

**December 17, 2014**

**PRE-ADVERTISEMENT NOTICE  
Seattle Multimodal Terminal at Colman Dock project**

The Washington State Department of Transportation – Ferries Division (WSF) will be accepting Proposals from experienced firms interested in providing General Contractor/Construction Manager (GC/CM) services for the Seattle Multimodal Terminal at Colman Dock Project, in accordance with the provisions of RCW 39.10. If approved by the Project Review Committee (PRC), WSF intends to procure the project as a Heavy Civil GC/CM project.

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

WSF has determined that GC/CM is the appropriate delivery method for this contract based upon the following reasons:

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

The GC/CM contractor will be selected utilizing a competitive process as authorized by RCW 39.10.210 and 39.10.340 through 39.10.410. WSF will use a three-step procurement process. The first step in the selection shall consist of the evaluation of Proposals (qualifications) received from interested parties. The second step will be an interview of the most qualified firms. Following the interview, shortlisted firms will be asked to submit a Final Proposal including: sealed bids for the percent fee on estimated Maximum Allowable Construction Cost; percent fee on the estimated maximum self-performed work; and the fixed amount for the general conditions work specified in the Request for Final Proposals. The firm with the highest total score will be selected to negotiate a Preconstruction Services contract and, at the option of WSF, a Maximum Allowable Construction Cost (MACC), which may result in the award of a construction contract contingent on the appropriation of construction funding.

This information is preliminary and is subject to change. **Under no circumstances should the pre-ADVERTISEMENT information be used for bidding or construction purposes.**

Estimated Maximum Allowable Construction Cost (MACC): \$177 million.

Key elements of the Seattle Ferry Terminal at Colman Dock 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.

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:

- Two slips operational at all times for WSF ferries;
- Minimal disruption to King County passenger-only ferry service (water taxis);
- Vehicle access at Yesler Way, two vehicle egress lanes at Marion Street, and two vehicle egress lanes at Yesler Way at all times;
- Minimal holding capacity on the dock for 450 vehicles;
- Passenger space sufficient to accommodate processing and queuing for walk-on customers, including accessible restrooms;
- Accessible route from the street to the vessel passenger deck; accessible ticket sales, restrooms, and vertical circulation;
- Separated pedestrian egress and access from/to vessels;
- Grade separation of foot passengers and vehicles and connection to the Marion Street pedestrian bridge;
- Temporary vehicle access across the dock to allow safe and efficient vehicle loading and unloading during construction; and
- Systems and utilities operational at all times, including security, communications, and sales.

WSDOT has posted the draft Request for Proposals (RFP) online and is seeking public comments until 5:00 p.m. (PST), December 29, 2014. The draft RFP and associated reference documents can be found at:

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

Comments can be submitted using an online form found at the link above or by mail sent to:

Genevieve Rucki

WSDOT Ferries Division  
2901 Third Avenue  
Seattle, WA 98121

Interested parties are also invited to attend an informational meeting to learn more about the project, listen to a presentation about the draft RFP and have the opportunity to ask questions of WSDOT staff. The informational meeting is scheduled for 1:00 p.m. (PST), December 15, 2014, at the WSDOT Ferries Division Headquarter Building at 2901 Third Avenue, Seattle, Washington. Meeting attendees will need to check in at the 5<sup>th</sup> floor of the building, allowing time for sign-in.

A final version of the RFP is tentatively scheduled for advertisement on January 12, 2015, pending approval from the Project Review Committee.

Additional information is available on the WSDOT Contract Ad & Award website at:

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

Firms interested in submitting on this project should visit the website to have their company added to the interested parties list and to receive future notices on this project.