



Moving forward together

Capital Division

201 South Jackson Street
KSC-TR-0412
Seattle, WA 98104-3856

December 20, 2023

Project Review Committee
State of Washington Department of Enterprise Services
PO Box 41476
Olympia, WA 98504

Dear PRC Panelists:

Attached please find our application requesting approval to utilize the GC/CM heavy civil, with alternative subcontracting, delivery method to support Metro's State of Good Repair Program, which impacts many of Metro's base facilities necessary to maintain Metro's transit operations. If approved, we intend to proceed with GC/CM selection for a series of work packages beginning in 2nd quarter of 2025.

We are collaborating with our consultant Parametrix, to procure GC/CM Heavy Civil services. We wish to bring the GC/CM aboard to help us plan and construct the project which is currently in the early stages of development.

The King County Council has approved funding for the project. We anticipate that all funding for the entire project will be received within the current 6-year funding cycle.

We have begun outreach with the contracting community to learn their perspective on the advantages and disadvantages of using the GC/CM heavy civil model with alternative subcontracting. We held a public presentation and online RFI through King County's procurement portal to gain additional information. The response from the contracting community has been very positive regarding the use of GC/CM, heavy civil and alternative subcontracting as beneficial to ensuring that this critical facility remains fully functional during the duration of construction.

With your approval, our team is looking forward to moving ahead with our project. We look forward to your review of our application and further engaging with the Committee at your January 25th meeting. Thank you for your consideration of our application.

Sincerely,

Brian Berard

Brian Berard
Transit Capital Project Manager
King County
(206) 263-4160
bberard@kingcounty.gov

State of Washington
PROJECT REVIEW COMMITTEE (PRC)
GC/CM PROJECT APPLICATION
To Use the General Contractor/Construction Manager (GC/CM)
Alternative Contracting Procedure

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

Identification of Applicant

- a) Legal name of Public Body (your organization): **King County: Metro Transit Division**
- b) Address: **201 South Jackson Street Mailstop KSC-TR-0435, Seattle, WA 98104**
- c) Contact Person Name: **Brian Berard** Title: **Project Manager**
- d) Phone Number: **(206) 263-4160** E-mail: **bberard@kingcounty.gov**

Acronyms and Abbreviations

AIA	American Institute of Architects (professional certification)
CM	Construction Management
ESJ	Equity and Social Justice
FTA	Federal Transit Administration
GC/CM	General Contractor/Construction Manager
KC	King County
KCM	King County Metro
MACC	Maximum Allowable Construction Contract
PE	Professional Engineer
PM	Project Management
PDB	Progressive Design Build
PMX	Parametrix
PMP	Project Management Professional
PRC	Project Review Committee
RA	Registered Architect
RFFP	Request for Fee Proposal
RFQ	Request for Qualification
SGR	State of Good Repair Projects
SOQ	Statement of Qualifications

1. Brief Description of Proposed Project

- a) Name of Project: **Fixed Assets/State of Good Repair Program GC/CM Heavy Civil Contract**
- b) County of Project Location: **King County**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

King County Metro is the seventh largest transit agency in the US, providing transit services throughout King County. Metro's Fixed Asset/State of Good Repair (SGR) program consists of multiple projects to maintain and improve infrastructure, systems, facilities, and equipment across Metro's nearly 150 facilities and fixed assets, including seven operating maintenance bases. Metro plans to hire a GC/CM contractor to implement maintenance and improvement projects across its maintenance bases and other fixed assets in the agency's service area.

Projects include, but may not be limited to the following:

- **Bus and Vehicle Lift Replacements** – replacement of aged and obsolete lifts, including the following near term projects:
 - Bellevue Base Bus Lifts
 - North Base Bus Lifts

- Atlantic Base Bus Lifts
- East Base Bus Lifts
- **Underground Storage Tanks (UST)** including removals and refurbishments at:
 - Bellevue Base,
 - North Facilities,
 - South Base,
 - Ryerson Base,
 - South Facilities,
 - North Base Yard, and
 - South Base Component Supply Center
- **Comfort Stations** including Vashon and Westwood comfort stations
- **Systems refurbishment and replacements** based on ongoing needs and condition assessments for fixed assets including
 - **Fire Control Systems**
 - **Park & Rides**
 - **Equipment**
 - **Electrical power facilities**
 - **Facility Improvements and Refurbishment** including Ryerson Base Sewer Piping Replacement
 - **Site and Facility Electrical** including Communication Room Expansion at TCC

Additionally, Metro is planning to convert its entire vehicle fleet to battery electric power by 2035 and will need to install electric charging and support facilities at maintenance bases and other facilities included in the program. The GC/CM contract may be used where needed to provide infrastructure to support electrification projects.

- d) Applying for permission to utilize Alternative Subcontractor Selection with this application? **Yes**
 (if no, applicant must apply separately at a later date utilizing Supplement B)

2. Projected Total Cost for the Project: (currently funded project budgets)

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$8,250,000
Estimated project construction costs (including construction contingencies):	\$60,000,000
Equipment and furnishing costs	\$
Off-site costs	\$
Contract administration costs (owner, cm etc.)	\$11,000,000
Contingencies (design & owner)	\$13,500,000
Other related project costs (briefly describe)	\$
Alternative Subcontractor Selection costs	\$500,000
Sales Tax	\$6,000,000
Total	\$99,250,000

B. Funding Status

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

The program is King County funded and is likely to include additional grant funding from FTA and other sources.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

- a) Procurement; (including the use of alternative subcontractor selection, if applicable)
 - b) Hiring consultants if not already hired; and
 - c) Employing staff or hiring consultants to manage the project if not already employed or hired.
 (See Example on Design & Construction Schedule) King County has assigned an internal technical and management staff to serve the program. A team led by Parametrix has been retained and is under contract to provide Program Management for the SGR Program and will provide Owner Advisory and Construction Management services for the GC/CM contract.
- d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process.
 (If applicable) The current project schedule in the funding plan is presented below. Ongoing condition assessments and grant funding availability may amend these schedules. Based upon our current funding and projects, we are requesting authority for Mechanical, Electrical, Specialty Equipment, Site Civil/Utilities and Fueling/Underground Storage Tank alternative subcontractor packages. We will work in concert with the GC/CM to refine these scopes and determine if additional alternative subcontracts would be beneficial and will work within the GC/CM subcontracting plan. If needed, the timeline for alternative subcontractor selection will be adjusted based on the recommendations of the GC/CM.

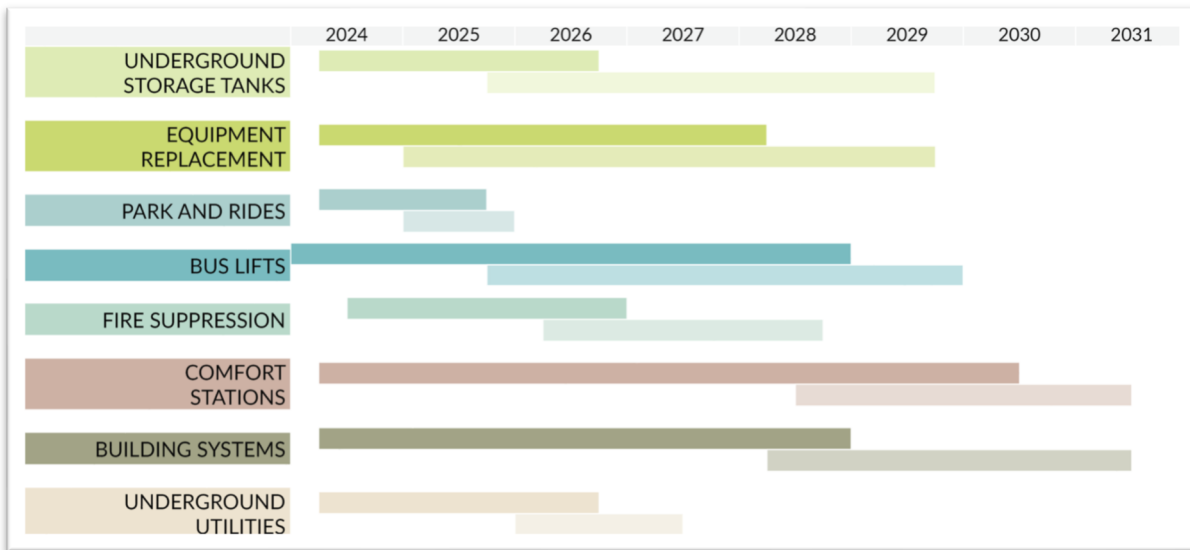


Figure 1: Design and Construction Schedule by Package

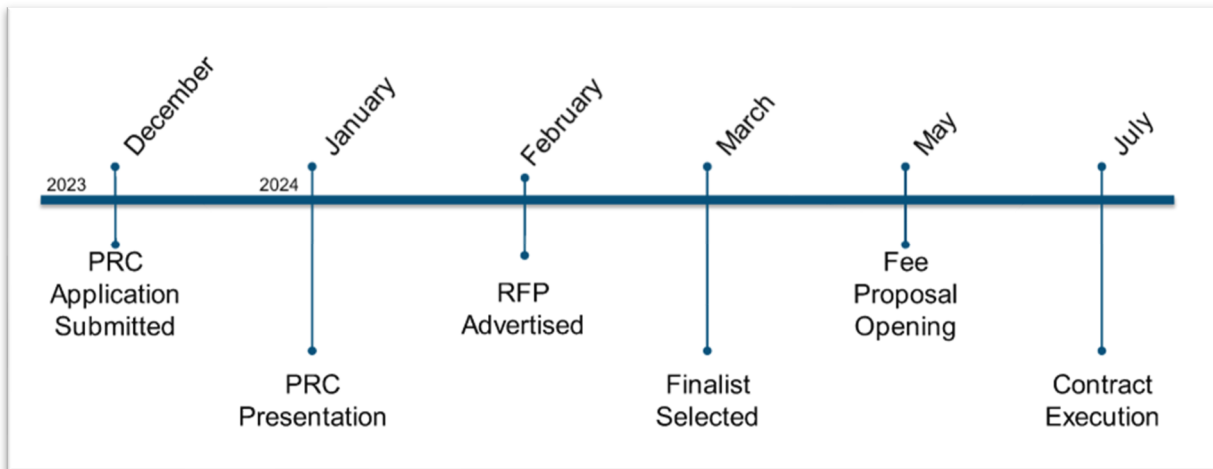


Figure 2: GC/CM Procurement Timeline

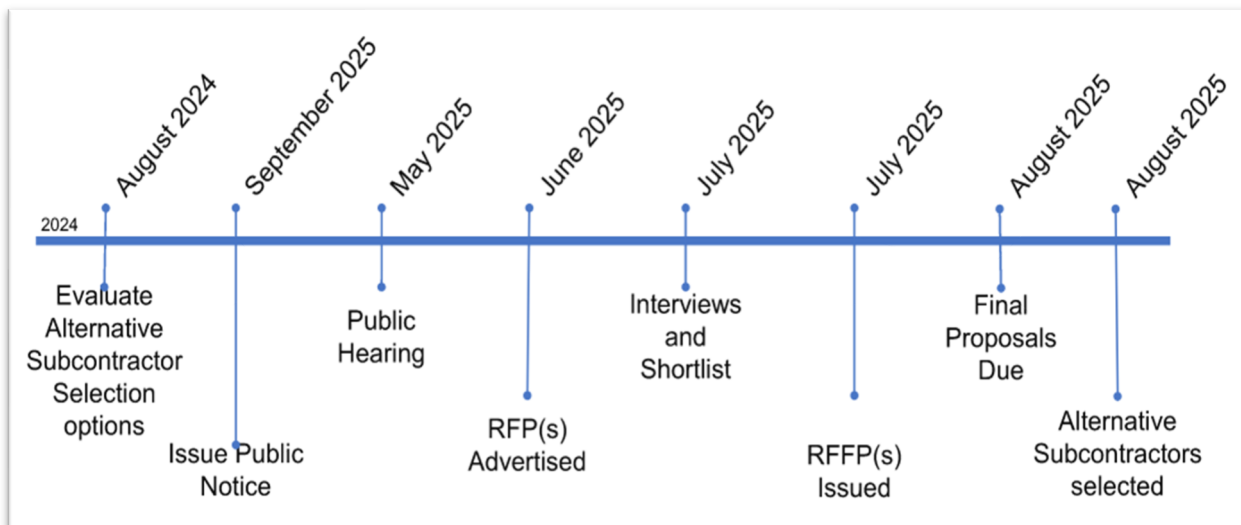


Figure 3: Alternative Subcontracting Timeline *General timeline for all alternative subcontracts

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

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

The Project meets four of the five criteria specified in RCW 39.10 for the use of the GC/CM contracting procedure, plus the criteria for heavy civil contracting procedure. KCM evaluated alternative project delivery methods for implementation on this project and selected GC/CM as the optimum delivery method to promote a successful project and best manage risk.

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

Complex scheduling, phasing and coordination is involved:

Bus and vehicle lift replacements, facility improvements, bus yard paving, underground storage tank replacements and associated utility work will need to occur in multiple phases so that the various facilities can remain operational for the duration of construction and not disrupt essential bus (revenue) service operations. Phasing all work around busy and active operating bus bases will create unique and complex challenges, including safety of both construction and KCM personnel, which will require careful advance planning, consultation with the contractor, and must be well-orchestrated with facility operations. Early involvement by the GC/CM will promote project success by giving the contractor ample visibility and time to understand the existing conditions, advise on appropriate design approaches, plan for optimum site safety, and consider intelligent alternatives to sequencing the work and staging and delivery of materials.

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

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

Due to capacity restrictions many key facility services such as bus lifts, fueling, electrical power, fixed equipment and waste treatment must maintain at least a minimum level of service during construction. Additionally electrification (e.g., bus charging facilities) will need to gain early operation to meet electrification goals and may benefit from close collaboration of construction efforts. Input from the GC/CM on planning the most efficient way to sequence and execute the work while minimizing impact to operations will be critical to success.

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

GC/CM involvement is critical during the design phase:

GC/CM involvement during the design is critical in improving cost and schedule certainty, early contractor participation to provide value engineering and constructability recommendations, as well as stakeholder coordination and planning of work sequencing and phasing. The GC/CM must also plan for safe use of the site by both construction personnel and KCM staff while phased construction is performed adjacent to bus base maintenance and operations activities.

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

The project involves a complex and technical work environment:

The complex and technical work environment the GC/CM will encounter at the various bases and facilities includes extensive utility infrastructure, overhead catenary system (Atlantic Base), complex and challenging geotechnical conditions, contaminated soils, safety issues associated with close proximity of construction to ongoing bus base operations and staging and delivery of materials. Many project sites are constrained horizontally and, in some cases, vertically by adjoining facilities.

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

The project does not involve a building that has historical significance.

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

The GC/CM heavy civil contracting procedure is appropriate for this project:

This project is primarily infrastructure work including paving, stormwater management systems, specialty systems, utilities, electrical power and other infrastructure work. Use of heavy civil GC/CM will ensure that KCM has the ability to contract the work efficiently and effectively and in a manner that is attractive to contractors who specialize in this type of work. Heavy civil provides greater flexibility for the Owner and the GC/CM to plan and execute self-performed work in a manner that best responds to project risks and needs. Based on industry outreach, KCM believes it will attract more qualified GC/CMs, especially the contractors that can self-perform much of this work. By enabling increased negotiated self-perform, heavy civil offers greater control over risk-sensitive scopes. Importantly, it also creates more equitable opportunities for MBE, WBE, and

DBE participation. This opens doors for these firms to participate in more meaningful ways, ultimately fostering a more inclusive and equitable project environment.

5. Public Benefit

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

- How this contracting method provides a substantial fiscal benefit; or

Cost Certainty—In periods of construction inflationary cycles, as we are currently experiencing, the risk of contractor's and subcontractor financial failures is substantial. The GC/CM process provides a means for KCM to investigate the financial stability of the firm it is contracting with, minimizing risk of costly litigation or time extensions due to subcontractor failures. The GC/CM will evaluate the design documents and participate during the design process, reducing unforeseen impacts and leading to reduced costs and schedule impacts. During the design, the GC/CM will be charged with finding buildable, cost-effective solutions that enable KCM to control construction phase changes. Constructability and value engineering will also be employed by the GC/CM to identify better solutions for not only construction, but for the overall operational life of the Facility.

Experienced Partner—Using a GC/CM Contractor that has been thoroughly vetted, with a proven track record of similar project experience, budget management, scheduling, claim avoidance, project phasing, effective safety plans for construction, lean construction practices, and being a proactive member of the team will ensure employee safety and protect KCM's schedule and budget.

Allocation of Risk—The GC/CM delivery's approach to risk is quite different than DBB. The organization of the team allows for integrated and collaborative approaches to risk, changes, and issues as they arise, which will be essential for a project of varying scope, schedule, and budget. Some of the distinctions include:

- A DBB contractor may not be as willing to maintain a schedule that it did not participate in developing if the schedule slides due to scope changes.
 - Risk is not just on the Owner or GC/CM, it is distributed amongst the team.
 - The GC/CM process provides 'open book', transparent accounting and financial reporting to the Owner.
 - The GC/CM will develop a true understanding of the work by being involved in the design, and will have a full understanding of the Owner's expectations prior to any bidding of the work.
 - The GC/CM will participate and provide feedback during constructability reviews and value analysis exercises and will have ownership of any changes they suggest that become incorporated. This provides real buy-in from the GC/CM and not a hands-off approach to decisions involving design.
 - Phasing of bid buy-out and flexibility to adjust bid packages as the work is bought out allows for cost management by King County and the GC/CM team.
- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.

Real Time, Market-Based Cost Estimates – The Pacific Northwest region has experienced construction cost inflation rates of 7.5 - 10% over the last three years. It is critical to the success of the project that real-time, current market pricing be available to validate scope and budgeting during the design process. The GC/CM delivery process, as opposed to the DBB process, assists in making the project more fiscally responsible and viable to the public by having the Contractor participate in constructability reviews, value analysis, design team/contractor coordination, and the use of design phase overlap to accelerate project completion, thus lowering construction costs and stretching the buying power of KCM.

Producing a More Efficient, Accurate Phasing Plan – By engaging the expertise of the GC/CM who will perform the work, they will study the existing conditions, desired scope of work, and unique scheduling constraints of KCM to build the most efficient phasing plan possible.

Increased Engagement with the Small Business Trade Community – By engaging the GC/CM during the design, KCM can work with them to identify small business goals and strategies for outreach. The GC/CM will be able to use their phasing plans and bidding strategies as tools to develop targeted opportunities for small businesses within the trades.

Enhanced Coordination of Materials and Equipment Purchases – Providing better coordination with materials and equipment purchases including MEP coordination, vendor coordination, timing, rough-in, delivery, off-loading, and storage will benefit KCM Operations and Maintenance Staff. Communicating the need for this level of coordination on a design-bid-build method is complex and very difficult to enforce with potentially uncooperative contractors who have not developed a vested interest in the project.

More Responsive and Responsible Bids – Because of the scale and complexity of these projects, KCM believes a GC/CM will have a greater ability to pre-qualify and attract firms with resources needed to do the work and meet the schedule. On non-GC/CM projects, constructability, errors and omissions, and scheduling issues are often not raised by the contractor or sub-contractors until after bidding has been completed. Many of those issues become costly change orders during construction. Utilization of the GC/CM delivery method can minimize the risk of these types of changes cropping up during construction.

Ongoing Value Analysis and Constructability Review – The GC/CM method of delivery facilitates more of an ongoing Value Analysis and Constructability Review Process during design. This ongoing approach during design results in a more economical design and a better bid.

- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

Heavy civil contracting procedure will serve the public interest by ensuring KCM is able to achieve the best value for the Fixed Assets SGR Program and minimize impact to public transportation services.

6. Public Body Qualifications

Please provide:

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

KCM has retained the services of Parametrix as its OA for the project. Over the past decade, PMX has provided OA services for over 50 GCCM projects ranging from \$10 M to over \$600 M, with total value exceeding \$4.3 B. Howard Hillinger, OA for the project, was a long-time member of the PRC and has served on a variety of CPARB committees including the Heavy Civil GC/CM Committee that drafted the Heavy Civil legislation and currently the CPARB GC/CM Best Practices Committee. He has served as owner advisor for 13 major GC/CM projects including five Heavy Civil GC/CM projects. Mitch Romero has been OA/PM for 11 GCCM Projects since 2003 and is also a member of the CPARB GC/CM best practices committee. King County's staff is highly experienced in public contracting and many of the KCM team members have GC/CM expertise. GC/CM Package Lead, Alex Kiheri, will provide project oversight and governance. He is fully supportive of KCM's movement into alternative project delivery, including GC/CM. Project Manager, Brian Berard, RA, DBIA, CCM, LEED, brings over 35 years of project delivery experience including GC/CM and design build with large public agencies. Project Representative, Carol Pennie, brings considerable expertise in project and construction management, and has recent alternative project delivery experience. Supervising Attorney for KCM's Contracts, Jerry Taylor, JD, and Contracts Specialist, Darren Chernick, will be leading the procurement and contract documents efforts for KCM's efforts.

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

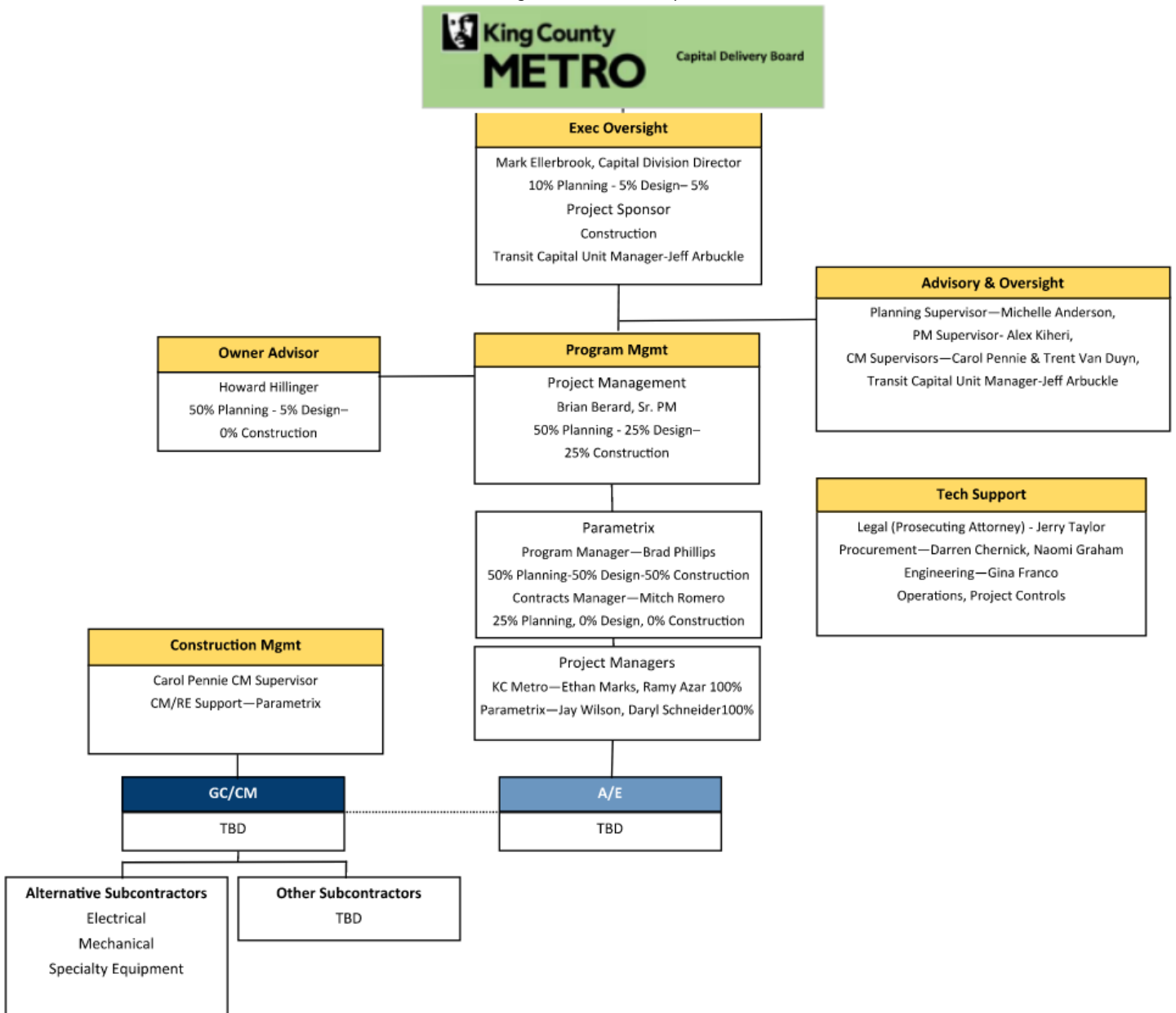


Figure 4: Project Organization Chart

- Staff and consultant short biographies (*not complete résumés*).

Jeff Arbuckle, PM/CM Unit Manager

Jeff is the PM/CM unit manager for Metro and has 15 years' experience in construction program organization and project management.

Alex Kiheri, Project Management Supervisor

Alex has 15 years' experience in civil engineering, transportation planning, and construction program management.

Brian Berard, RA, DBIA, CCM, LEED AP, Senior Project Manager, Project Lead

Brian Berard is a senior Capital Delivery Project Manager for KC Metro Transit. Holds METM and BARCH degrees. Prior experience spans 35 years as a Senior Project Manager, in addition to KC Metro, includes time with Heery International and the University of Washington project management groups. Additionally, as a Senior Resident

Engineer with the Port of Seattle at SeaTac Int'l Airport. Public works project experience includes public transportation, K-12, higher education, naval and justice facilities. Recent alternate delivery experience with GC/CM projects at U of W includes Savery Hall GC/CM from design through construction and Balmer Hall Business School Phase 2 design phase and GC/CM selection. Additionally, design-build experience includes U of W Benjamin Hall, Educational Outreach Bldg., and the POS Alternate Utility Facility.

Carol Pennie, Transit Capital Supervisor, Construction Management Unit

Carol has over thirty-five years of experience in project management, construction management and civil engineering design. Carol holds a degree in Civil Engineering and has managed the design and construction of transit multi-modal facilities and industrial and bus maintenance facilities, including the administration of FTA funded projects in both the private and public sector. She has recently completed the Pier 50 Float Replacement, which was a DB project for KCM's Marine Transit Division. As a Construction Supervising Engineer V at KCM's Capital Project Delivery Section, she has demonstrated experience in facilitating integrated teams to deliver transit construction projects including Design Build, Progressive Design Build, ESCO, Lump Sum, and Work Order contracting. Carol has completed the 2021 AGC GCCM course. She will secure excellent results for the ABR project.

Darren Chernick, Procurement Contract Specialist

Darren has over 22 years' experience in construction contracting plus experience in Architectural and Engineering and Goods & Services procurements. He has participated in GC/CM, Design Build, Energy Services Performance Contracting, Solid Waste Recycling Facilities Alternative Procurements, and countless Design Bid Build contracts.

Naomi Graham, Project Controls Support

Naomi has 30 years' experience in project controls and support with both Pierce Transit and Metro.

Gina Franco, PE, Metro Engineering Unit Manager, Engineering Lead

Gina has 15 years' experience in the industry and serves as the engineering management lead for the project. She has been involved with several alternative delivery efforts with Metro.

Brad Phillips, PE, OA Program Manager

Brad has 31 years in the industry and has been managing large transportation projects through planning and design phases for several of the local mega projects lead by WSDOT and Sound Transit, including a \$1.2 billion design-build project currently underway. He also has been working with local transit operators with design and construction of small projects throughout their operating areas. Brad has 31 years of experience in the industry and has been working on mega projects for 24 years.

Howard Hillinger CCM, DBIA – Owner's Advisor, Parametrix

Howard has served as Owner's Advisor for 15 GC/CM contracts through project Planning, PRC approval, GC/CM Selection, design, and construction with a total project value of \$1.7B, including five heavy civil GC/CM projects. Howard has served on multiple CPARB subcommittees and the PRC. Please see attachment C for specific GC/CM Project experience. Heavy Civil GC/CM experience includes WSF Seattle Multi Modal Terminal at Colman Dock (\$450 M) and Pierce Transit Maintenance Base Infrastructure (\$200 M).

Mitch Romero CCM, AIA, LEED AP, Associate DBIA – GC/CM OA, Parametrix

Mitch has served as Owner's Advisor, Project Manager, and Construction Manager on thirteen Washington State GC/CM projects and five federal Design Build projects. He has a strong background in alternative delivery methods. Please see attachment C for specific GC/CM Project experience.

- Provide the **experience and role on previous GC/CM projects delivered** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. *(See Example Staff/Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.)*

Please refer to **Attachment C: Team Member Experience**

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

Listed above

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

Not applicable.

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

In the past eight years, King County has performed hundreds of millions of dollars in construction projects, in transit, water/wastewater, parks and public facilities. Jeff Arbuckle, Alex Kiheri, Liz Krenzel, Brian Berard, Carol Pennie, Jerry Taylor, and Darren Chernick are all senior level personnel dedicated to the success of the SGR project. Our organization and this team are also focusing on alternative project delivery to allow for an integrated team to continue our long history of successfully completing large and complex construction projects. PMX brings a comprehensive full-service team with extensive background in alternative project delivery to support KCM in the delivery of the SGR project.

Please see individual biographies for more details.

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

KC has a long history of successfully managing large capital projects. The agency has established project controls, project management, and construction management processes in place. KCM will be managing the project with experienced in-house staff supplemented by PMX which has been procured to provide Program, Project and Construction Management, Inspections and GC/CM Owner Advisory services in support of the project. KCM will work with PMX to develop the GC/CM procurement and contract documents. Project decisions and change management will follow the processes and controls identified in KCM's Get Things Built Framework and will be coordinated by the PMX team. Additional organizational controls are outline below:

- **Risk Management, Decision and Change Management** - A risk register, and an Issue, Decision, and Change (IDC) Management log are developed for each work package; these will continue to be maintained to help identify critical decisions, mitigate risks, document decisions and track changes.
 - **Procurement** - During procurement of the GC/CM, procedures will be implemented by King County procurement with support from the OA and project team to ensure that procurement processes, criteria, and project requirements comply with RCW 39.10.
 - **Quality Management** - Design reviews, including independent reviews, are conducted at the 30%, 60%, and 90% design stages. The GC/CM will participate in design reviews for constructability, sequencing, scheduling, and cost. During construction, field quality control will be the responsibility of the GC/CM; and field quality assurance will be provided by the OA.
 - **Document Controls** - KCM document control processes will be used by the GC/CM and work packages. These processes include file storage and naming conventions, and tools required for tracking submittal information, RFI, design clarifications, work notifications, and change requests.
 - **Authority and Governance** - KCM existing authority structures will be used for reviewing and approving any contract changes, including changes to scope, schedule, and/or budget. KCM, with the assistance of the OA, will lead Contact Price (CP) negotiations with the GC/CM in a transparent and open-book manner and will work to ensure that claimed labor rates and costs are aligned with the contract, and can be reasonably reviewed and audited. Audits are planned at the beginning to set rates and expectations, in the middle to ensure compliance and possible refinements, and at final completion.
 - **Closeout** - At the completion of the project PMX will prepare a close-out report which will capture all pertinent project data and lessons learned.
- A brief description of your planned GC/CM procurement process.

King County plans to use a multi-phased GC/CM procurement approach:

- Public outreach including a Request for Information by interested firms has been completed.
- Request for Proposals (RFP Phase 1) with a focus on relevant experience, proposed team, and approach. The RFP phase will shortlist three firms.
- Short-listed firms will be invited to interviews and proprietary meetings which may include site tours.
- Request for Fee Proposals (RFFP Phase 2) will focus on the fee and rates for Phase 1 (preconstruction/design) to establish the total price proposal.
- King County will utilize GC/CM contract documents like the University of Washington GCCM contracting approach. The first agreement will be specific to pre-construction tasks.

- Any early work packages will require execution of a second agreement with the GC/CM construction agreement. Any early work packages will be added to the Maximum Allowable Construction Cost change order and the cost to construct the entire project. It is possible that both agreements will run simultaneously until the MACC change order is executed.

KC has a well-established procurement office/staff that is supported by the KC Prosecuting Attorney's Office and contract specialists. Jerry Taylor, JD, and Darren Chernick are leading the continued development of the GC/CM Contract Documents, utilizing lessons learned from the Atlantic Base GCCM project and West Point Treatment Plan GC/CM, which also utilized heavy Civil GC/CM. Parametrix will also lend expertise and support to this effort by identifying lessons learned and sharing best practices and contract templates. The contract terms will comply with RCW 39.10.330 and will provide the County with the flexibility to establish reasonable commercial terms and perform early construction work while managing the maximum cost of the Project.

- Verification that your organization has already developed (*or provide your plan to develop*) specific GC/CM or heavy civil GC/CM contract terms.

See previous answer.

7. Public Body (your organization) Construction History:

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

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization.

Please refer to Attachment B: Agency Construction History.

8. Preliminary Concepts, sketches or plans depicting the project

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

- An overview site plan (*indicating existing structure and new structures*)

The Scope of the project ranges across most of Metro's service area. Projects will be conducted of similar scope at all the major maintenance bases.



Figure 5: Metro Area map showing project locations

- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction. [Not available at this time.](#)
Note: Applicant may utilize photos to further depict project issues during their presentation to the PRC.

9. Resolution of Audit Findings on Previous Public Works Projects

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

There have been no audit findings on any of the projects listed.

10. Subcontractor Outreach

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

King County is a national leader in strategic planning that promotes Equity and Social Justice (ESJ) innovations. KC is committed to ensuring that the spending of government dollars is done in a manner that enhances equity outcomes for small businesses certified by the Washington State Office of Minority and Women Business Enterprises (OMWBE).

Two early outreach meetings were conducted on November 16, 2023, and November 17, 2023. The November 16 event was held at KC's King Street Center in Seattle and the November 17 meeting was held at the Tabor 100 HUB in Tukwila. In addition, KCM issued a Request for Information (RFI) on 11/28/2023; the RFI requested input from the contracting community regarding strategies to maximize the participation of certified SBEs, MBEs, WBEs, DBEs, and veteran-owned businesses on this Project. Additional outreach events will occur in coordination with the GC/CM once the GC/CM is identified.

KC will establish a minimum required level for the participation of small and diverse businesses for this Project. The goals will be expressed as a percentage of the total contract value to be performed by OMWBE certified firms. To ensure success at meeting the diverse small business goals and to promote support and mentoring of small businesses, KC will also require the submission of an Equity and Social Justice (ESJ) Innovation Plan. The ESJ Innovation Plan formalizes the proposer's approach and the specific actions that the proposer will take to outreach and maximize the participation of small, diverse businesses on the project. The plan includes outreach and engagement strategies, identification of subconsultant and subcontractor work opportunities, potential barriers to small and diverse business participation, technical assistance, mentorship, as well as monitoring and performance measurements to ensure success of the plan. The proposer will be asked to address their inclusion strategies for design tasks, construction subcontracting, as well as equipment and supply purchases from OMWBE certified firms.

Consistent with the provisions of RCW 39.10.360, KC's contract with the awarded firm will require the firm to track and report to the KCM and to the OMWBE its utilization of OMWBE certified businesses. During contract performance, the awarded GC/CM firm will be required to submit monthly reports to the project team detailing the ESJ Innovation Plan activities taken over the past month, as well as those activities planned for the coming month. Additionally, the awarded firm will be required to report all subcontract awards, and all subcontractor/subconsultant/supplier payments monthly into the KC's Diversity Compliance Management System (DCMS). If at any point the awarded firm falls short of the small business goals established for the contract, the County may require submittal of a corrective action plan.

In addition to requiring ESJ Innovation Plans, KC's Master Community Workforce Agreement (MCWA) will apply to this Project. The MCWA is a comprehensive pre-hire collective bargaining agreement between KC and labor unions that sets the basic terms and conditions of employment for public works construction projects. Pursuant to the MCWA, this Project will include Priority Hire requirements and workforce reporting requirements.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and the scope of work is anticipated to be over \$3M, please provide a completed *Supplement A, Alternative Subcontractor Selection Application* document, one per each desired subcontractor/subcontract package.

See attached Supplement A applications for Electrical Subcontractor, Mechanical Subcontractor, Underground Storage Tank Subcontractor, Civil/Utilities Subcontract, and Early Equipment Procurement.

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

CAUTION TO APPLICANTS

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

SIGNATURE OF AUTHORIZED REPRESENTATIVE

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

If the PRC approves your request to use the GC/CM contracting procedure, you also you also agree to provide additional information if requested. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will

be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

Signature: Darren R. Chernick

Name (please print): Darren R. Chernick

(public body personnel)

Title: King County Lead Contract Specialist

Date: 12/20/2023

**ATTACHMENT B
CONSTRUCTION HISTORY**

King County - Construction History (10 years)													
Project No.	Project Name	Project Description (1-2 sentence description)	Contracting Method	Planned Start (MM/YY)	Planned Finish (MM/YY)	Actual Start (MM/YY)	Actual Finish (MM/YY)	Planned Budget (\$X.XM)	Actual Budget (\$X.XM)	Reason for Budget or schedule overrun	SCS/WBE/ MBE Project % Goals	SCS/WBE/ MBE Project % Actual Util.	
1	Montlake HUB Capital Improvements	Construction of a concrete plaza adjacent to the University of Washington's Husky Stadium including raised concrete planters, bus zones, roadway paving, and signal work. Work included critical milestones to avoid impacting football games and school commencement.	D-B-B	Jun-17	May-20	Jun-20	Jul-20	\$3.4 M	\$3.5 M	Budget changes due to Seattle City Light design changes, additional paving and power to the RTIS system. Time extension due to weather impacts.	Not Available	Not Available	
2	Eastgate Park & Ride Comfort Station	Construction of a new single unit driver comfort station (restroom) and new accessible	DB	Dec-17	Mar-17	Dec-17	Jul-18	\$202,000	\$203,506	Time extension due to additional electrical permitting and geotechnical work required. Cost increase for water line change per local agency.	Not Available	Not Available	
3	Third Avenue ORCA Reader Improvements	Project specific work order contract for construction of ten bus zones (foundations, electrical power, sidewalk reconstruction) in the City of Seattle to support Metro's service relocations from the Downtown Tunnel to 3rd Avenue.	D-B-B	Mar-19	May-19	Mar-20	Jun-20	\$2.8 M	\$3.3 M	Additional funds were allocated to the budget to construct two additional bus zones. Contract time was extended to obtain Street Use Permits from the City.	Not Available	Not Available	
4	South Interim Base (SIB) Development	Project specific work order contract to construct an interim bus. Work included concrete and asphalt paving, utilities, excavation and grading, storm drainage and water quality. Concrete foundations for Owner-procured modular and Pre-Engineered Buildings, installation of Owner-procured data/comm equipment, maintenance equipment and vehicle lift equipment.	D-B-B	Jun-19	Jun-21	Jul-19	Jun-21	\$23 M	\$24.6 M	Contract price was revised to include construction contingency.	Not Available	Not Available	
5	South Interim Base (SIB) Demolition	Removal of 290,000 SF building including hazardous materials abatement, termination of utilities, removal of two underground fuel tanks, new paved access to existing garage and temporary site asphalt paving.	D-B-B	Jan-19	Jun-19	Jan-19	Jun-19	\$2 M	\$1.9 M	Credit for work that was not required to be performed (light pole relocation and rainwater storage tanks).	Not Available	Not Available	
6	Safety and Training Building	Due to the construction of the South Annex Base the Safety and Training facility needs to be relocated. Metro has signed a Lease for a build to suit space that is 12,000 sq. ft facility with a 350,000 sq ft training and storage yard.	Lease - Build to Suit	Mar-20	Dec-19	Mar-20	Mar-21	\$3.7 M	\$4.7 M	Cost variance due largely to insecurity in Gross Maximum Price from owner as Design/Build was negotiated and completion date was impacted by Covid and permitting.	Not Available	Not Available	
7	Passenger Ferry Terminal at Colman Dock	New 10,000 SF passenger ferry terminal located at southern end of WSF main ferry terminal Colman Dock, Seattle, WA. King County Water Taxi and Kitsap Fast Ferry operate out of the terminal serving 1.25 million passengers annually. Constructed as part of \$450 M terminal reconstruction under continuous operation. Project achieved Platinum on the King County Sustainable Infrastructure Scorecard and included passenger walk area, small office space, two pedestrian bridges and 1% for art.	GC/CM (JV led by WSDOT WSF)	Aug-17	Sep-18	Aug-17	Sep-19	\$35 M	\$35 M	Construction was delayed one year due to WSF funding delays. The project was delivered under budget despite the schedule delay. Final cost is still being determined (project is in closeout).	Not Available	Not Available	

8	Atlantic Vehicle Maintenance (VM) & South Base Test Chargers	Replace existing HVAC system serving the shop and storage spaces in the Vehicle Maintenance building. The HV units serving shops will be replaced by new units with dual-core heat recovery, electric resistance heating and CO/NO2 control for VAV operation. The storage spaces will be supplied ventilation air by a DOAS unit with zone level electric unit heaters. Building HVAC controls will be upgraded.	ESCO	Mar-21	Dec-21			\$15 M			Not Available	Not Available
		King County Metro is committed to lowering its carbon footprint. To meet this commitment King County Metro is rolling out an Electric Bus Fleet. As part of the roll out King County Metro is developing an Electric Bus Charger test facility at its South base. The project includes installation of new electrical service, duct bank, and charger infrastructure		Jan-21	Jul-21							
9	West Point Treatment Plant GC/CM (KC000879, selection completed not awarded yet)	A contract assembling 10 different projects at WPTP under a single GC/CM contract due to time and space constraints.	GC/CM Heavy Civil	Jul-23	Dec-30	Jul-23	TBD	\$180M	TBD	Selection completed, pending award of preconstruction agreement. Contingency budgets may be adjusted due to escalation.	In Progress	In progress
10	Pier 50 Float Replacement (C01197C17)	Design, construct and deliver a "turn-key" ready for use concrete float (approx. 117'x30') for the King County Water Taxi at the new WSF Colman Dock.	D-B	Feb-18	Sep-18	Mar-18	May-19	\$7.2M	\$8M	Float delivery to Colman Dock delayed due to WSF terminal construction funding delay. Budget changes due to moorage costs, float installation costs and steel guide pile hoop design change.	Not Available	Not Available
11	Judge Patricia Clark Children and Family Justice Center – Phase A (C00863C13)	New Facility to replace the Youth Services Center (YSC)	D-B	Mar-15	Apr-20	Mar-15	TBD	\$154M	\$168M	The schedule for the Children and Family Justice Center was extended primarily due to permitting delays resulting from legal challenges. Budget increases were driven by owner-requested changes, unforeseen conditions (soils), permitting delays, and changes in law. While the project has been substantially complete (Phase 1a-Courthouse & Detention) since late 2019 and (Phase 1b – Garage & Alder School) since July of 2021, there are a few small issues being worked on to get the contract to close out.	17% SCS	15.891% SCS
											6% WBE	2.184% WBE
12	Interim Base Electrification (IBE) (KC00144)	Infrastructure for charging of electric buses (diesel to electric)	PDB	Aug-21	Feb-25	Dec-21		\$60M	\$94M	Escalation due to pandemic and long lead to acquiring equipment. King County has not been able to reach a GMP agreement and has chosen to off-ramp; the project is currently being executed using an ESCO contract.	13% SBE	13.367% SBE
13	Atlantic Base Yard Refurbishment (KC000225)	Replace all concrete paving and underground infrastructure (including storm drainage, sanitary sewer, industrial waste disposal system, buried power lines, natural gas supply system, domestic and fire water mains, and storage tanks) in the bus storage yard at King County Metro's Atlantic Base in Seattle.	GC/CM (Heavy Civil)	Dec-21	Nov-25	Dec-21	Current	\$32M	In progress	In progress	15% SBE	0% SBE
14	Harborview Maleng Building Single Patient Rooms Project (KC000222)	Convert two outpatient clinic floors in Maleng building into single patient rooms and renovate two floors in Ninth and Jefferson Building (NJB) into outpatient clinics.	D-B	Nov-21	Jun-25	Nov-21	Current	\$75M	\$78M	Harborview requested additional scope and will be providing additional budget (\$3M) for this project.	20% MBE	19.650% MBE

15	Eastside Interceptor Lining (Section 2) - C01307C18	The scope of this project included design and implementation of the rehabilitation of approximately 3,900 linear feet of the Eastside Interceptor Section 2 (ESI 2), located in Renton.	D-B-B	Mar-19	Mar-20	Mar-19	Sep-20	\$28,302,545	\$22,593,336	NA	8% SCS	11.763% SCS
16	Kent-Auburn Conveyance System Improvements (C00973C16)	The scope of this project included the design and construction of the Pacific Pump Station Discharge and Auburn West Interceptor Parallel pipelines.	D-B-B	Jan-17	Dec-19	Feb-17	Jan-20	\$27,388,464	\$22,850,503	NA	Not Available	Not Available
17	M Street Trunk Repair (C01425C20, WO2)	The scope of this project included excavation, pipe demolition and repair, installation of maintenance holes, and associated traffic control for refurbishment of the M Street Trunk.	D-B-B	Apr-20	Aug-20	Apr-20	Jun-20	613,301	646,100	The engineer's estimate was lower than the first bid for the project.	Not Available	Not Available
18	Magnolia Wet Weather Storage Facility (C00823C13)	The scope of this project included design and construction of an approximately 1.5-million-gallon CSO storage tank in the vicinity of Terminal 51 in Seattle, and a conveyance pipeline to connect the existing interceptor in 32nd Avenue West to the storage tank. The scope included odor control and mechanical, electrical, and control systems to enable the system to function when required.	D-B-B	Dec-13	Dec-15	Dec-13	Sep-17	25,204,357	45,574,041	Legal issues. Installation of pipeline using HDD.	Not Available	Not Available
19	Murray Wet Weather Storage Facility (C00807C13)	The scope of this project included the design and construction of a one-million-gallon Combined Sewer Overflow (CSO) control underground storage facility adjacent to the Murray Pump Station and the acquisition of six contiguous private properties across the street from the existing Murray Pump Station on Beach Drive Southwest in Seattle. The scope also included design and construction of above- and below-grade structures on the storage tank site that housed odor control and a standby power generator. The project included site development consistent with the location near a public park.	D-B-B	Sep-13	Feb-17	Oct-13	Sep-17	22,928,671	25,397,116	Additional construction contract required that was not accounted for at Gate 3 and the low responsive bid was higher than the engineer's estimate.	Not Available	Not Available
21	North Creek Interceptor (C00829C14 and WO C01136C17)	This project increased the capacity of part of the North Creek Interceptor Sewer serving southwestern Snohomish County. The project involved replacement of 10,000 LF of existing gravity pipe with larger gravity pipes, 36 to 48 inches in diameter. Both trenchless (open face shield tunneling and pipe ramming) and open trench construction methods were used.	D-B-B	Mar-14	Jun-17	2015	2021	39,543,726	63,040,220	The original construction contract was terminated with the initial contractor for inability to complete the work. A project-specific work order was issued under the January 19, 2017, Executive determination of emergency to complete the project. The change in budget and schedule represents increases in both cost and time for construction, consultant, construction management, permitting/leasehold and staff costs needed to complete the project due to this issue.	Not Available	Not Available
22	Rainier Valley Wet Weather Storage (C00946C15)	This scope of this project included the design and construction of a 0.34-million-gallon, off-line storage tank and install conveyance that will divert flows during storm events from the Harford trunk to the Bayview tunnel.	D-B-B	Oct-15	Jan-18	May-16	May-19	19,975,980	19,595,525	Advertisement was delayed due to the Worthington property acquisition (use and possession was granted in August 2015) and Facility Plan approval from the Department of Ecology.	Not Available	Not Available

Abbreviations/Acronyms	
DB	Design Build
D-B-B	Design Bid Build
ESCO	Energy Savings Perf. Contracting
GC/CM	General Contractor/Construction Manager
PDB	Progressive Design Build

Attachment C: Selected Staff Alternative Delivery Experience

Name	Experience	Project	Cost	Delivery Method	Dates	Role during planning	Role during Design	Role during construction
Carol Pennie	Carol Pennie, Transit Capital Supervisor, Construction Management Unit, King County 35 years experience	Interim Base electrification	\$10m	PDB	2019-2024	PR	PR	PR
		King County Marine Division Pier 50 Float Replacement Project	\$8M	DB	2019-2021			
Brian Beard	Transit Capital Project Manager, King County 35 years experience.	Savery Hall, University of Washington	\$35M	GC/CM	2003-2006	PM	PM	PM
		Balmer Hall Business School Phase 2	\$25M	GC/CM	2005-2008	PM	PM	
Darren Chernick	King County Lead Contract Specialist with has 22 plus years experience in public procurement contracting.	Children and Family Justice Center	\$154M	D-B	2013-2014	Contract Specialist		
		Atlantic Base Yard Refurbishment	\$32M	GC/CM	2021-current	Contract Specialist	Contract Specialist	
		Bow Lake Recycling and Transfer Station	\$38M	RCW 36.58.090 Best Value	2008-2009	Contract Specialist		
		Factoria Recycling and Transfer Station	\$49M	RCW 36.58.090 Best Value	2011-2012	Contract Specialist		
Howard Hillinger	Parametrix Principal Consultant - 44 years of Construction Management/OA experience for many public clients	Pierce County Transit Maint & Ops Base Infrastructure	\$220M	GC/CM Heavy Civil with Alt Subcontracting	2018-present	Owner's Advisor	Owner's Advisor	Owner's Advisor
		Pierce Transit Pacific Avenue /SR 7 BRT	\$241M	GC/CM Heavy Civil	2018-2022	Owner's Advisor/Project Manager	Owner's Advisor/Project Manager	Owner's Advisor/Project Manager
		Washington State Ferries - Colman Dock Multimodal Terminal	\$450M	GC/CM Heavy Civil with Alt Subcontracting	2014-Present	Owner's Advisor	Owner's Advisor	Owner's Advisor
		City of Seattle Overlook Walk	\$72M	GC/CM Heavy Civil	2018-2019	Owner's Advisor	Owner's Advisor	Owner's Advisor
		Shoreline School District Kellogg and Einstein Middle Schools	\$150M	GC/CM	2017-2020	Owner's Advisor	Owner's Advisor	Owner's Advisor
Mitch Romero	Parametrix Senior Construction Manager - 31 years of Construction Management/OA experience	King County Wastewater Treatment Division, West Point Treatment Plant GC/CM	\$180M	GC/CM Heavy Civil	2022-Present	OA Program manager	OA Program manager	OA Program manager
		Centralia School District, Centralia High School, Fords Prairie Elementary, Jefferson Lincoln Elementary	\$120M	GC/CM	2019-2021	OA Program Manager	OA Program Manager	OA Program Manager
		Spokane International Airport, Data Back bone and Passenger Address systems upgrades	\$60M	GC/CM	2017-2019	OA Project manager	OA Project manager	OA Project manager
		Central Valley School District, Evergreen MS, Opportunity Elementary, Sunrise Elementary	\$110M	GC/CM	2015-2019	OA Project manager	OA Project manager	OA Project manager
		Seattle Public Schools BEX 1 and 2 programs, Nathan Hale High School PAC, Cleveland High School	\$115M	GC/CM	2003-2006	OA Project manager	OA Project manager	OA Project manager

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION

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

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

Identification of Applicant

- a) Legal name of Public Body (your organization): **King County: Metro Transit Division**
- b) Address: **201 South Jackson Street Mailstop KSC-TR-0435, Seattle, WA 98104**
- c) Contact Person Name: **Brian Berard** Title: **Project Manager**
- d) Phone Number: **(206) 263-4160** E-mail: **bberard@kingcounty.gov**
- e) Name of Project: **Fixed Assets State of Good Repair Program**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Mechanical Contractor/Construction Manager**
- g) Subcontract Value: **\$30 Million**

1. Public Benefit –

Request and Background: The application is submitted to request the use of alternative subcontractor selection, pursuant to RCW 39.10.385, to procure the services of a Mechanical Contractor/Construction Manager (MC/CM) subcontractor. If approved, it is anticipated that the alternative subcontractor selection process will be completed, and the subcontractor brought onboard the team before the end of Schematic Design. This will allow the selected subcontractor partner to have collaborative and meaningful input and influence related to the design of the project.

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

KCM's transit bases are critical facilities with serious consequences for construction shutdowns and must remain continuously occupied and operational during construction. Alternative Subcontracting of the MC/CM subcontractor will allow KCM's GC/CM Heavy Civil contractor the ability to maintain tighter control of quality and schedule, provide public benefit in the form of reduced risk of public and environmental impact during construction. Bringing an MC/CM subcontractor aboard early in design and as a collaborative project partner during the design and construction process will result in reduced risk of change orders due to errors, omissions and/or unclear scope in the construction documents. The upcoming phases of construction will involve the need for coordinating continuing occupancy and use of existing maintenance facilities while new phases are constructed and brought online. Additionally, the MC/CM's involvement is likely to offer the potential for betterment of the design, increased constructability, cost savings and/or a shorter construction duration which will ultimately benefit the public taxpayers who are funding the work. An additional benefit of having a subcontractor on the team prior to construction is that it allows us to respond to volatility in the construction market and the challenges in the supply chain. With a subcontractor involved during design, we can utilize them to analyze and provide recommendation on materials and/or equipment specific to their work that we might want to purchase/procure prior to construction in order to avoid market price increases and/or long lead times that could otherwise impact the project budget and/or schedule. Additionally, we will utilize the MC/CM as a member of our team during design and construction to provide expertise to help phase construction and occupancy of the new phases of facility improvements while maintaining continuous, uninterrupted operations of the existing facilities and the previously completed facility improvements. Utilizing the alternative subcontractor selection process for this project will allow us to select our subcontractor based primarily on qualifications and experience rather than solely basing the selection on the lowest priced responsive bid received. This will allow us to tailor our alternative subcontractor

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

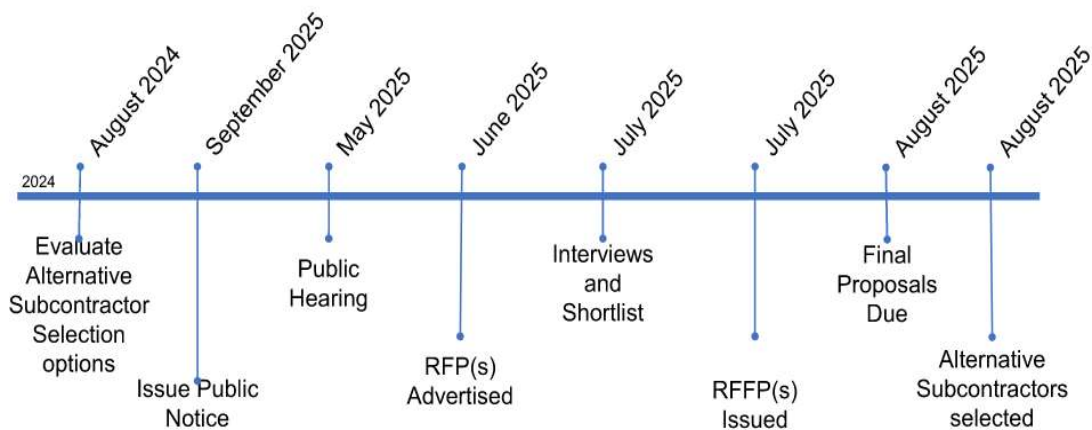
SUPPLEMENT A

selection RFQ/RFP criteria and scoring to suit the specifics of this type of work and this project. Assurance of subcontractor qualifications and experience is just not possible in a “low bid” selection scenario, where selection is based solely on price.

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

KCM, in collaboration with Parametrix, our Owner Advisor, and the selected GC/CM will evaluate potential scopes of the work, benefit to the project and industry input to make a well informed and well documented decisions on any alternative subcontracting methods. KCM has also engaged in industry outreach to obtain input regarding the use of alternative subcontracting [and received positive responses in support of the use of alternative subcontracting].

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.



2. Public Body Engagement/Knowledge

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

KCM will provide oversight of the GC/CM in the selection process and be the decision maker for selection of the MC/CM. KCM will make well informed and well documented decisions on any alternative subcontracting methods. We will require that the GC/CM involve key KCM, design team, and GC/CM advisory consultant staff in active roles during all aspects of the notification/hearing, solicitation, and selection processes. In addition to the minimum statutory requirements (See response to 2.b below.) we will expect that KCM’s key staff members will be involved in the following:

- The review/input on notifications and documents prior to public release;
- Attendance at public determination hearings;
- Development of qualification criteria for the RFQ and RFP;
- Review and scoring of SOQs and proposals; and
- Negotiation of subcontractor costs and fees.

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

KCM intends to take an engaged and active role in the alternative subcontractor selection process that will be led by the GC/CM. Although the RCWs outline a minimum level of involvement required by KCM, we anticipate that our role and level of involvement will exceed the statutory requirements. KCM will be a partner to the GC/CM during alternative subcontractor selection, providing oversight, assistance, and

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

approvals along the way. In review of RCW 39.10.385, we understand the specific responsibilities of KCM during the alternative subcontractor selection process to include, but not be limited to:

- Authorizing the GC/CM to proceed with alternative subcontractor selection;
- Working with the GC/CM to determine that the use of alternative subcontractor selection is in the best interest of the public. The determination process will include:
 - o Publication of a notice of intent to utilize alternative subcontractor selection;
 - o Conducting a public hearing;
 - o Considering comments and determining whether alternative subcontractor selection is in the best interest of the public;
 - o Issuing a final determination to all interested parties; and
 - o Receiving and responding to written protests related to the determination.
- Serving on the committee that reviews Qualifications received and selects the most qualified subcontractors;
- Receiving and responding to written protests related to the selection of the most qualified subcontractors;
- Reviewing cost proposals received from the most qualified subcontractors and score/determine the selected firm;
- Reviewing preconstruction service fees and contract terms received from the selected firm to determine that they are fair, reasonable and within the available budget;
- Approving the GC/CM to contract with the selected firm for Preconstruction Services;
- At the time of GMP negotiations, reviewing the proposed maximum allowable subcontract costs;
- Providing agreement to and approval of the final maximum allowable subcontract costs; and
- During and after completion of the subcontractor's work, paying for an independent third-party audit to determine the proper accrual of subcontract costs.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

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

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

Signature: *Darren R. Chernick*

Name (please print): Darren R. Chernick (public body personnel)

Title: King County Lead Contract Specialist

Date: 12/20/2023

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION

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

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

Identification of Applicant

- a) Legal name of Public Body (your organization): **King County: Metro Transit Division**
- b) Address: **201 South Jackson Street Mailstop KSC-TR-0435, Seattle, WA 98104**
- c) Contact Person Name: **Brian Berard** Title: **Project Manager**
- d) Phone Number: **(206) 263-4160** E-mail: **bberard@kingcounty.gov**
- e) Name of Project: **Fixed Assets State of Good Repair Program**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Electrical Contractor/Construction Manager**
- g) Subcontract Value: **\$30,000,000**

1. Public Benefit –

Request and Background: The application is submitted to request the use of alternative subcontractor selection, pursuant to RCW 39.10.385, to procure the services of an Electrical Contractor/Construction Manager (EC/CM) subcontractor. If approved, it is anticipated that the alternative subcontractor selection process will be completed, and the subcontractor brought onboard the team before the end of Schematic Design. This will allow the selected subcontractor partner to have collaborative and meaningful input and influence related to the design of the project.

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

KCM's transit bases are critical facilities with serious consequences for construction shutdowns and must remain continuously occupied and operational during construction. Alternative Subcontracting of the EC/CM subcontractor will allow KCM's GC/CM Heavy Civil contractor the ability to maintain tighter control of quality and schedule, provide public benefit in the form of reduced risk of public and environmental impact during construction. Bringing an EC/CM subcontractor aboard early in design and as a collaborative project partner during the design and construction process will result in reduced risk of change orders due to errors, omissions and/or unclear scope in the construction documents.

The upcoming phases of construction will involve the need for coordinating continuing occupancy and use of existing maintenance facilities while new phases are constructed and brought online. Additionally, the EC/CM's involvement is likely to offer the potential for betterment of the design, increased constructability, cost savings and/or a shorter construction duration which will ultimately benefit the public taxpayers who are funding the work. An additional benefit of having a subcontractor on the team prior to construction is that it allows us to respond to volatility in the construction market and the challenges in the supply chain.

With a subcontractor involved during design, we can utilize them to analyze and provide recommendation on materials and/or equipment specific to their work that we might want to purchase/procure prior to construction in order to avoid market price increases and/or long lead times that could otherwise impact the project budget and/or schedule. Additionally, we will utilize the EC/CM as a member of our team during design and construction to provide expertise to help phase construction and occupancy of the new phases of facility improvements while maintaining continuous, uninterrupted operations of the existing facilities and the previously completed facility improvements. Utilizing the alternative subcontractor selection process for this project will allow us to select our subcontractor based primarily on qualifications

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

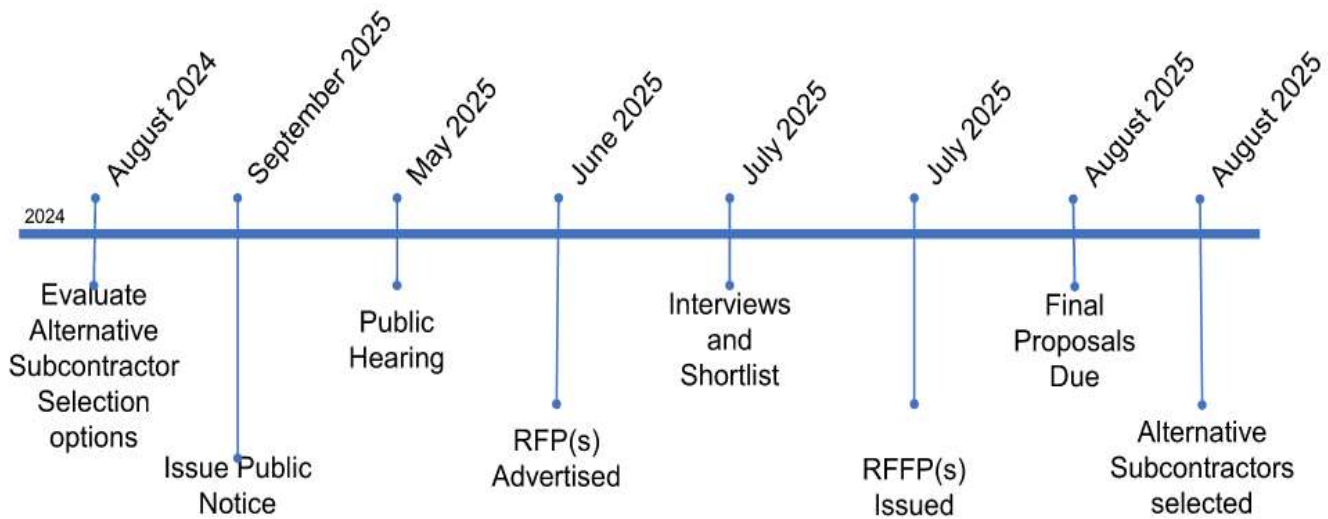
SUPPLEMENT A

and experience rather than solely basing the selection on the lowest priced responsive bid received. This will allow us to tailor our alternative subcontractor selection RFQ/RFP criteria and scoring to suit the specifics of this type of work and this project. Assurance of subcontractor qualifications and experience is just not possible in a “low bid” selection scenario, where selection is based solely on price.

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

KCM, in collaboration with Parametrix, our Owner Advisor, and the selected GC/CM will evaluate potential scopes of the work, benefit to the project and industry input to make a well informed and well documented decisions on any alternative subcontracting methods. KCM has also engaged in industry outreach prior to this application to obtain input regarding the use of alternative subcontracting [and received positive responses in support of the use of alternative subcontracting].

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.



2. Public Body Engagement/Knowledge

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

KCM will provide oversight of the GC/CM in the selection process and be the decision maker for selection of the EC/CM. KCM will make well informed and well documented decisions on any alternative subcontracting methods. We will require that the GC/CM involve key KCM, design team, and GC/CM advisory consultant staff in active roles during all aspects of the notification/hearing, solicitation and selection processes. In addition to the minimum statutory requirements (See response to 2.b below.) we will expect that KCM’s key staff members will be involved in the following:

- The review/input on notifications and documents prior to public release;
- Attendance at public determination hearings;
- Development of qualification criteria for the RFQ and RFP;
- Review and scoring of SOQs and proposals; and
- Negotiation of subcontractor costs and fees.

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

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

KCM intends to take an engaged and active role in the alternative subcontractor selection process that will be led by the GC/CM. Although the RCWs outline a minimum level of involvement required by KCM, we anticipate that our role and level of involvement will exceed the statutory requirements. KCM will be a partner to the GC/CM during alternative subcontractor selection, providing oversight, assistance, and approvals along the way. In review of RCW 39.10.385, we understand the specific responsibilities of KCM during the alternative subcontractor selection process to include, but not be limited to:

- Authorizing the GC/CM to proceed with alternative subcontractor selection;
- Working with the GC/CM to determine that the use of alternative subcontractor selection is in the best interest of the public. The determination process will include:
 - o Publication of a notice of intent to utilize alternative subcontractor selection;
 - o Conducting a public hearing;
 - o Considering comments and determining whether alternative subcontractor selection is in the best interest of the public;
 - o Issuing a final determination to all interested parties; and
 - o Receiving and responding to written protests related to the determination.
- Serving on the committee that reviews Qualifications received and selects the most qualified subcontractors;
- Receiving and responding to written protests related to the selection of the most qualified subcontractors;
- Reviewing cost proposals received from the most qualified subcontractors and score/determine the selected firm;
- Reviewing preconstruction service fees and contract terms received from the selected firm to determine that they are fair, reasonable and within the available budget;
- Approving the GC/CM to contract with the selected firm for Preconstruction Services;
- At the time of GMP negotiations, reviewing the proposed maximum allowable subcontract costs;
- Providing agreement to and approval of the final maximum allowable subcontract costs; and
- During and after completion of the subcontractor's work, paying for an independent third-party audit to determine the proper accrual of subcontract costs.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

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

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

Signature: *Darren R. Chernick*

Name (please print): Darren R. Chernick (public body personnel)

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

Title: King County Lead Contract Specialist

Date: 12/20/2023

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A
ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION

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

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

Identification of Applicant

- a) Legal name of Public Body (your organization): **King County: Metro Transit Division**
- b) Address: **201 South Jackson Street Mailstop KSC-TR-0435, Seattle, WA 98104**
- c) Contact Person Name: **Brian Berard** Title: **Project Manager**
- d) Phone Number: **(206) 263-4160** E-mail: **bberard@kingcounty.gov**
- e) Name of Project: **Fixed Assets State of Good Repair Program**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Civil-Utilities Alternative Subcontractor**
- g) Subcontract Value: **\$20,000,000**

1. Public Benefit –

Request and Background: The application is submitted to request the use of alternative subcontractor selection, pursuant to RCW 39.10.385, to procure the services of a Civil-Utilities subcontractor. If approved, it is anticipated that the alternative subcontractor selection process will be completed, and the subcontractor brought onboard the team before the end of Schematic Design. This will allow the selected subcontractor partner to have collaborative and meaningful input and influence related to the design of the project.

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

KCM's transit bases are critical facilities with serious consequences for construction shutdowns and must remain continuously occupied and operational during construction. Alternative Subcontracting of the CIVIL-UTILITIES subcontractor will allow KCM's GC/CM Heavy Civil contractor the ability to maintain tighter control of quality and schedule, provide public benefit in the form of reduced risk of public and environmental impact during construction. Bringing a CIVIL-UTILITIES subcontractor aboard early in design and as a collaborative project partner during the design and construction process will result in reduced risk of change orders due to errors, omissions and/or unclear scope in the construction documents.

The upcoming phases of construction will involve the need for coordinating continuing occupancy and use of existing maintenance facilities while new phases are constructed and brought online. Additionally, the CIVIL-UTILITIES subcontractor's involvement is likely to offer the potential for betterment of the design, increased constructability, cost savings and/or a shorter construction duration which will ultimately benefit the public taxpayers who are funding the work. An additional benefit of having a subcontractor on the team prior to construction is that it allows us to respond to volatility in the construction market and the challenges in the supply chain.

With a subcontractor involved during design, we can utilize them to analyze and provide recommendation on materials and/or equipment specific to their work that we might want to purchase/procure prior to construction to avoid market price increases and/or long lead times that could otherwise impact the project budget and/or schedule. Additionally, we will utilize the Civil-Utilities subcontractor as a member of our team during design and construction to provide expertise to help phase construction and occupancy of the new phases of facility improvements while maintaining continuous, uninterrupted operations of the existing facilities and the previously completed facility improvements. Utilizing the alternative subcontractor selection process for this project will allow us to select our subcontractor based primarily on qualifications and experience rather than solely basing the selection on the lowest priced

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

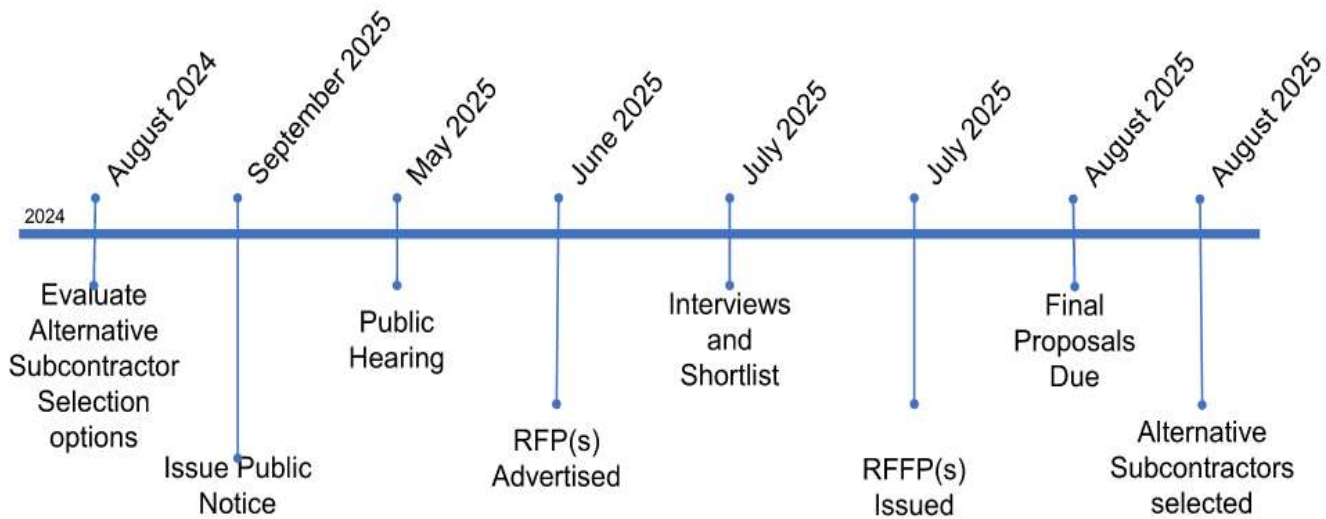
SUPPLEMENT A

responsive bid received. This will allow us to tailor our alternative subcontractor selection RFQ/RFP criteria and scoring to suit the specifics of this type of work and this project. Assurance of subcontractor qualifications and experience is not easily accomplished in a DBB selection scenario, where selection is based solely on price.

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

KCM, in collaboration with Parametrix, our Owner Advisor, and the selected GC/CM will evaluate potential scopes of the work, benefit to the project and industry input to make a well informed and well documented decisions on any alternative subcontracting methods. KCM has also engaged in industry outreach prior to this application to obtain input regarding the use of alternative subcontracting [and received positive responses in support of the use of alternative subcontracting].

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.



2. Public Body Engagement/Knowledge

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

KCM will provide oversight of the GC/CM in the selection process and be the decision maker for selection of the Civil-Utilities subcontractor. KCM will make well informed and well documented decisions on any alternative subcontracting methods. We will require that the GC/CM involve key KCM, design team, and GC/CM advisory consultant staff in active roles during all aspects of the notification/hearing, solicitation and selection processes. In addition to the minimum statutory requirements (See response to 2.b below.) we will expect that KCM's key staff members will be involved in the following:

- The review/input on notifications and documents prior to public release.
- Attendance at public determination hearings.
- Development of qualification criteria for the RFQ and RFP.
- Review and scoring of SOQs and proposals; and
- Negotiation of subcontractor costs and fees.

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

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

KCM intends to take an engaged and active role in the alternative subcontractor selection process that will be led by the GC/CM. Although the RCWs outline a minimum level of involvement required by KCM, we anticipate that our role and level of involvement will exceed the statutory requirements. KCM will be a partner to the GC/CM during alternative subcontractor selection, providing oversight, assistance, and approvals along the way. In review of RCW 39.10.385, we understand the specific responsibilities of KCM during the alternative subcontractor selection process to include, but not be limited to:

- Authorizing the GC/CM to proceed with alternative subcontractor selection.
- Working with the GC/CM to determine that the use of alternative subcontractor selection is in the best interest of the public. The determination process will include:
 - o Publication of a notice of intent to utilize alternative subcontractor selection.
 - o Conducting a public hearing.
 - o Considering comments and determining whether alternative subcontractor selection is in the best interest of the public.
 - o Issuing a final determination to all interested parties; and
 - o Receiving and responding to written protests related to the determination.
- Serving on the committee that reviews Qualifications received and selects the most qualified subcontractors.
- Receiving and responding to written protests related to the selection of the most qualified subcontractors.
- Reviewing cost proposals received from the most qualified subcontractors and score/determine the selected firm.
- Reviewing preconstruction service fees and contract terms received from the selected firm to determine that they are fair, reasonable and within the available budget;
- Approving the GC/CM to contract with the selected firm for Preconstruction Services;
- At the time of GMP negotiations, reviewing the proposed maximum allowable subcontract costs;
- Providing agreement to and approval of the final maximum allowable subcontract costs; and
- During and after completion of the subcontractor's work, paying for an independent third-party audit to determine the proper accrual of subcontract costs.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

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

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

Signature: *Darren R. Chernick*

Name (please print): Darren R. Chernick (public body personnel)

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

Title: King County Lead Contract Specialist

Date: 12/20/2023

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION

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

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

Identification of Applicant

- a) Legal name of Public Body (your organization): **King County: Metro Transit Division**
- b) Address: **201 South Jackson Street Mailstop KSC-TR-0435, Seattle, WA 98104**
- c) Contact Person Name: **Brian Berard** Title: **Project Manager**
- d) Phone Number: **(206) 263-4160** E-mail: **bberard@kingcounty.gov**
- e) Name of Project: **Fixed Assets State of Good Repair Program**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Underground Storage Tank Subcontractor**
- g) Subcontract Value: **\$15,000,000**

1. Public Benefit –

Request and Background: The application is submitted to request the use of alternative subcontractor selection, pursuant to RCW 39.10.385, to procure the services of an Underground Storage Tank (UST) subcontractor. If approved, it is anticipated that the alternative subcontractor selection process will be completed, and the subcontractor brought onboard after initial schematic design. This will allow the selected subcontractor partner to have collaborative and meaningful input and influence related to the design of the project.

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

KCM's transit bases are critical facilities with serious consequences for construction shutdowns and must remain continuously occupied and operational during construction. Alternative Subcontracting of the UST subcontractor will allow KCM's GC/CM Heavy Civil contractor the ability to maintain tighter control of quality and schedule, provide public benefit in the form of reduced risk of public and environmental impact during construction. Bringing an UST subcontractor aboard early in design and as a collaborative project partner during the design and construction process will result in reduced risk of change orders due to errors, omissions and/or unclear scope in the construction documents. The upcoming phases of construction will involve the need for coordinating continuing occupancy and use of existing maintenance facilities while new phases are constructed and brought online. Additionally, the UST subcontractor's involvement is likely to offer the potential for betterment of the design, increased constructability, cost savings and/or a shorter construction duration which will ultimately benefit the public taxpayers who are funding the work. An additional benefit of having a subcontractor on the team prior to construction is that it allows us to respond to volatility in the construction market and the challenges in the supply chain. With a subcontractor involved during design, we can utilize them to analyze and provide recommendation on materials and/or equipment specific to their work that we might want to purchase/procure prior to construction in order to avoid market price increases and/or long lead times that could otherwise impact the project budget and/or schedule. Additionally, we will utilize the UST subcontractor as a member of our team during design and construction to provide expertise to help phase construction and occupancy of the new phases of facility improvements while maintaining continuous, uninterrupted operations of the existing facilities and the previously completed facility improvements. Utilizing the alternative subcontractor selection process for this project will allow us to select our subcontractor based primarily on qualifications and experience rather than solely basing the selection on the lowest priced responsive bid received. This will allow us to tailor our alternative subcontractor selection RFQ/RFP criteria and scoring to suit the specifics of this type of work and this project. Assurance of subcontractor qualifications

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

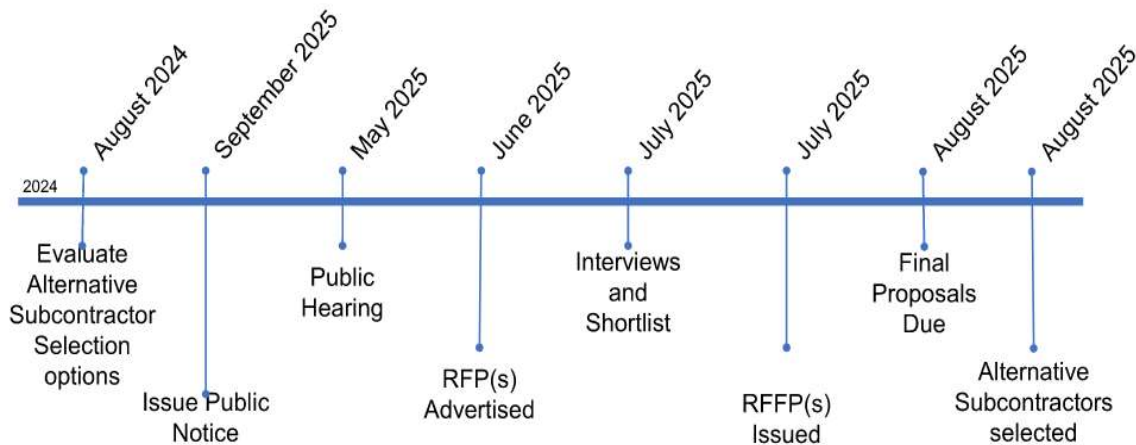
SUPPLEMENT A

and experience is just not possible in a “low bid” selection scenario, where selection is based solely on price.

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

KCM, in collaboration with Parametrix, our Owner Advisor, and the selected GC/CM will evaluate potential scopes of the work, benefit to the project and industry input to make a well informed and well documented decisions on any alternative subcontracting methods. KCM has also engaged in industry outreach to obtain input regarding the use of alternative subcontracting [and received positive responses in support of the use of alternative subcontracting].

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.



2. Public Body Engagement/Knowledge

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

KCM will provide oversight of the GC/CM in the selection process and be the decision maker for selection of the UST subcontractor. KCM will make well informed and well documented decisions on any alternative subcontracting methods. We will require that the GC/CM involve key KCM, design team, and GC/CM advisory consultant staff in active roles during all aspects of the notification/hearing, solicitation and selection processes. In addition to the minimum statutory requirements (See response to 2.b below.) we will expect that KCM’s key staff members will be involved in the following:

- The review/input on notifications and documents prior to public release;
- Attendance at public determination hearings;
- Development of qualification criteria for the RFQ and RFP;
- Review and scoring of SOQs and proposals; and
- Negotiation of subcontractor costs and fees.

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

KCM intends to take an engaged and active role in the alternative subcontractor selection process that will be led by the GC/CM. Although the RCWs outline a minimum level of involvement required by KCM, we anticipate that our role and level of involvement will exceed the statutory requirements. KCM will be a partner to the GC/CM during alternative subcontractor selection, providing oversight, assistance, and

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

approvals along the way. In review of RCW 39.10.385, we understand the specific responsibilities of KCM during the alternative subcontractor selection process to include, but not be limited to:

- Authorizing the GC/CM to proceed with alternative subcontractor selection;
- Working with the GC/CM to determine that the use of alternative subcontractor selection is in the best interest of the public. The determination process will include:
 - o Publication of a notice of intent to utilize alternative subcontractor selection;
 - o Conducting a public hearing;
 - o Considering comments and determining whether alternative subcontractor selection is in the best interest of the public;
 - o Issuing a final determination to all interested parties; and
 - o Receiving and responding to written protests related to the determination.
- Serving on the committee that reviews Qualifications received and selects the most qualified subcontractors;
- Receiving and responding to written protests related to the selection of the most qualified subcontractors;
- Reviewing cost proposals received from the most qualified subcontractors and score/determine the selected firm;
- Reviewing preconstruction service fees and contract terms received from the selected firm to determine that they are fair, reasonable and within the available budget;
- Approving the GC/CM to contract with the selected firm for Preconstruction Services;
- At the time of GMP negotiations, reviewing the proposed maximum allowable subcontract costs;
- Providing agreement to and approval of the final maximum allowable subcontract costs; and
- During and after completion of the subcontractor's work, paying for an independent third-party audit to determine the proper accrual of subcontract costs.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

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

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

Signature: Darren R. Chernick

Name (please print): Darren R. Chernick (public body personnel)

Title: King County Lead Contract Specialist

Date: 12/20/2023

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION

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

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

Identification of Applicant

- a) Legal name of Public Body (your organization): **King County: Metro Transit Division**
- b) Address: **201 South Jackson Street Mailstop KSC-TR-0435, Seattle, WA 98104**
- c) Contact Person Name: **Brian Berard** Title: **Project Manager**
- d) Phone Number: **(206) 263-4160** E-mail: **bberard@kingcounty.gov**
- e) Name of Project: **Fixed Assets State of Good Repair Program**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Vehicle Lift Procurement**
- g) Subcontract Value: **\$4,000,000**

1. Public Benefit –

Request and Background: The application is submitted to request the use of alternative subcontractor selection, pursuant to RCW 39.10.385, to conduct early procurement of vehicle lifts for the Fixed Assets State of Good Repair Program.

- 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?

Alternative Selection for the early procurement of vehicle lifts will provide KCM with the ability to maintain tighter control of quality and schedule. This will provide public benefit in the form of reduced risk of increased costs and schedule delays if the vehicle lifts are procured as early as possible to minimize cost increases due to inflation and supply chain issues. Early procurement of the vehicle lifts will also reduce the risks of disruption or delays to design and the construction if modifications are required to accommodate the specifications for the vehicle lifts. Involvement of the vendor of the vehicle lifts as a collaborative project partner during the design and construction process may result in reduced risk of change orders due to errors, omissions and/or unclear scope in the construction documents. The upcoming phases of construction will involve the need for coordinating continuing occupancy and use of existing maintenance facilities while new phases are constructed and brought online. Additionally, the early involvement is likely to offer the potential for betterment of the design, increased constructability, cost savings and/or a shorter construction duration which will ultimately benefit the public taxpayers who are funding the work. An additional benefit of early procurement of the vehicle lifts is that it allows us to respond to volatility in the market and the challenges in the supply chain and helps avoid market price increases and/or long lead times that could otherwise impact the project budget and/or schedule. Utilizing the alternative selection process for this project will allow us to select our vehicle lift vendor based primarily on qualifications and experience rather than solely basing the selection on the lowest priced responsive bid received. This means will tailor our alternative selection RFQ/RFP criteria and scoring to suit the specifics of this equipment and this project. Assurance of vendor qualifications and experience is not possible in a "low bid" selection scenario, where selection is based solely on price.

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

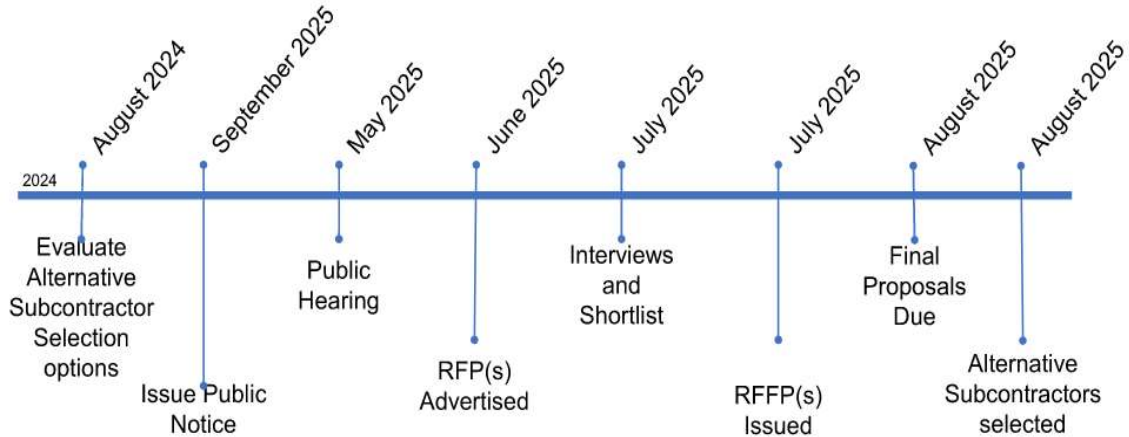
KCM, in collaboration with Parametrix, our Owner Advisor, will evaluate potential technical requirements and scopes of the work, benefit to the project and industry input to make well informed and well documented decisions on any alternative subcontracting methods. KCM has engaged in industry outreach to obtain input regarding early procurement of equipment and the use of alternative selection of

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

subcontractors; we have received positive responses in support of the use of early procurement of equipment and alternative subcontracting].

- c. Please provide an updated schedule to include Alternative Subcontractor Selection Procurement process.



2. Public Body Engagement/Knowledge

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

KCM will conduct early procurement of the vehicle lifts prior to selection of the GC/CM. KCM will be the decision maker for selection of the vehicle lift vendor and will make well informed and well documented decisions. In addition to key KCM staff, KCM may involve the design team and GC/CM advisory consultant staff in active roles during all aspects of the notification/hearing, solicitation, and selection processes. In addition to the minimum statutory requirements (See response to 2.b below.) we expect that KCM's key staff members will do the following:

- Review/provide input on notifications and documents prior to public release;
- Attend public determination hearings;
- Develop the qualification criteria for the RFQ and RFP;
- Review and score SOQs and proposals; and
- Negotiate the vendor costs and fees.

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

KCM intends to lead and conduct the alternative selection process for early procurement of the vehicle lifts. Although the RCWs outline a minimum level of involvement required by KCM, we anticipate that our role and level of involvement will exceed the statutory requirements. In review of RCW 39.10.385, we understand the specific responsibilities of KCM during the alternative selection process to include, but not be limited to:

- Determining that the use of alternative selection is in the best interest of the public. The determination process will include:
 - o Publishing notice of intent to utilize alternative selection.
 - o Conducting a public hearing.
 - o Considering comments and determining whether alternative selection is in the best interest of the public.

State of Washington
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT A

- o Issuing a final determination to all interested parties; and
- o Receiving and responding to written protests related to the determination.
- Serving on the committee that reviews Qualifications received and selecting the most qualified subcontractor/vendor;
- Receiving and responding to written protests related to the selection of the most qualified subcontractor/vendor;
- Reviewing cost proposals received from the most qualified subcontractors/vendors and scoring/determining the selected firm;
- Reviewing preconstruction service fees and contract terms received from the selected firm to determine that they are fair, reasonable and within the available budget;
- Approving the contract with the selected firm for early procurement and Preconstruction Services;
- At the time of GMP negotiations, reviewing the proposed maximum allowable subcontract/vendor costs;
- Providing agreement to and approval of the final maximum allowable contract costs; and
- During and after completion of the subcontractor's/vendor's work, paying for an independent third-party audit to determine the proper accrual of subcontract/vendor costs.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

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

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

Signature: Darren R. Chernick

Name (please print): Darren R. Chernick (public body personnel)

Title: King County Lead Contract Specialist

Date: 12/20/2023