

**SEATTLE PUBLIC SCHOOLS
REQUEST FOR PROPOSAL NO. RFP092007
GENERAL CONTRACTOR / CONSTRUCTION MANAGER SERVICES
FOR
RAINIER BEACH HIGH SCHOOL REPLACEMENT PROJECT**

Submittal Deadline:

Date: November 19, 2020

Time: 10:00 a.m.

The Seattle School District No. 1 (District) is soliciting qualifications and proposals from experienced firms for pre-construction and construction services for the Rainier Beach High School Replacement (Project). The District intends to award a contract utilizing the General Contractor/Construction Manager (GC/CM) competitive alternative construction procurement process authorized under the Revised Code of Washington, Chapter 39.10. The District obtained project approval from the Washington State CPARB PRC to utilize the GC/CM delivery method on this Project.

The proposed project is located at 8815 Seward Park Ave, S. Seattle, WA 98118, on a 21.52-acre site. The project will build a new multi-story school of approximately 273,000 sq. ft, to provide permanent space for up to 1,600 students in grades 9-12. The new school will meet the requirements outlined in the District's high school educational specifications for 1,600 students, be organized in learning clusters with classrooms surrounding a learning commons, have secure points of entry and be contextually appropriate for and respectful of the surrounding single-family, residential, and small business neighborhood.

The project is funded through the BEX V levy. The total estimated value of work to be contained within the GC/CM contract is approximately \$153 million, including GC/CM contingency and excluding Washington State Sales Tax.

The GC/CM for the Project will provide Preconstruction Services, bringing expertise and experience that will assist in decision making, cost estimating, constructability review, budget and schedule control, sequencing of the project components, as well as overseeing the EC/CM, MC/CM procurement process. The District intends that the GC/CM will provide Preconstruction Services and serve as General Contractor, providing construction services and construction management to implement and deliver the Project.

A pre-proposal virtual format conference is scheduled for October 29, 2020 at 10:00 a.m. The meeting will be virtual only via Microsoft Teams. Use the link below to access the meeting:
<https://tinyurl.com/RFP092007-GCCM-RBHS-Pre-Propos>

Interested firms may obtain a copy of the Request for Proposal:

1. In Person:

ARC
2730 Occidental Ave S.
Seattle, WA 98134
Telephone No. (206) 622-6000
Fax No. (206) 622-6712

2. On-Line:

Proposal documents, associated addenda and Bidders Lists are available at Builders Exchange of Washington, Inc. On-line Plan Center (www.bxwa.com). To access documents on-line with Builders Exchange, go to "bxwa.com" and click on "Posted Projects," "Goods and Services," and "Seattle Public Schools Goods and Services." **It is recommended that proposers "Register as a Bidder" in order to receive automatic email notification of future addenda, to download addenda, and to be placed on the "Bidders List."** Proposers that do not register will not be automatically notified of addenda and will need to periodically check the on-line plan room for addenda issued for this project. Contact Builders Exchange at (425) 258-1303 if additional assistance is required.

Nancy Milgate, Contracting Services Manager
Contracting Services
Seattle Public Schools