

# REQUEST FOR PROPOSALS

**GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)**

**By  
The City of Tukwila**

**FOR  
Fire Stations 51, 52, 54 Project**

**Due: October 9, 2017 at 3:00 PM**

The City of Tukwila will accept STATEMENTS OF QUALIFICATION PROPOSALS from experienced and qualified firms to provide the services of the General Contractor / Construction Manager for the Fire Stations 51, 52, 54 Project located in Tukwila, Washington. The project is part of the voter approved \$77 million public safety program bond measure passed November 2016. All three fire stations constructed on new sites will provide improved response times for fire and emergency services throughout the Tukwila neighborhoods they serve.

The existing station square footages are as follows:

- FS #51: approximately 9,426 SF
- FS #52: approximately 15,068 SF
- FS #54: approximately 9,287 SF

Preconstruction services are scheduled to commence in November 2017 for FS 51. At this time, the City of Tukwila Council has only provided approval for FS 51 Schematic Design. Additional design and construction phases subject to Council approval. Construction is anticipated to start after November 2018 and be completed in February 2020, for FS 51 with preconstruction and construction services for FS 52 and 54 to follow. The City of Tukwila intends to award this contract utilizing a competitive negotiation process authorized in RCW 39.10.360.

The Request for Proposals (RFP) is the first step in the competitive selection process. The second step includes an interview process and a Request for Final Proposals (RFFP) of short listed contractors. Following selection, the GC/CM will provide preconstruction services, propose and negotiate a maximum price for the work, and complete the construction. A detailed description of the process is included in the RFP.

Copies of the complete Request for Proposals (RFP) describing the GC/CM selection process and the required submittal information may be obtained online at [www.TukwilaWA.gov/GCCMDocuments](http://www.TukwilaWA.gov/GCCMDocuments). Please contact Carrie Holmes at 206 793 6547 or at [cholmes@axispnd.com](mailto:cholmes@axispnd.com) with questions.

## TARGET SCHEDULE

The City of Tukwila intends the process to proceed as outlined below. A more complete schedule is included with the RFP that takes precedence over this summary. The City of Tukwila reserves the right to modify the dates herein if determined necessary.

August 31, 2017	Public Announcement of the Request for Proposals
September 7, 2017	The RFP is available for distribution
September 18, 2017	Optional Pre-Proposal Conference at Fire Station 51
September 22, 2017	Questions due
September 29, 2017	Responses to questions published
October 9, 2017	Proposal Statement submittals are due, 3:00 p.m. PDT
October 13, 2017	GC/CM Selection Committee selects finalists for interviews and Final Proposals
October 20, 2017	Interviews conducted
October 24, 2017	Final Proposals due and City of Tukwila selects the GC/CM
November 2017	Council action
November 2017	Preconstruction start FS 51
November 2018	Construction start FS 51
February 2020	Construction complete FS 51
September 2018	Preconstruction start FS 52, FS 54
September 2019	Construction start FS 52, FS 54
October 2020	Construction complete FS 52, FS 54