &
- 16 Accustomed agreements;
- 17 j. Developing and implementing outreach and subcontracting plan to DBEs;
- 18 k. Assistance in identifying a site logistics plan, including safe work practices and
- 19 requirements for construction;
- 20 l. Participating with the owner in providing project updates and public outreach
- 21 efforts;
- 22 m. Investigation of existing conditions to ensure the construction documents will
- 23 reflect the actual site conditions;
- 24 n. Subcontract Plan preparation and procurement planning including identifying and
- 25 procuring long-lead material or equipment to ensure the project schedule is
- 26 maintained;
- 27 o. Coordinating with environmental permitting and compliance staff, as well as other
- 28 WSDOT technical staff to assure changes to design, and to construction means,
- 29 methods and timing are not in conflict with project environmental commitments,
- 30 approvals, permits, and compliances;
- 31 p. Cost tracking, cost-estimating and reconciliation with second parties; and
- 32 q. Providing Design and MACC Negotiated Support Services budgeting;
- 33 B. Describe your firm’s experience in working on projects seeking to maximize
- 34 sustainable construction practices during preconstruction. Indicate initiatives the
- 35 firm has employed to achieve sustainable features and/or construction processes
- 36 beyond those defined in the contract documents. Indicate how the initiatives

- 1 employed complied with environmental commitments, permits, approvals, and
2 compliances established for the project; and
- 3 C. Provide a summary of your firm’s experience in working on projects seeking
4 Leadership in Energy and Environmental Design (LEED) certification and indicate
5 initiatives the firm employed to achieve additional LEED points other than those
6 defined in the contract documents. Provide a summary of your approach to LEED
7 certification. Describe how this would affect buyout and management plan and
8 potential certification levels. Indicate key opportunities or challenges with the new
9 LEED v 4 effective starting 2015.
- 10 **7. Commitment to and Compliance with Equal Employment Opportunity (EEO) Laws, and**
11 **Labor Relations (5 points)**
- 12 A. Past Performance
- 13 a. Of the projects identified under Evaluation Criterion 1 (Qualifications of the
14 Proposer), provide information regarding the proposer’s achievement of EEO
15 and internship, training and apprenticeship goals as applicable on those projects;
16 and if problems in compliance were experienced, what lessons were learned that
17 will be applied to this project?
- 18 B. EEO Efforts and Approach
- 19 a. Discuss the proposer’s efforts to ensure that it provides equal employment
20 opportunities to all persons without regard to race, color, age, sex, marital
21 status, sexual orientation, religion, ancestry, national origin or the presence of
22 any sensory, mental or physical disability in an otherwise qualified disable
23 person on the proposer’s workforce, and the involvement of such persons on
24 comparable projects. Include an explanation of internship, training and
25 apprenticeship opportunities as appropriate. Discuss the proposer’s overall
26 approach to EEO. Describe the proposer’s experience and approach in employing
27 diverse teams on projects comparable to the scope of work, size and duration of
28 this project.
- 29 C. Personnel Commitment
- 30 a. Include the name and title of the individual who will be responsible for
31 overseeing the proposer’s adherence to EEO laws and policies, and who will
32 ensure that employment actions regarding staffing and managing the work will
33 be carried out in a nondiscriminatory manner. Include the percentage of time
34 this individual will be dedicated to EEO issues.
- 35 D. Project Management Experience, Support and Commitment to EEO Compliance and
36 Achieving EEO Workforce and Apprentice Utilization Goals.
- 37 a. Discuss the experience and involvement the Project Manager and the General
38 Superintendent will have in support of meeting the proposer’s commitment to
39 adhere to EEO, Title VI and nondiscrimination policies, and meeting EEO

1 Workforce and Apprentice Utilization Goals set forth for the project.

4	Outreach Efforts and commitment to Disadvantaged Business Enterprises (DBEs)	(20 points)
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2 **1. Outreach Efforts and Commitments to Disadvantaged Business Enterprises (20**
 3 **points)**

- 4 A. Provide a summary of your firm’s past performance and plan to include DBEs in the
 5 project.
- 6 a. Provide information relevant to the proposer’s performance, particularly, if goals
 7 were not achieved. What assistance did you provide including resource sharing,
 8 monitoring, mentoring, and otherwise supporting DBEs and what were the
 9 results?
 - 10 b. How will your firm meet the goal established for the project?
 - 11 c. Describe your planned outreach efforts for ensuring DBEs will have sufficient
 12 information about subcontract opportunities on this project
 - 13 d. Discuss your strategies and approach for arranging and packaging subcontracts
 14 and negotiated work packages to encourage the participation of DBEs.
 - 15 e. Compliance History: discuss your past performance achieving compliance with
 16 goals, policies and regulations regarding the recruitment or utilization of DBEs on
 17 your projects and as an organization. If you have been the subject of a
 18 compliance review or investigation by any government entity, please describe
 19 the results and any steps you will take to apply any lessons learned to this
 20 project.

21

9 INTERVIEW (100 points)

Following scoring of the proposals, the selection committee will select a shortlist to interview.

Should your team be invited to interview, questions will be directed solely to the proposed project team. At a minimum, the corporate executive dedicated to the project, the project manager, the superintendent, estimator, and other key individuals on the project team shall be in attendance. In addition to presenting its qualifications, experience, and approach to the project, each project team will be expected to respond to questions sent in advance of the interview, as well as questions posed by the selection committee during the interview. In addition the proposers may be presented with ad hoc scenarios to be addressed during the interview. In addition the proposers may be presented with ad hoc scenarios to be addressed during the interview.

The evaluation will include:

1. **Content and quality of the presentation** made by the firm in the interview.
2. **Quality of the Project Team:** quality and cohesiveness of the project team being proposed, knowledge of the project and experience of each team member, and clarity of his/her roles and responsibilities within the team.
3. **Quality of the firm's response to written questions** received prior to the interview - WSF will develop a series of questions to be included in the letter inviting firms to the interview. These questions are designed to further develop issues of special concern to WSF which were not fully addressed in the Request for proposals.
4. **Quality of the firm's responses during the question and answer period:** a portion of the time in the interview will be set aside for additional questions from the selection committee.

10 FINAL PROPOSALS (50 points)

10.1 Selection of the Most Qualified Finalists

The scores from the written proposal and the interview shall be combined. The selection committee shall then determine the most qualified finalists from which WSF will request a final proposal for GC/CM Fee, proposer's fee for the negotiated self-performed work and Specified General Conditions Work.

Firms will not be asked to submit a bid for fee and specified general conditions if the firm's bid would have to be significantly lower than its competition to be successful.

Final Proposals will be evaluated as follows:

Final Proposal Score = (Low conforming Proposal Price/ Proposal being evaluated) x 50

Firms asked to submit final proposals shall submit three bid numbers on a Final Proposal Form to be provided. The first number shall be for the GC/CM Fee, the second shall be for the proposer's fee on the Negotiated Self-performed Work and the third number is for the Specified General Conditions Work. The terms GC/CM Fee, Proposer's Fee on Negotiated Self-performed Work and Specified General Conditions Work will be specifically defined in the RFFP to be provided to those firms selected to submit Final Proposals, which are expected to include the following information:

1. State your GC/CM Fee as a percentage and multiply it by the estimated MACC indicated in the Final Proposal Form to determine a single lump sum number for the dollar amount for the GC/CM Fee.
2. State your Proposer's Fee for Self-performed Work as a percentage and multiply it by the estimated self-performed work indicated in the Final Proposal Form to determine a single lump sum number for the dollar amount of the Proposer's Fee for Self-Performed Work.
3. In completing the Final Proposal Form, the proposer must enter a number for the GC/CM Fee, the Proposer's Fee for Self-performed Work and the lump sum amount for the detailed Specified General Conditions Work. No other entries, modifications, or qualifications shall be made to the bid. Failure to comply in full with these requirements shall be grounds for a bid being declared non-responsive. The owner reserves the right to reject any or all bids, and to waive informalities or non-material irregularities in the bids received.

The dollar amount of the GC/CM Fee, the Proposer's Fee for Self-performed Work and the lump sum amount for the detailed Specified General Conditions Work will be added together to determine a single number for the final proposal.

1

2 Additional final proposal submittals shall comply with the following requirements:

- 3 1. The name, address, and contractor's registration number shall be typed or printed on
4 the Final Proposal Form in the space provided.
- 5 2. Bids must be (1) submitted on the forms furnished by owner or on copies of those
6 forms, and (2) manually signed in ink. The authorized person signing the Final Proposal
7 Form must initial each page.
- 8 3. Proposers shall submit bid amounts in the format provided in the Final Proposal Form.
9 Only the amounts and information asked for in the Final Proposal Form furnished will be
10 considered as the bid. All blank spaces must be filled in. Clearly identify the project
11 name on the outside of the bid envelope.

12

13

1 **11 FINAL SELECTION**

2 The proposer with the highest total score (Total Possible: 350 points) resulting from the
3 selection committee’s scoring of the proposal, the interview, and the results of the final
4 proposal will be selected to provide preconstruction services following successful negotiations
5 of a preconstruction services fee and, at the option of WSF, for MACC negotiations. In the event
6 of a tie in total score, the firm with the lowest conforming final proposal will be selected.

7 Proposers may request a debriefing after being notified of WSF intent to award to the top
8 ranked firm. Debriefings may include a review of the debriefed proposer's points for each
9 evaluation criteria, overall ranking, the strengths and weaknesses of its proposal and
10 presentation in the interview, and answers to questions regarding the selection process.

11

12 DISADVANTAGED BUSINESS ENTERPRISE PROGRAM

WSDOT encourages participation in all of its contracts by Disadvantaged, Minority and Women-Owned Business Enterprises (D/M/WBE) as certified by the WSDOT Office of Minority and Women’s Business Enterprises (OMWBE) and defined in WAC 326-02-030.

As a US Department of Transportation (USDOT) assisted project, the DBE requirements of 49 CFR Part 26 apply to this Contract. A DBE goal in the amount of 12% of the MACC has been established. This goal is considered a condition of award, and the successful Proposer will need to meet or provide documentation of a good faith effort to meet this goal.

As part of the Preconstruction Services, the GC/CM will work with WSF to develop a Subcontracting Plan that will maximize the participation of DBE firms on the project. The Subcontracting Plan will establish a specific approach to achieve the DBE goal for this contract, as well as methods for monitoring actual DBE participation and updating the plan to ensure that the goals are met.

1 **13 FUNDING AGENCY REQUIREMENTS**

2 This procurement may be subject to one or more financial assistance contracts between WSF
3 and the USDOT (including FTA and FHWA). The proposer is required to comply with all terms
4 and conditions prescribed for third party contracts in this solicitation.

5 Federal laws, regulations, policies, and administrative practices may be modified or codified
6 after the date of any contract executed based on this RFP. To assure compliance with changing
7 federal requirements, such contracts will require that the proposer agree to accept all changed
8 requirements that may apply to the contracts to be executed based upon this RFP.

9 All contractual provisions required by DOT or other funding sources will be incorporated by
10 reference. Anything to the contrary herein notwithstanding, all items mandated by funding
11 requirements shall be deemed to control in the event of a conflict with other provisions
12 contained in this RFP and the RFFP that follows. The proposer shall not perform any act, fail to
13 perform any act, or refuse to comply with any WSF request that would cause WSF to be in
14 violation of funding source Terms and Conditions.

15 The selected proposer shall comply with the funding requirements included in the contracts to
16 be executed based upon this RFP and the RFFP that will follow.

17

1 **14 PROTESTS**

2 WSF shall notify all finalists of the selection decision and make a selection summary of the final
3 proposals available to all proposers within two business days of such notification. A non-
4 selected proposer wishing to file a protest shall do so within four days of receipt by it of the
5 summary of selection. The Protest shall be made in writing, state the name and address of the
6 protestant, list the RFP number, include the statement of grounds for the protest, include the
7 appropriate supporting exhibits, and be delivered to:

8 Jenna Fettig, Contract Ad & Award Office

9 WSDOT Transportation Building

10 310 Maple Park Ave SE, Room 2D-20

11 Olympia, WA 98501-2348

12

13 WSF will review the protest and provide a decision within fifteen (15) days of receipt. WSF will
14 not respond to any protests that are not submitted in accordance with these instructions.

15

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