CITY OF MERCER ISLAND

CPARB PROJECT REVIEW COMMITTEE (PRC)
HEAVY CIVIL GC/CM PROJECT APPLICATION FOR
NEW WATER SUPPLY PIPELINE PROJECT

OCTOBER 21, 2024

October 21, 2024

Chair, Project Review Committee
Department of Enterprise Services
Engineering & Architectural Services
Post Office Box 41476
Olympia, WA 98504-1476

Reference: City of Mercer Island - New Water Supply Pipeline Project GC/CM Application

Dear Mr./Mrs. Chairperson:

The City of Mercer Island is pleased to submit its project application for your review and approval to use the Heavy Civil General Contractor/Construction Manager (GC/CM) for the New Water Supply Pipeline Project. If approved this will be the first project completed utilizing alternative delivery for this organization.

The district has retained OAC Services as Alternative Delivery Advisor / Project Manager and Athan Tramountanas at Ogden Murphy Wallace PLLC to be our Legal Advisor. We are currently in the procurement process for an Engineer for the project.

Our recent construction experience with water pipeline projects, selection of experienced advisors, and the forthcoming selection of an experienced engineer places the district in a great position to successfully manage this project.

We are excited to present our project application and qualifications to the Project Review Committee team and look forward to its review and comment at the December 5, 2024, meeting. If you have any questions, feel free to contact me.

Sincerely,

Jason Kintner

Jason Kintner
Chief of Operations/Public Works Director
City of Mercer Island – Public Works

Attachments: GC/CM Project Application
Attachment A – Project Schedule
Attachment B – Project Organization Chart
Attachment C – City of Mercer Island Construction History
Attachment D - Staff/Contractor Project Experience and Roles

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): City of Mercer Island
b) Mailing Address: 9611 SE 36th Street, Mercer Island, WA 98040
c) Contact Person Name: Jason Kintner Title: Chief of Operations/Public Works Director
d) Phone Number: 206-275-7802 E-mail: jason.kintner@mercerisland.gov

1. Brief Description of Proposed Project

a) Name of Project: Mercer Island New Water Supply Pipeline Project
b) County of Project Location: King
c) Please describe the project in no more than two short paragraphs.

Seattle Public Utilities (SPU) is the sole provider of potable water to the City of Mercer Island (CoMI). On April 3, 2024, CoMI learned that the SPU 24-inch water Pipeline line to Mercer Island was leaking in the steep sloped area in the SE 40th Street right-of-way. Consequently, SPU crews reduced and then shut off flow, eliminating its use as the primary pipeline.

SPU and their specialty contractor, in coordination and collaboration with CoMI, completed temporary repairs and testing, restoring flow through the SPU pipeline line on August 1, 2024. The repaired section was slip-lined with approximately 1,300 feet of structural liner, reducing its diameter and carrying capacity from 24-inches to 17.4-inches.

This new water supply pipeline project would provide a permanent solution to this problem with the installation of approximately 5,000 feet of 24" restrained joint ductile iron pipe along SE Gallagher Hill Road to SE 40th Street, then east on SE 40th Street to 92nd Avenue SE, where it will connect with an existing 24-inch pipeline.

Additional improvements will be made along SE Gallagher Hill Road, including the replacement of approximately 2,000 feet of 6-inch asbestos cement watermain and the replacement of a pressure reducing valve vault. The project will also include street improvements and sidewalk enhancements along SE Gallagher Hill Road.

d) Applying for permission to utilize Alternative Subcontractor Selection with this application? Not applicable

2. Projected Total Cost for the Project:

A preliminary budget for this project is as follows.

A. Project Budget

Costs for Professional Services (engineering, legal etc.)	$ 1,477,000
Estimated project construction costs (including construction contingencies):	$14,769,000
Contract administration costs (City of Mercer Island, cm etc.)	$ 1,034,000
Professional Services (Includes Cx, survey, geotech, auditor, legal)	$ 237,000
Contingencies (design & owner)	$ 1,477,000
Other related project costs (permits)	$ 295,000
Sales Tax	$ 1,657,000
Total	**$20,946,000**

B. Funding Status

Please describe the funding status for the whole project.

The project will be funded through a combination of funding sources, include water and street fund revenues. The supply line and subsequent water infrastructure will be funded thru Mercer Island water utility rates while the street overlay and subsequent pedestrian improvements (sidewalks, curb, gutter, etc) will be funded thru the City's Street Fund. Additionally, the City is pursuing State and Federal grant opportunities and will likely complete a debt issuance in 2027.

The Street Fund is a restricted fund that includes major sources of revenue from Real Estate Excise Tax (REET), Fuel tax, and Federal and State Grants. The Water Fund is dedicated revenue related to the provision of water services to the City's residential, commercial and public customers.

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)*
d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process. *(If applicable)*

The GC/CM Advisor, legal counsel and staff associated with the project have been hired or are employees of the City of Mercer Island. A preliminary project schedule is below, and a graphic schedule is also attached to this application as Attachment A – Project Schedule.

DESCRIPTION	**STATUS/DURATION**
Procure Management Consultant	Completed
Procure Legal Advisor Services	Completed
Procure Engineering Firm	In process
Procure GC/CM	
PRC Presentation / Anticipated Approval	December 5, 2024
1st Advertisement for GC/CM	January 3, 2025
2nd Advertisement for GC/CM	January 10, 2025
Mandatory Pre-Submittal Meeting	January 16, 2025
Receive Contractor SOQs	January 22, 2025
Notify GC/CM Finalists	January 31, 2025
Interviews	February 17-18, 2025
Issue RFFP to Finalists (GC's & Fee)	February 19, 2025
Open Price Proposals (GC's & Fee)	March 3, 2025
Pre-con Services Agreement Approved and Signed	April 21, 2025
Preliminary Design and Construction (Preliminary)	
Schematic Design	January 2025 – March 2025
Design Development	March 2025 – July 2025
Construction Documents & Permitting	July 2025 – October 2025
Construction	November 2025 – January 2027

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:

This Water Supply Pipeline Project is declared a Heavy Civil GC/CM project.

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

  See heavy civil explanation below.

- 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?

  See heavy civil explanation below.

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

  See heavy civil explanation below.

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

  This infrastructure project is declared heavy civil GC/CM and CoMI elects to procure the project as heavy civil for the following reasons:

  Coordination with Multiple Entities: This project will require close coordination with multiple entities within Mercer Island, Seattle Public Utilities, Washington State Department of Transportation, and King County. Early involvement of an experienced GC/CM will provide valuable input throughout design, construction and commissioning.

  GC/CM Self-Performance: Under the heavy civil GC/CM model, the contractor has the flexibility to negotiate up to 50% of the subcontract work and self-perform up to 70% of the work. This allows the contractor to use their own resources, which can help control quality, improve efficiency, and reduce costs for the owner.

  Early Contractor Involvement: The GC/CM approach allows for early involvement of the contractor during the design phase. This can lead to better project planning, cost estimating, value engineering, and constructability reviews, all of which are crucial for the success of complex heavy civil projects.

  Flexibility and Collaboration: The GC/CM model promotes better communication and collaboration between the owner, agencies, contractor, and design team. This integrated approach can help address issues early and adapt to changes more effectively.

  Accelerated Schedule: The existing 24” pipeline has failed with significant risk to residents of Mercer Island. The temporary fix has restricted capacity and remains located within sensitive areas. Therefore, replacing and decommissioning the existing pipeline has some urgency. A heavy civil GC/CM project will enable Mercer Island to accelerate the project, work across multiple permitting agencies and complete the project sooner.

  Risk Management: Heavy civil projects often come with significant risks due to their scale and complexity. The heavy civil GC/CM model helps in managing these risks by involving the contractor early in the project, allowing for better risk assessment and mitigation strategies.

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

  GC/CM delivery increases predictability and reduces financial risk. The project team will use Target Value Design (TVD) as a tool to manage the Maximum Allowable Construction Cost (MACC) and design contingency budgets. The TVD budget/cost estimating, market condition analysis and

subcontracting bids/expertise will help guide and track design decisions within the MACC/contingency budgets. Value engineering and constructability reviews will be a continuous collaborative effort during design phases. During design meetings we will track design and constructability options with estimates provided by GC/CM so timely decisions can be made. This process will ensure the project is designed to budget with adequate contingency and result in reduced financial risk.

- 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.

  Selecting a contractor under Design-Bid-Build is not practical. Selecting a contractor at the completion of design will greatly jeopardize many of the public benefit goals outlined in this section and add excessive risks including:

  - Not optimizing quality and cost-effective design
  - Increasing chances for change orders and cost over runs
  - Extended schedule and schedule uncertainty
  - Ineffective bid packaging and not maximizing opportunities for subcontractors and SWVMBE participation.

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

  The success of a project comes from the trust built between Owner, designer and contractor coming together as a team to realize a collective goal. This trust is built by engaging the contractor early and building an integrated design and construction team to support decision making, accurate estimating, and strategically phased buyout. GC/CM project delivery promotes close collaboration during design, permitting, buyout and construction, and benefits the public interest with:

  GC/CM delivery improves schedule efficiency. The reduced capacity of the existing SPU pipe, and the risks associated its age and location result in a need to complete this project quickly. GC/CM input during design phase is critical to the successful and efficient completion of construction. GC/CM delivery also enables early procurement for long lead items and flexibility for early phase of the construction. The complex phasing, jurisdictional requirements, traffic coordination, material lead times, and economic pressures all point to the benefits of early involvement of a GC/CM to help plan and deliver on schedule targets.

  GC/CM delivery can facilitate and attract a highly qualified contractors and diverse subcontractor pool. The construction market in western Washington remains strong and allows subcontractors to be selective about which projects they take on. Having the GC/CM as an early team member will promote outreach and provide input for developing a subcontracting plan and strategic bid packages for the local and regional subcontracting community. The GC/CM can also define bid packages to better fit the current conditions of the marketplace, to maximize value and interest from subcontractors, and enable the possibility for more SWMVBE and local participation. The GC/CM delivery will attract more competition and result in lower costs and greater value to the taxpayers.

6. Public Body Qualifications

Please provide:

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

  CoMI has carefully considered all project delivery methods by discussing and studying alternative delivery options with OAC, discussing pros and cons of alternative project delivery with other experienced public agencies, and the CoMI team has read and understands the draft *CPARB General Contractor/Construction Manager Best Practices Manual* with special attention given to Chapter 10 – Heavy Civil GC/CM which outlines the unique aspects of this delivery method.

  While CoMI staff doesn't have any direct experience with GC/CM contracting, the City has contracted with OAC Services as GC/CM adviser and project manager, who has extensive experience with GC/CM contracting and alternative project delivery. In addition, CoMI has selected Athan Tramountanas as legal advisor, who bring significant experience with GC/CM contracting to the project

team. CoMI is also in the process of selecting an engineer for this project and will be selecting an engineer experienced with heavy civil GC/CM projects.

The project team is structured to optimize the experience and qualifications of CoMI in-house resources with experienced external OAC advisor services, experienced engineer and early involvement of the heavy civil GC/CM.

- 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)*

  The CoMI project will be overseen by Jason Kintner, Chief of Operations, led by Allen Hunter, Utility Operations Manager and with support from Kellye Hile, Deputy Director of Public Works, Francisca Zager, Sr Administrative Services and Clint Morris, Capital Division Manager. Day-to-day project management will be provided by Elayne Gruber, Utility Engineer, and Alec Weintraub (OAC) as GC/CM advisor. See Attachment B for detailed organizational chart.

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

  Jason Kintner, Chief of Operations
  Jason has been with the City of Mercer Island since 2005, serving in various roles throughout the Public Works Department. Most recently, Jason served as Mercer Island's Public Works Director from September 2015 through December 2020, when he was promoted to Chief of Operations. Jason previously served as a Management Assistant with the City of Long Beach, California. Jason holds a B.A. in History from George Fox University and has his Master of Public Administration from Seattle University. He is a certified Arborist with the ISA and holds a number of professional memberships and affiliations across various organizations, including the American Public Works Association, the Water Environment Federation and the International Society of Arboriculture.

  Clint Morris, Capital Division Manager
  Clint Morris began his employment with the City of Mercer Island as an engineering intern in 1991. He spent several years as the public works construction inspector before becoming a street engineer, a position he held for 21 years. In 2021, Clint was promoted to the Capital Division Manager, overseeing a team of engineers, project managers, and construction inspectors tasked with managing the design and construction of capital projects for water, sewer, storm drainage, streets, transportation, and parks. Clint graduated from Washington State University with a BS in Mechanical Engineering and is an EIT in the state of Washington.

  Allen Hunter, Utility Operations Manager
  Allen Hunter has been with the City of Mercer Island since December 2018, originally hired as the Water Foreman on the Utilities Team. In 2020, Allen was promoted to the Utilities Operations Manager, overseeing operations of the water and sewer utilities for the island. He previously served as the Water Division Manager with the City of Auburn. Allen holds various certifications from the Department of Health including Water Distribution Manager, Water Treatment Plant Operator and Cross Connection Specialist. He is also a member of the American Water Works Association and served as a proctor for the Backflow Assembly Tester program for the Washington Environmental Training Center.

  Elayne Gruber, Utility Engineer
  Elayne Grueber, P.E., has worked at the City of Mercer Island since June 2023, serving as a Utility Engineer in the Public Works Department. In this role, she focuses on stormwater and water infrastructure projects for the City. Prior to her current position, Elayne worked for approximately 10 years at a consulting firm in Detroit, Michigan, where she conducted hydraulic modeling, design, and analysis for multiple agencies. Elayne holds a B.S. in Mechanical Engineering from the University of Washington and a Master of Engineering in Civil Engineering from the University of Michigan. She is a licensed Professional Engineer in both Washington and Michigan.

Athan Tramountanas, Legal Advisor, Ogden Murphy Wallace PLLC
Athan focuses his practice on all aspects of construction law. He advises public clients on issues they face throughout the construction process: he prepares and reviews procurement documents, negotiates and drafts design and construction contracts, and represents clients throughout the dispute resolution process in both trial and appellate courts. In addition to standard design-bid-build procurements, he had assisted public clients on all three alternative procurement methods allowed in Washington: design-build, general contractor/construction manager (GC/CM), and job order contracting (JOC). Athan has been part of public owner teams that have successfully petitioned Washington's Capital Projects Advisory Review Board to use alternative procurement methods and is the co-author of the alternative procurement chapter in the Washington Construction Law Deskbook.

Athan has in depth knowledge of the construction process, having spent several years working in the industry prior to attending law school. He also teaches Construction Law for the University of Washington's Construction Management program and is a frequent speaker and author on a variety of construction law related topics. Athan has served on the Executive Committee of the Washington State Bar Association's Construction Law Section since 2012, including serving as the Chair in 2017 through 2018.

Diana Brown, CCM, DBIA, CPE, PMP, Director, GC/CM Consultant, OAC Services
Diana is a licensed structural engineer who brings excellent relevant experience from Design-Build and GC/CM projects including complex justice and educational projects with clients such as King County and Lake Washington School District as well as CMGC projects in Oregon. Diana has managed more than 20 traditional design-bid-build projects in the public and private sectors as well as County emergency projects for King County including the King County Correctional Facility and Covid Quarantine projects. Diana's qualifications as a structural engineer and experience and acumen with collaborative delivery methodology and complex justice facilities makes her an excellent fit to lead this team as Project Manager.

Alec Weintraub, PMP, DBIA, Program Manager, GC/CM Consultant, OAC Services
Alec has degrees in architecture and civil engineering and over 30 years of design and construction experience. He has experience in all phases of capital projects and programs from planning through final closeout. This includes projects from new construction on green field sites, to full building renovations, tenant improvements, modernization projects and infrastructure projects using various traditional and alternative contract delivery methods. Alec has worked on more than 20 major capital projects for public and private clients and his RCW 39.10 experience includes three GC/CM K-12 projects, numerous Job Order Contract projects, and planning for progressive design build projects as Owners Representative.

- 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 bios above and Attachment D.

- The qualifications of the existing or planned project manager and consultants.
  See bios above and Attachment D.

- 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.
  OAC is under contract as GC/CM advisor and project manager for the early phases of this project. Following PRC approval OAC will be contracted for the full design, construction and close-out of this project. Sufficient funds are available and have been budgeted for this purpose.

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

  Over the past 5 years, the CoMI has successfully completed more than 90 capital improvement projects with a value of more than $45M. See Attachment C for a list 11 of these projects which are representative of the size, complexity and technical abilities of the CoMI.

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

  CoMI, in collaboration with OAC Services, is implementing a series of controls for this project including:

  Project Management and Decision Making
  - Authority and decision-making responsibility will be in accordance with the organization chart described in Attachment B.
  - The core project team will meet weekly through the design, permitting and construction process to discuss and plan, guide decision-making, develop and track schedules, identify project needs, develop and track budget, manage risk, establish strategy and recommend courses of action for implementation of project.
  - Jason Kintner will be the primary point of contact with the CoMI for this project. He will be supported by others within the CoMI team per the organization chart on Attachment B. Jason will have legal counsel support from Athan Tramountanas and project management support of the OAC Services team.

  Communication
  - The project team will use a variety of well-established formal and informal tools to provide continuous, effective, and impactful communications with all project stakeholders.
  - Following the GC/CM selection, the CoMI will meet regularly during the design and construction phases to conduct interim reviews of the program, design, costs, schedule and risks to ensure project expectations and vision is being achieved and the project is being executed in accordance with the plans.

  Project Progress
  - Design progress will be discussed daily and reported weekly by the design team via meeting notes and project deliverables.
  - Construction progress will be discussed daily and reported weekly by the GC/CM via meeting notes and project deliverables.
  - Monthly progress status reports will be completed and distributed by the OAC team to all project stakeholders which will document progress, budget status, schedule status and risks.

  Cost and Budget
  - The Project Manager will track project finances and report on budget status, committed costs, costs to date and projected forecast cost monthly.
  - Use of contingency funds will be tracked and adjusted as project progresses
  - Project financials will be reconciled monthly with CoMI accounting to assure accurate reporting.
  - The CoMi will utilize project contingency to address owner-driven scope changes and unforeseen conditions.
  - An audit is required for heavy civil GC/CM projects to assure proper accrual of cost. The requirements of this audit will be defined in the RFQ and will include three phases. The first at the beginning of the project to clearly communicate requirements and expectations. The second around the time of bidding and final phase will be at the conclusion of construction and prior to final payment.

  Schedule
  - A tentative proposed project milestone schedule will be provided in the GC/CM RFQ.
  - A baseline schedule will be developed in collaboration with the design team and GC/CM.

- The successful GC/CM will work with the CoMI and agencies to produce a detailed work breakdown structure, durations and relationships for all activities, and a clear critical path for all planning, design, permitting, procurement, bidding, construction, inspection, testing, start-up, closeout, and warranty activities.
- GC/CM will develop 3-week "look ahead" schedules which will be delivered and reviewed at weekly meetings.
- Updated project schedule will be delivered monthly with each pay application.

Risk and Opportunities

- The CoMI, OAC, design team and the GC/CM will develop and track project risks on a risk register.
- The risk register will identify potential risks, quantify the likelihood of each risk, identify potential schedule and monetary impacts, develop risk mitigation measures and assign responsibilities for each.
- Project risks to be evaluated and updated monthly as new risks are identified and others are mitigated.
- As risks are mitigated CoMI will evaluate opportunities to improve the project and add value to the project.
- Project contingency to be adjusted based on the risk status.

- A brief description of your planned GC/CM procurement process.

  Preparation of the heavy civil GC/CM RFP and finalizing the selection criteria is underway. It is based on an OAC proven approach, modified with the latest lessons learned from other public procurements and informed by the CPARB Best Practices. This process will include selection criteria, interviews, and fee proposals.

  OAC's procurement process includes extensive GC/CM interviews, potential office visits and a detailed Cost Responsibility Matrix. Our overall goal is to select the most highly qualified and compatible GC/CM contractor with a competitive cost and fee structure.

  The GC/CM RFQ, RFFP and selection process will follow standard GC/CM format, typically used by OAC and modified with input from CoMI and legal counsel. This process will include selection criteria, interviews, and final selection evaluations.

  <u>GC/CM Procurement Process</u>
  The CoMi plans to use a three step GC/CM selection model:
  1. Request for Qualifications (RFQ).
     - Focus on relevant experience, proposed team and project approach.
     - A short list of proposers will be selected for interviews.
  2. Interviews.
     - Interviews may include office visits.
     - Will focus on capabilities and experience of specific team members proposed for the project.
     - Will include evaluation of knowledgeable, creative and innovative ideas regarding the project design and construction process for this project.
  3. Request for Fee Proposal (RFFP)
     - Fee and Specified General Conditions.
     - Focus on competitive cost and reasonable fees.

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

  The CoMI, OAC Services and Athan Tramountanas are in process of finalizing the GC/CM Contract. We will be utilizing a modified version of the AIA - A133 Standard Form of Agreement Between owner

and Construction Manager as Contractor with AIA-201- General Conditions of the Contract for Construction. The contract will be drafted to comply with Washington State Law, heavy civil GC/CM best practices and in coordination with CoMI risk and procurement specialist. The project team will collaborate with Athan Tramaountanas to develop draft Divisions 00 language to address specific requirements for the project, including a comprehensive scope of work for pre-construction services.

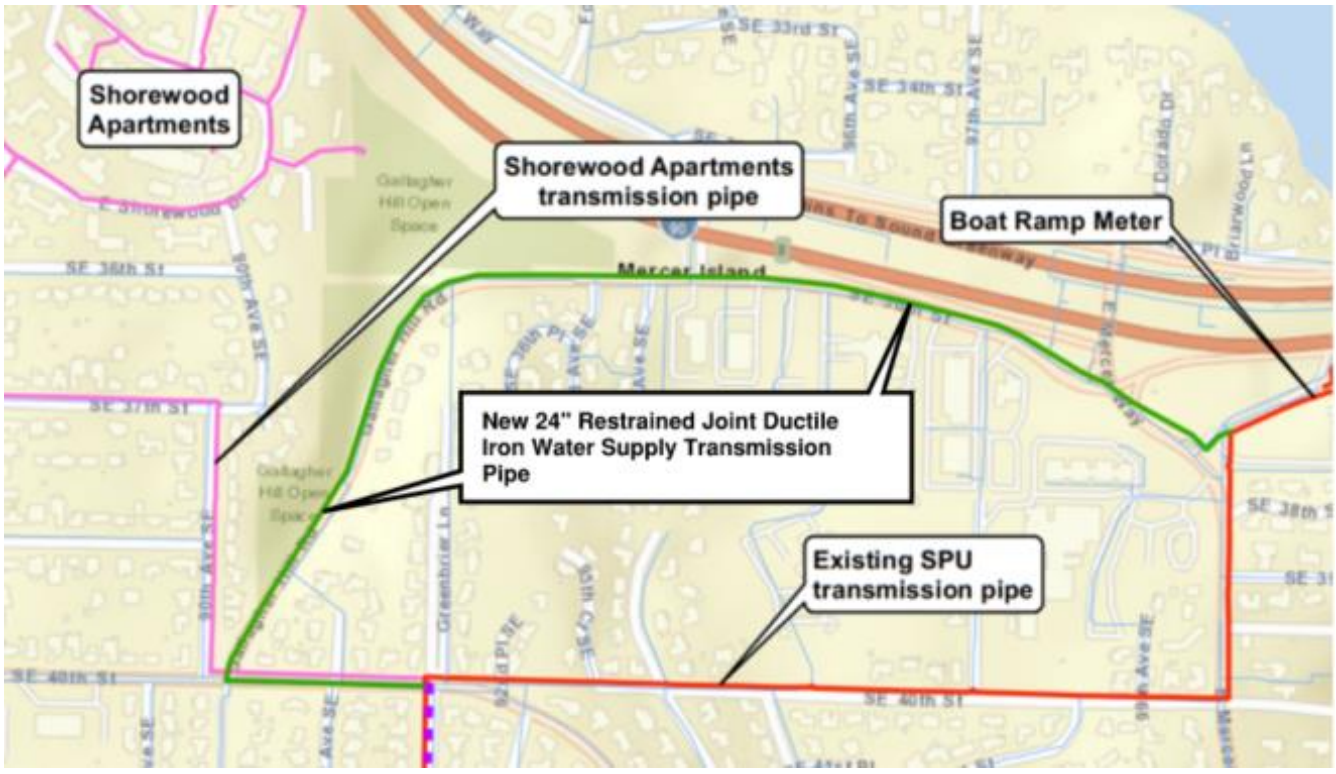
7. **Public Body (your organization) Construction History:**
Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Example Construction History. The applicant shall use the abbreviations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

See Attachment C – Public Body Construction History & Relevant Project Experience

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)*
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.
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.
CoMI capital projects are audited annually by the Washington State Auditor's office. Consistently, there have been no reportable issues with any public works projects.

10. Subcontractor Outreach

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

CoMI is dedicated to supporting the local economy and encouraging the involvement of small, women, veteran and minority-owned businesses. To maximize the value of contracts awarded to local and disadvantaged firms for the construction of this project, CoMI will implement the following actions:

1. GC/CM Selection Emphasis: The RFQ will be sent to State of Washington Office of Minority and Women Owned Business Enterprise for posting on their 'Bids and Contracting Opportunities' page. During the GC/CM selection process, CoMI will prioritize the subcontracting process and past performance of interested GC/CMs in utilizing SWVM businesses. In the RFQ phase, GC/CM proposers will be evaluated on their history of including diverse businesses in their projects and their strategy for meeting or exceeding inclusion goals for this project. GC/CM Proposers will be scored based on how well they demonstrate their plan to establish and achieve these goals.
2. Bid Packaging Planning: During GC/CM selection, CoMI will require proposers to outline their approach to bid packaging and demonstrate how these plans will support the involvement of disadvantaged businesses. Following award, the GC/CM will be required to provide regular updates to CoMI on their procurement plan. CoMI will confirm that the plan adequately addresses the inclusion of disadvantaged businesses by providing bid packages that are appropriately sized and scoped to enable their participation. As a part of bid planning the GC/CM will also be required to conduct outreach to identify potential disadvantaged businesses and ensure that bid packages align with market opportunities. The GC/CM's plan will also be required to address outreach strategies, such as targeted posting of bid opportunities and outreach meetings.
3. Subcontractor Buyout: During the subcontractor buyout phase, the GC/CM will be required to demonstrate their outreach efforts, including publishing bid opportunities in predefined forums known to attract disadvantaged businesses, holding outreach meetings, and inviting firms identified during procurement planning. Documentation of these outreach efforts will be required.
4. Ongoing Reporting: Throughout the project, the GC/CM must report on their use of disadvantaged businesses within their contract. This will allow CoMI to assess if the team is on track to meet or exceed participation goals. Final reporting will be required as part of the project closeout.

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*.
- 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.

NA

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 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: Jason Kintner

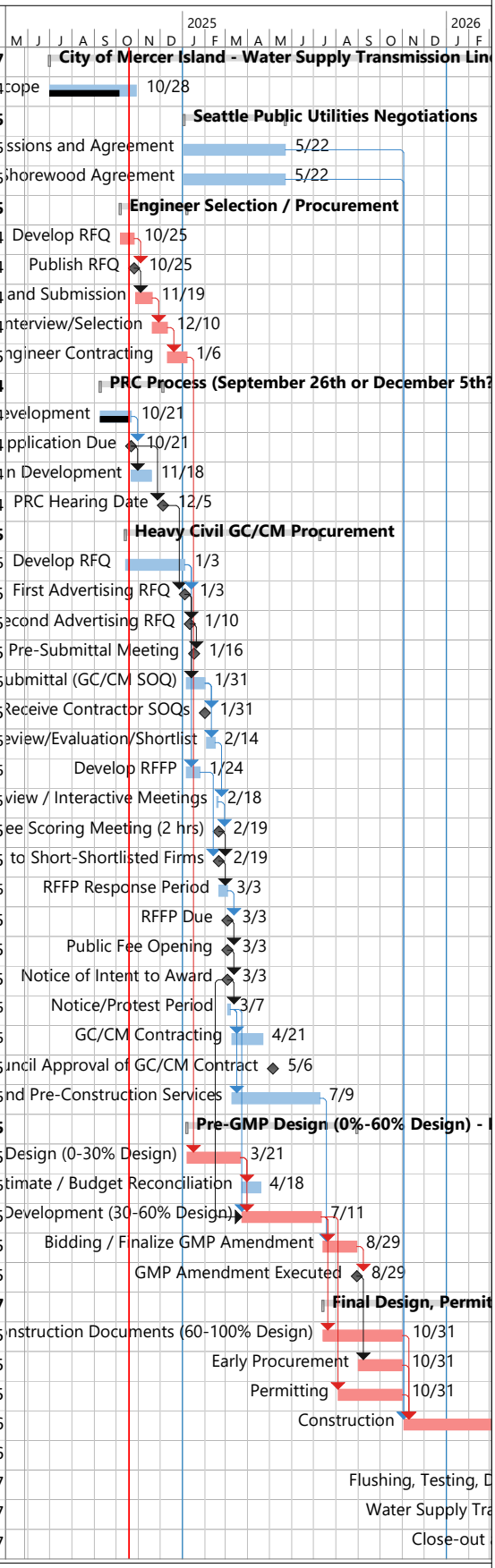
Name *(please print)*: Jason Kintner

Title: Chief of Operations

Date: October 21, 2024

Attachment A
City of Mercer Island
New Water Supply Transmission Project Schedule

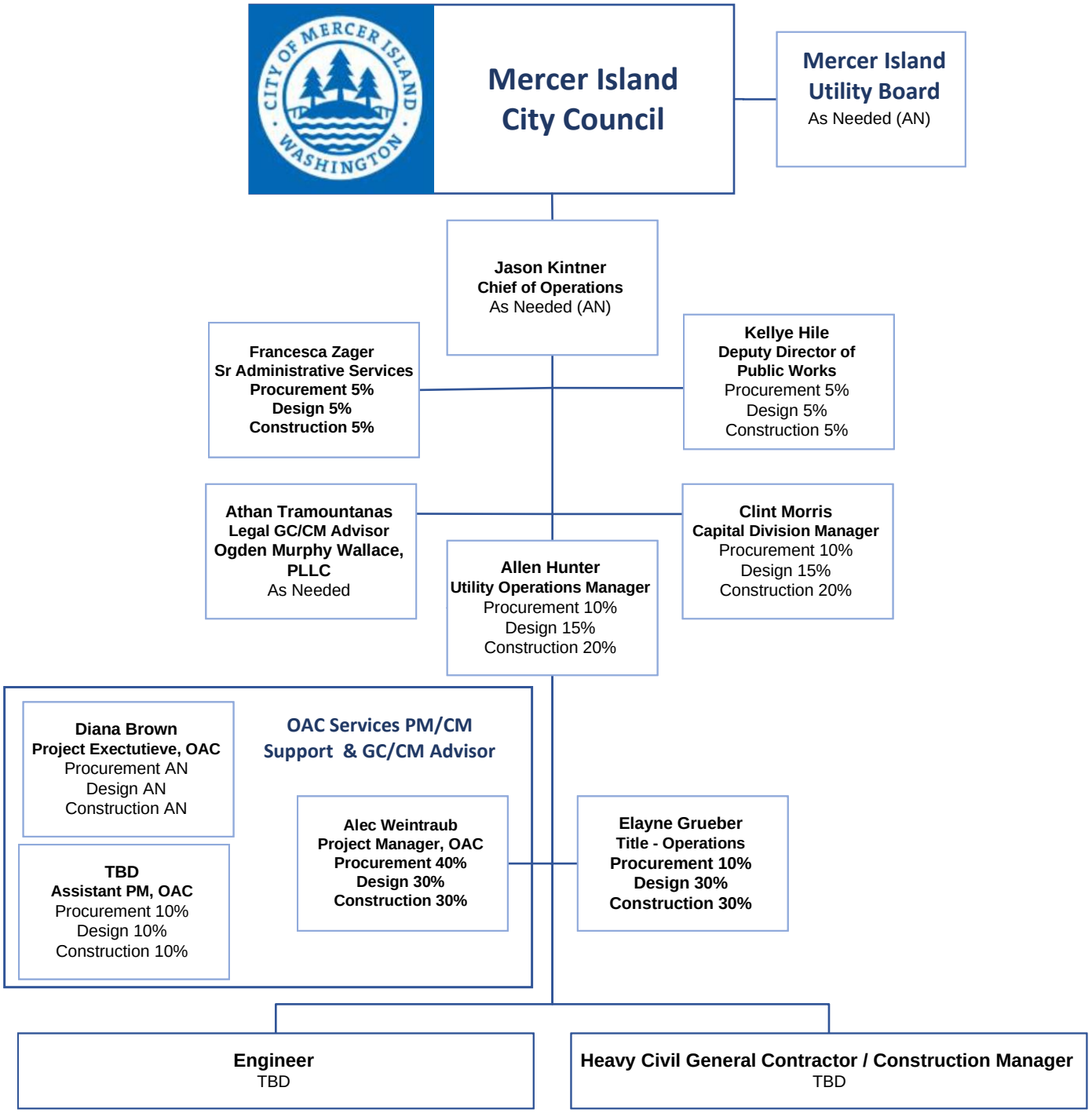
ID	Task Name	Duration	Start	Finish
1	**City of Mercer Island - Water Supply Transmission Line Project**	**706 days**	**Mon 7/1/24**	**Mon 3/15/27**
2	Feasibility / Strategy / Pre-Design Studies / Due Diligence / Finalize Scope	86 days	Mon 7/1/24	Mon 10/28/24
3	**Seattle Public Utilities Negotiations**	**100 days**	**Fri 1/3/25**	**Thu 5/22/25**
4	SPU Discussions and Agreement	5 mons	Fri 1/3/25	Thu 5/22/25
5	Shorewood Agreement	5 mons	Fri 1/3/25	Thu 5/22/25
6	**Engineer Selection / Procurement**	**66 days**	**Mon 10/7/24**	**Mon 1/6/25**
7	Develop RFQ	15 days	Mon 10/7/24	Fri 10/25/24
8	Publish RFQ	0 days	Fri 10/25/24	Fri 10/25/24
9	SOQ Development and Submission	17 days	Mon 10/28/24	Tue 11/19/24
10	SOQ Review/Evaluation/Interview/Selection	15 days	Wed 11/20/24	Tue 12/10/24
11	Engineer Contracting	19 days	Wed 12/11/24	Mon 1/6/25
12	**PRC Process (September 26th or December 5th?)**	**63 days**	**Mon 9/9/24**	**Thu 12/5/24**
13	PRC Appliation Development	31 days	Mon 9/9/24	Mon 10/21/24
14	PRC Application Due	0 days	Mon 10/21/24	Mon 10/21/24
15	PRC Presentation Development	20 days	Tue 10/22/24	Mon 11/18/24
16	PRC Hearing Date	0 days	Thu 12/5/24	Thu 12/5/24
17	**Heavy Civil GC/CM Procurement**	**193 days**	**Mon 10/14/24**	**Wed 7/9/25**
18	Develop RFQ	60 days	Mon 10/14/24	Fri 1/3/25
19	First Advertising RFQ	0 days	Fri 1/3/25	Fri 1/3/25
20	Second Advertising RFQ	0 days	Fri 1/10/25	Fri 1/10/25
21	Mandatory Pre-Submittal Meeting	0 days	Thu 1/16/25	Thu 1/16/25
22	RFQ Submittal (GC/CM SOQ)	20 days	Mon 1/6/25	Fri 1/31/25
23	Receive Contractor SOQs	0 days	Fri 1/31/25	Fri 1/31/25
24	SOQ Review/Evaluation/Shortlist	10 days	Mon 2/3/25	Fri 2/14/25
25	Develop RFFP	15 days	Mon 1/6/25	Fri 1/24/25
26	Interview / Interactive Meetings	2 days	Mon 2/17/25	Tue 2/18/25
27	Selection Committee Scoring Meeting (2 hrs)	0 days	Wed 2/19/25	Wed 2/19/25
28	Issue RFFP to Short-Shortlisted Firms	0 days	Wed 2/19/25	Wed 2/19/25
29	RFFP Response Period	8 days	Thu 2/20/25	Mon 3/3/25
30	RFFP Due	0 days	Mon 3/3/25	Mon 3/3/25
31	Public Fee Opening	0 days	Mon 3/3/25	Mon 3/3/25
32	Notice of Intent to Award	0 days	Mon 3/3/25	Mon 3/3/25
33	Notice/Protest Period	4 days	Tue 3/4/25	Fri 3/7/25
34	GC/CM Contracting	31 days	Mon 3/10/25	Mon 4/21/25
35	Council Approval of GC/CM Contract	0 days	Tue 5/6/25	Tue 5/6/25
36	Subcontracting Plan and Pre-Construction Services	88 days	Mon 3/10/25	Wed 7/9/25
37	**Pre-GMP Design (0%-60% Design) - PRELIMINARY**	**169 days**	**Tue 1/7/25**	**Fri 8/29/25**
38	Schematic Design (0-30% Design)	54 days	Tue 1/7/25	Fri 3/21/25
39	Cost Estimate / Budget Reconciliation	20 days	Mon 3/24/25	Fri 4/18/25
40	Design Development (30-60% Design)	80 days	Mon 3/24/25	Fri 7/11/25
41	Bidding / Finalize GMP Amendment	35 days	Mon 7/14/25	Fri 8/29/25
42	GMP Amendment Executed	0 days	Fri 8/29/25	Fri 8/29/25
43	**Final Design, Permitting & Construction - PRELIMINARY**	**436 days**	**Mon 7/14/25**	**Mon 3/15/27**
44	Construction Documents (60-100% Design)	80 days	Mon 7/14/25	Fri 10/31/25
45	Early Procurement	45 days	Mon 9/1/25	Fri 10/31/25
46	Permitting	65 days	Mon 8/4/25	Fri 10/31/25
47	Construction	290 days	Mon 11/3/25	Fri 12/11/26
48	Substantial Completion	0 days	Fri 12/11/26	Fri 12/11/26
49	Flushing, Testing, Disinfecting and Inspecting	22 days	Mon 12/14/26	Tue 1/12/27
50	Water Supply Transmission Line in Operation	0 days	Tue 1/12/27	Tue 1/12/27
51	Close-out and Heavy Civil GC/CM Audit	44 days	Wed 1/13/27	Mon 3/15/27



Project: Lumen - Hawks Nest W
Date: Sat 10/19/24

Task | Summary | Critical Split
Milestone | Critical | Progress

Attachment B
CPARB PROJECT REVIEW COMMITTEE (PRC)
HEAVY CIVIL GC/CM PROJECT APPLICATION FOR
NEW WATER SUPPLY TRANSMISSION PROJECT



10/19/2024

Attachment C - Owner Construction History (5 years)
City of Mercer Island - GC/CM PRC Application

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget *	Actual Budget	Reason for Budget or schedule overrun	Small-, minority-, women-, and veteran-owned business participation (%) **	
											Planned	Actual
1	2022 Water System Improvements - Madrona Crest East (WU0106)	Project consists of replacing over 4,300 linear feet of 4-inch and 6-inch cast iron water mains with new 8-inch and 12-inch ductile iron pipe, and the abandonment of over 1,500 linear feet of redundant cast iron and AC water mains. In addition, 112 water services and ten fire hydrants will be replaced, and three new air/vacuum valve assemblies will be installed.	Design, Bid, Build	7/5/2022	1/17/2023	7/11/2022	5/10/2023	$ 1,864,262	$ 1,811,280	Project schedule was extended during the COVID-19 pandemic due to delays related to supply chain issues for materials such as ductile iron pipe and water service components..	none required	
2	2021 Arterial and Residential Street Overlays	Repaving 1.3 miles of East Mercer Way (arterial street) and one residential neighborhood.	Design, Bid, Build	6/21/2021	10/15/2021	7/1/2021	10/21/2021	$ 1,063,567	$ 1,030,217	Completion delayed by one week due to weather impacting paving.	none required	
3	Booster Chlorination Station	Increase chlorine levels in the water supply from SPU. Increase chlorine levels at the main pump station and reservoir to ensure residual chlorine remains at the appropriate levels throughout the City's water system. Circulate the water in the reservoirs to provide uniform mixing with chlorine.	Design, Bid, Build	1/10/2022	11/16/2022	1/10/2022	12/31/2023	$ 2,115,642	$ 2,363,970	Project schedule was extended during the COVID-19 pandemic due to multiple delays related to supply chain issues for materials, especially electronic equipment.	none required	
4	Sunset Hwy/77th Ave SE Improvements	Modify the 77th Ave SE & Sunset Hwy SE intersection to provide improved pedestrian and bicycle facility enhancements including: new curb and gutter, curb bulbs, sidewalk and trail revisions, a raised intersection, concrete crosswalks, RRFBs on the north and south crossings, center medians, storm drainage and illumination modifications, and revised intersection striping and new signage.	Design, Bid, Build	1/23/2023	5/22/2023	1/23/2023	6/20/2023	$ 1,181,181	$ 1,137,561	The construction was extended four weeks to construct a wall to address an unforseen grade issue and provide additional landscape restoration.	none required	
5	SE 22nd St. - SE 22nd Pl Water System Improvement (WW717R)	Replacement of water main pipe (2,350 linear feet of 6-inch cast-iron and 1.5-inch galvanized iron water main) with 8-inch ductile iron pipe and the 2-port fire hydrants will be upsized to 3-ports. These upgrades improved the system's structural integrity and reliability and water flow for fire suppression in the neighborhood.	Design, Bid, Build	2/28/2019	6/10/2019	2/28/2019	6/30/2019	$ 835,069	$ 804,271	No signficant delays, under budget.	none required	
6	96th Ave, SE 34th, 97th Ave SE Water System Improvement (WW914R)	Replacement of existing againg, undersized water main pipe (1,400 linear feet) with 8-inch and 12-inch ductile iron pipe and the 2-port fire hydrants will be upsized to 3-ports. These upgrades improved water quality conditions and water flow for fire suppression in the neighborhood.	Design, Bid, Build	6/15/2020	9/28/2020	6/15/2020	10/22/2020	$ 705,841	$ 578,293	No signficant delays, under budget.	none required	
7	82nd Ave. SE, North of SE 24th St. Water System Improvements (WW913R)	Replacement of water main pipe (2,000 linear feet of 6-inch cast-iron) with 8-inch and 12-inch ductile iron pipe and the 2-port fire hydrants will be upsized to 3-ports. These upgrades improved the system's structural integrity and reliability and water flow for fire suppression in the neighborhood.	Design, Bid, Build	5/10/2021	9/14/2021	5/10/2021	9/30/2021	$ 1,082,268	$ 962,865	No signficant delays, under budget.	none required	
8	2019 Arterial and Residential Street Overlays	Asphalt overlay of 1.3 miles of East Mercer Way from the 4300 block to SE 53rd Place, residential street repaving in two different neighborhoods, and patching work on West Mercer Way.	Design, Bid, Build	6/6/2019	12/31/2019	6/7/2019	10/31/2019	$ 1,668,155	$ 1,622,368	No signficant delays, under budget.	none required	

Attachment C - Owner Construction History (5 years)
City of Mercer Island - GC/CM PRC Application

9	2020 Arterial and Residential Street Overlays	Reconstruction of a short portion of SE 40th Street from 76th to 78th Avenues, asphalt overlay of SE 41st Street between 97th Ave and East Mercer Way, the reconstruction of a portion of SE 78th Street near Lakeridge Elementary School, and patching work on North Mercer Way	Design, Bid, Build	7/6/2020	10/2/2020	7/15/2020	11/13/2020	$ 488,308	$ 493,252	Change order required for additional traffic control labor and traffic control supervisor hours.	none required
10	2022 Arterial and Residential Street Overlays	Repaved SE 68th Street and SE 70th Place from Island Crest Way to East Mercer Way and two residential neighborhoods.	Design, Bid, Build	6/1/2022	10/31/2022	6/21/2022	11/3/2022	$ 1,449,991	$ 1,414,734	No signficant delays, under budget.	none required
11	Roadside Shoulder Improvements - WMW Ph. 3 (SE 70th to SE 65th) (SP0114)	Constructed nearly 2,000 feet of new paved shoulder along West Mercer Way, from SE 65th to SE 70th Streets. Included some storm and water work.	Design, Bid, Build	2/21/2022	7/31/2022	3/7/2022	5/31/2022	$ 418,807	$ 418,224	No signficant delays, under budget.	none required

* Planned budget equals contractor initial bid amount.

** Mercer Island has supported the use of small, minority, women and veteran owned businesses. However, past projects did not provide specific requirements for percent participation and this information hasn't historically been tracked. City of Mercer island recognizes the importance of providing opportunities to historically disadvantaged businesses which this project provides and will implement specific goals for the project team, will support the project team in pursuit of those goals and will track planned and actual participation.

Attachment D - Staff/Contrctor Projet Experience and Role
City of Mercer Island - GC/CM PRC Application

TEAM MEMBER PROJECT EXPERIENCE					Role During Project Phases		
Name	Summary of Experience	Project Name	Project Size (SF)	Project Delivery	Planning	Design	Construction
Clint Morris	Capital Divison Manager	2021 Arterial and Residential Street Overlays	$1.0 million	Design-Bid-Build	PM	PM	PM
		SE 22nd St. - SE 22nd Pl Water System Improvement	$1.2 million	Design-Bid-Build		PM	PM
		82nd Ave. SE, North of SE 24th St. Water System Improvements	$0.8 million	Design-Bid-Build		PM	PM
		2022 Arterial and Residential Street Overlays	$1.0 million	Design-Bid-Build	PM	PM	
		Roadside Shoulder Improvements - WMW Ph. 3	$0.5 million	Design-Bid-Build	PM	PM	
		Madrona Crest East Addition Water System Improvements	$2.8 million	Design-Bid-Build	PM	PM	
Allen Hunter	Operation Manager	Booster Chlorination Station	$3.6 million	Design-Bid-Build	PM	PM	PM
		SCADA System Replacement	$2.9 million	Design-Bid-Build	PM	PM	PM
		Meter Replacement	$7.2 million	Design-Bid-Build	PM	PM	PM
Elayne Grueber, P.E.	Utilities Engineer	2023 Water System Improvements	$4.6 million	Design-Bid-Build		PM	PM
		2024 Water System Improvements	$2.5 million	Design-Bid-Build	PM	PM	not started
		2024 AC Main Replacement	$3.2 million	Design-Bid-Build	PM	PM	not started
		PRV Replacement Phase 1	$2.4 million	Design-Bid-Build		PM	PM
		PRV Replacement Phase 2	$2.4 million	Design-Bid-Build	PM	PM	not started
Ian Powell	Street Engineer	2022 Arterial and Residential Street Overlays	$1.0 million	Design-Bid-Build			PM
		2023 Arterial and Residential Street Overlays	$1.0 million	Design-Bid-Build	PM	PM	PM
		2024 Arterial and Residential Street Overlays	$1.0 million	Design-Bid-Build	PM	PM	PM
		Roadside Shoulder Improvements - WMW Ph. 3	$0.5 million	Design-Bid-Build			PM
		West Mercer Way Roadside Shoulders Phase 4	$0.7 million	Design-Bid-Build	PM	PM	PM
		80th Avenue SE Pedestrian Improvements	$1.4 million	Design-Bid-Build	PM	PM	PM
		Madrona Crest East Addition Water System Improvements	$2.8 million	Design-Bid-Build			PM
Diana Brown	Director / Program Manager	City of Kirkland – Fire Station 27	$15M	D-B-B	PM	PM	PM
		City of Kirkland – Fire Station 22 Renovation	$11M	D-B-B	PM	PM	PM
		Lake Washington School District – AG Bell Elementary School	$20M	GC/CM	SE	SE	SE
		Crook County Jail	$20M	CM/GC	PM	PM	PM
		King County Correctional Facility Repipe Project	$14M	Emergency GC/CM	PM	PM	PM
		SNO911 Emergency Communication Center	$62M	PDB	PM	PM	PM
		Jefferson County Courthouse	$15M	CM/GC	SE	SE	SE
Alec Weintraub	Project Manager / Program Manager	Lake Washington School District - Bond Planning	NA	PDB & GC/CM	PM	PM	
		Lake Washington School District - Systems Program	$20M	JOC	PM	PM	PM
		Lake Washington School District - Old Redmond Schoolhouse	$15M	D-B-B		PM	PM
		Lake Washington School District - Baker Elementary	$40M	GC/CM			PM
		Lake Washington School District - Portables 2020	$3M	Heavy Civil GC-CM	PM	PM	PM
		Tegna Seattle Tenant Improvement	$10M	GC-CM (private)		PM	PM
		American Express Centurion Lounge Program	$20M	GC-CM (private)	PM	PM	PM
		Microsoft Issaquah	Confidential	GC-CM (private)	PM	PM	PM
		Microsoft Buildings 112, 113, 114, 115	Confidential	GC-CM (private)	PM	PM	PM