

## CITY OF KENT

### - MUNICIPAL CAMPUS RELOCATION GC/CM PROJECT

1. Please provide the "Contract administration costs" in the Project Budget detail in Question No. 2 rather than the reference statement "\*\*Included in services above"

Yes, here are our anticipated Contract Administration costs for this program, including costs for outside council to support the entirety of the GC/CM lifecycle.

*Project Management \$499,000*  
*A&E Contract \$321,000*  
*GC Preconstruction services \$97,000*  
*Legal \$100,000*  
*Testing and Inspections \$100,000*  
***Total \$2,293,000***

2. In the project schedule contained in Attachment E, the activity "GC Onboarded" has a duration of approximately one month. Can you provide a more detailed breakdown of the work required to complete this activity?

This block of time set aside in the overall planning schedule is meant to cover final contract and pre-construction scope negotiations. We anticipate this being completed sooner but are including contingency in this juncture of the planning phase.

3. Is the city of Kent allowed statutorily to utilize the GC/CM delivery method? Per Chapter 6.01 of Public Works Contract Requirements in the Kent City Code only refers to procurement under RCW 39.04. Section 39.10 is not referred to.

Section 6.01.010 of the Kent City Code sets out a non-exclusive list of the minimum provisions of state law that apply to all public works contracts entered into by the City of Kent. The GC/CM process is not a process that the City is authorized to utilize without express approval from the state, and it is not available for "all public works and improvements contracts". For these reasons, Kent's City Attorney has advised that it is not necessary for Ch. 6.01 KCC to specifically identify the GC/CM process in order for that statutory process to be available for utilization by the City, conditioned on state approval. There is no provision in state law that requires a municipality to adopt by reference the provisions set out in Ch. 39.10 RCW to make them available to a public agency, and there is no provision in the Kent City Code that forecloses the City from utilizing the GC/CM process.

For ease of reference, Section 6.01.010 of the Kent City Code provides as follows:

**KCC 6.01.010 State law contract requirements.** All public works and improvements contracts entered into by the city shall be in conformance with, and subject to, the following minimum provisions of the Revised Code of Washington, which are not exclusive:

1. Chapter [39.04](#) RCW relating to public works.

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2. RCW [35.22.620](#), [35.23.352](#), [35A.40.210](#), and [39.04.155](#) relating to competitive bidding for public works, and purchases of goods, materials, equipment, and supplies.
3. RCW [9.18.120](#) and [9.18.150](#) relating to the suppression of competitive bidding.
4. Chapter [60.28](#) RCW relating to liens for materials and labor performed.
5. Chapter [39.08](#) RCW relating to contractor's bonds.
6. Chapter [39.12](#) RCW relating to prevailing wages.
7. Chapter [49.12](#) RCW relating to hours of labor.
8. Chapter [51.12](#) RCW relating to worker's compensation.
9. Chapter [49.60](#) RCW relating to antidiscrimination in employment.
10. Chapter [39.28](#) RCW relating to emergency public works.  
(Ord. No. [3025](#), § 1, 1-21-92; Ord. No. [4150](#), § 3, 5-19-15; Ord. No. [4312](#), § 1, 3-5-19. Formerly Code 1986, § 4.02.010)

RCW 39.10.340 provides that the GC/CM process is available to "public bodies", and the City of Kent meets the definition of a "public body" as provided for through RCW 39.10.210(16). If the City is authorized by the PRC to unitize the GC/CM process, the City will be able to move forward with the necessary contractor solicitation and the final approval of the Kent City Council.

4. In question 8 you did not list the Owner's construction history and instead listed your consultant teams. What is the construction history of the Organization (City of Kent)?

In addition to the projects listed from our consultant and supporting team, the City of Kent has also completed several larger projects in recent years, including two GC/CM projects listed below:

**YMCA of Greater Seattle:**

The City partnered with the YMCA of Greater Seattle on the \$40 million Kent YMCA project, delivered through a GC/CM process. Jointly managed between the YMCA and the City, with the City as a key funding partner—contributing \$12 million and the land—and participated in all project elements. The project involved a complex lease/leaseback structure with multiple long-form agreements. The City ultimately paid off its share early and regained full ownership of the site. The partnership required careful separation of public and private funding and demonstrated the City's ability to manage sophisticated public-private arrangements.

**ShoWare Arena**

The ShoWare Center in Kent, Washington was Constructed using the General Contractor/Construction Manager (GC/CM) project delivery method. The \$40M program reflects the City of Kent's commitment to cost control, risk mitigation, and collaborative execution on complex capital projects. By selecting GC/CM, the City brought the contractor on board early in the design process, allowing for real-time constructability input, schedule optimization, and value engineering—all while maintaining transparency and accountability to the public. This method proved particularly effective for the ShoWare Center, a fast-tracked, high-profile civic asset designed to host large-scale entertainment, sports, and community events. Today, it remains a testament to Kent's strategic investment in civic infrastructure that serves both economic and cultural goals.

**Other City of Kent Public Works Construction Experience**

In addition to the facilities experience, the City of Kent's Public Works Department has a strong track record of delivering complex infrastructure projects, supported by more stable funding. While these are not all following the GC/CM method, they reflect the City's capability in managing large-scale public works construction. Major projects over the past 10 years include:

- 228th St Grade Separation – \$54M
- Tacoma Intertie – \$50M
- 224th–228th Corridor Improvements – \$33M
- 224th Phase 1 – \$22M
- Briscoe Levee – \$12M
- West Hill Reservoir – \$10M

5. Who from the City of Kent will be responsible day-to-day for this program? You should very high level city employees with important day jobs and I do not envision them actively involved as they need to be? Or are they turning over to a consultant team with, from what I see, zero WA State 39.10 GC/CM Experience.

Julie Parascondola, Director of Parks, Recreation and Community Services and executive over City facilities, will serve as the primary day-to-day representative responsible for coordinating the ASB/Centennial project on behalf of the City. She is actively involved in all aspects of planning, internal coordination, and oversight. To ensure continuity and effective departmental representation, she will share this responsibility with Brian Levenhagen, who also holds a leadership role within the department and is familiar with both operational and project-specific priorities. This shared structure ensures uninterrupted City oversight throughout the project.

To support broader coordination, the City has established a cross-departmental, project based Executive Steering Team that meets bi-weekly to review project progress, make decisions, and ensure alignment across all city departments. Additionally, all department directors meet weekly to discuss citywide operations, where the ASB/Centennial project remains a standing topic of discussion. This structure provides consistent, high-level engagement while also distributing responsibilities in a way that supports effective project delivery and risk management. The City also recognized the need for focused day-to-day programmatic capacity—which is why they engaged the Athenian Group. Their team carries both direct 39.10 GC/CM experience within Washington State through delivery of several City of Seattle Fire Stations (listed below). In addition to their Washington experience, they were selected for their strong national program management qualifications and their ability to bring structure, discipline, and continuity to complex, multi-phased projects like this one. Their role supplements—not replaces—the City's ownership and accountability. Together, we're building a partnership that blends internal leadership, interdepartmental support, and expert project coordination in a way that supports a successful GC/CM delivery.

6. Attachment D shows numerous CMAR type projects, which I appreciate you feel they are GC/CM. However, they are not 39.10 delivered projects. There is a huge difference with WA State than other states and to say they are the same is incorrect.

Thank you for your clarification here, please find additional State of Washington GC/CM projects completed by Athenian Team members. The additional non-Washington projects were shown to provide additional detail on the experience of the team delivering this same type of

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municipal program in similar manners across the country. However, the additional GC/CM experience is shown below per your request.

Dove Alberg (Athenian Group) oversaw the entire Fire Facility and Emergency Response Levy Program for City of Seattle – a 15 year program with the following projects that followed GC/CM:

- a. Fire Station 14 – GC/CM – Historic Building Complete Renovation, Seismic Upgrade, and New Addition - Completed in 2013 with no schedule overruns – Construction cost of \$8,800,000 – On budget
  - b. Fire Station 22 – GC/CM – Brand new build - Completed in 2017 with no schedule overruns – Construction cost of \$10,200,000 – On budget
  - c. Fire Station 10 – GC/CM – Brand new build - Completed 2008 with no schedule overruns – Construction cost of \$25,000,000 – On budget
7. Based on the projects listed in Attachment D what has this project team from Athenian done to prepare and understand the 39.10 GC/CM process in the State of Washington?

In addition to the additional GC/CM projects completed by Athenian Team members listed in question 6 above and the project experiences referenced, the Athenian and City joint team have taken a two-pronged approach to preparation for this program, with the addition of Athan Tramountanas from Ogden Murphy Wallace who brings a wealth of experience in GC/CM contract development, support, and overall adherence to Washington State 39.10 protocols. Athenian and City teams have also completed multiple joint review and training sessions on the 39.10 process between AG and City teams, including multiple sessions with the entire steering committee, executive leadership team, elected officials, and beyond where Dove, Athan, and the broader AG team educated these parties on the process, the benefits to local municipal work, and the expected path forward.