

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

**SUPPLEMENT B**

**ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION  
FOR PRC APPROVAL**

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

**Please submit one Supplement B form for each desired subcontractor/subcontract package.** These should be submitted together and will be evaluated at the same review date and time.

**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Seattle Public School District No. 1**
- b) Address: **2445 3<sup>rd</sup> Avenue South, Seattle, WA 98124**
- c) Contact Person Name: **Richard Best** Title: **Director, Capital Projects and Planning**
- d) Phone Number: **206-252-0647** E-mail: **rlbest@seattleschools.org**
- e) Name of Project: **John Stanford Center for Ed. Excellence (JSCEE) Central Kitchen Improvements Phase II**
- f) Original date PRC approved project for GC/CM: **June 23, 2022**
- g) Subcontractor/Subcontract Package desired for Alternative Selection: **Kitchen Equipment Contractor/Construction Manager (KEC/CM)**
- h) Subcontract Value: **\$6.5 Million**

**1. Public Benefit –**

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

The district's central kitchen project is critical to the success of our school operations. The tight time frame to execute the work over summer break will benefit by having a Kitchen Equipment Contractor/Construction Manager (KEC/CM subcontractor). We see five specific benefits to using alternative subcontracting for this job:

- Early involvement during the preconstruction phase to provide input on cost estimates, schedule, logistics, collaboration with design consultants and assistance in selecting the most cost-effective materials/systems related to the kitchen.
- BIM coordination of Kitchen Equipment systems with Structural, MEP, and other building systems prior to release of construction documents. The early involvement allows more thorough constructability reviews leading to more efficient and less costly ways to implement the work.
- Identification and early procurement of long lead specialty equipment to meet the demand of the tight project schedule, specifically as it relates to component parts and alternate selection opportunities to help mitigate delays in procurement. Early procurement of specialized equipment cannot be undertaken using traditional hard bid delivery methods
- Early support for this scope to capture all opportunities to adhere to Student & Community Workforce Agreement (SCWA) requirements for the project.
- Collaboration and commitment to work as a team with all trades and to construct their scope on time and within the contract price.

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

Working together with FORMA (the GC/CM contractor) and IBI Group/JLR (design team/kitchen consultant) we reviewed the complexity of the kitchen operations. We determined it would be in the best interest of the public to have the mechanical, electrical, and architectural consultant work together with a KEC/CM subcontractor on the selection, procurement, placement, and warrantee of the extensive specialize cooking/food processing equipment, kitchen hood, and freezer/refrigeration rooms.

**2. Public Body Engagement/Knowledge**

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

District representatives will participate in the public hearing. The district will review and coordinate the solicitation process with the GC/CM prior to advertisement. The district will have the project manager and architect participate in the selections process, including review of submittals, short listing, interviews, the Requested Fixed Fee Proposal (RFFP) stage and final scoring.

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

The district must provide approval to the GC/CM to utilize the alternative subcontractor selection process. As described earlier, the district and the GC/CM must first determine that is in the best interest of the public to utilize the alternative subcontractor selection method. The district and GC/CM must do the following as described in RCW 39.10.385:

- a. Publish a notice of intent to use the alternative selection process.
- b. Conduct a public hearing and allow interested parties to submit written and verbal comments regarding the justification for use of the alternative subcontractor section. The district and GC/CM should consider the comments and determine if using the alternative subcontractor selection is in the best interest of the public.
- c. District and GC/CM a written final determination to all interested parties.
- d. Solicitation for services of subcontractors must be awarded through a competitive process with the issuance of an RFQ as described in RCW 39.10.385 – paragraph 2.
- e. The district and GC/CM must establish a committee to evaluate the RFQ proposals. The district will have the Project Manager, MEP Coordinator, and Kitchen Consultant on the committee.
- f. GC/CM must notify all proposers of the most qualified firms to be advanced to the next phase of the selection process. The process cannot advance until two business days after all proposers are notified of committee's selection. If requested the GC/CM must provide a scoring summary to a proposer. The district will receive any protest that are submitted. The process cannot advance until two business days after the final protest decision is issued by the district and sent to the protesting party. Summary of selection steps:
  - Step 1 – Subcontractor submittals with statement of qualifications
  - Step 2 – Notice of shortlist firms and conduct interviews
  - Step 3 – Notice of finalist and receive Sealed Price Proposals
  - Step 4 – Notice of Apparent successful firm
- g. If the district receives a protest over the "most qualified firm" the GC/CM cannot execute a contract to the selected subcontractor until two business days after the final protest decision is issued by the district.

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- h. In the event the GC/CM is not able to negotiate a maximum allowable subcontractor cost that the district deems to be fair and reasonable the selected subcontracting firm can be terminated, and the GC/CM can negotiate with the second highest scoring firm.
- i. The district must approve for the GC/CM to contract with the selected firm to provide preconstruction services.
- j. The final agreement on the maximum allowable subcontractor cost is subject to approval by the district.
- k. Once the work of the subcontractor is complete an independent audit must be conducted to confirm proper accrual cost per the subcontractor's contract. The district must pay for the audit.

**SIGNATURE OF AUTHORIZED REPRESENTATIVE**

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

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



Signature: \_\_\_\_\_

Name (*please print*): Richard Best (*public body personnel*)

Title: Director of Capital Projects and Planning

Date: March 14, 2023