

**ATTACHMENT BB:**

**ADDENDUM 9**



**CHILDREN AND FAMILY JUSTICE CENTER  
CONTRACT NUMBER C00863C13**

**Addendum Number 9**

Proposers are hereby notified that the solicitation documents of said Contract have been amended as hereinafter set forth:

Ref.	Page or Drawing	Location and Description of Change
		<b>PART A – REQUEST FOR PROPOSAL</b>
9.1	RFP Documents	Budgeted GMP, <b>DELETE</b> "\$149 Million" or "\$149,000,000", and <b>REPLACE</b> with: "\$154,000,000"
9.2	RFP Documents	Budgeted GMP, <b>DELETE</b> "One hundred Forty Nine Million and NO/100 Dollars" and <b>REPLACE</b> with: "One hundred Fifty Four Million Dollars"
9.3	2 TOC	<b>DELETE</b> "Part F – Financial Capability, and <b>REPLACE</b> with: "Part F – Not Used"
9.4	4 TOC	<b>DELETE</b> "FORM D-OWNER REQUESTED BETTERMENTS" and <b>REPLACE</b> with: "FORM D-ALTERNATES"
9.5	4 TOC	<b>DELETE</b> "FORM P INFORMATION SHEET FOR SHELL AND CORE NEW PHASE 2 AREA" and <b>REPLACE</b> with: "FORM P NOT USED"
9.6	7	1.2 DEFINITIONS A. <b>DELETE</b> 6, and <b>REPLACE</b> with: "6. NOT USED"
9.7	15	1.5.6 PERMITS <b>ADD</b> new paragraph: "F. The maximum building height increase required for Phase 2 construction in the NC3P-65 zone is not included in the Proposed Draft Text Amendments. The maximum building height increase required for Phase 2 construction in NC3P-65 zone will be changed to 85 feet as an amendment to the City of Seattle's Comprehensive Plan in the 2014-2015 annual comprehensive plan amendment process. It is anticipated that the 2014-2015 comprehensive plan amendments would be adopted in the Fall of 2015."
9.8	16	1.5.9 APPRENTICESHIP <b>ADD</b> new paragraph: "C. See Paragraph 2.22 Apprenticeship Program Requirements, and the PLA agreement."

Ref.	Page or Drawing	Location and Description of Change
9.9	42	3.1.1 ANTICIPATED DUE DATE, TIME AND LOCATION <b>DELETE</b> A, and <b>REPLACE</b> with: "A. Sealed Proposals are to be submitted to the County at the address below no later than <b>2 P.M. on April 18, 2014.</b> "
9.10	42	3.1.1 ANTICIPATED DUE DATE, TIME AND LOCATION <b>ADD</b> new paragraph: "F. In a separately sealed and marked envelope from Proposer's technical proposal, the Proposers shall place completed Forms B, C, and D and submit 1 copy in at the same time as its technical proposals."
9.11	42	3.1.2 CONTENTS OF THE PROPOSAL <b>DELETE</b> Table 3.1.2 Contents of the Proposal, and <b>REPLACE</b> with: Revised Table 3.1.2 Contents of the Proposal. See Attached.
9.12	45	3.1.3, <b>DELETE</b> F, and <b>REPLACE</b> with: "F. The Proposer shall submit one (1) original unbound set of documents in a box marked "Originals". The original and copies of the RFP Submittals shall be indexed with tabs for each section as specified within Section 3.1.2 "Contents of the Proposal". Provide twenty five (25) copies (excluding Form B, Form C, and Form D) of the proposal in spiral bound format (unless otherwise noted). In addition, provide one unbound copy of the Proposal, and provide one (1) electronic set of the Proposal."  a. The Proposer shall submit in a separate sealed envelope one hard copy of Form B, Form C, and Form D and one electronic copy of Form B, Form C, and Form D."
9.13	55	3.3.3, 1 DESIGN CONCEPT (SECTION 5) (4000 Points), A, 2,(c) Phase 2 Concept <b>DELETE</b> (ii) and <b>REPLACE</b> with:  (ii) Proposers are required to clearly identify on all submittals, including drawings, any Alternates listed on Form D. On the drawings this shall be accomplished by "graying out" or crosshatching the Alternate area. For all other submittals, Proposers shall indicate the Alternate areas by written words highlighted in yellow."
9.14	57 Addendum 1 Ref 1.1	3.3.3, 1 DESIGN CONCEPT (SECTION 5) (4000 Points), C NO-Cost Test Fit (200 Points), 2 <b>DELETE</b> (a), and <b>REPLACE</b> with: "(a) A plan for each floor, including the basement and parking areas, reflecting all the necessary elements shall be included in an 18" x 24" scaled plan. Plans shall show workstations and the overall dimensions of the building and grid system used, and have a scale indicator to allow for measurement of spaces. Include any special criteria such as unique floor loading requirements that shall have an impact on further development of the design concept".

Ref.	Page or Drawing	Location and Description of Change
9.15	59	<p>3.3.4, 1. GUARANTEED MAXIMUM PRICE (SECTION 6) (2000 Points), <b>DELETE</b> F, and <b>REPLACE</b> with:</p> <p>“F. <u>Design-Builders Overhead</u>: Each Proposer shall declare their proposed Overhead Rate on the Proposal form, Form C, of Appendix A provided within this RFP based upon the Budgeted GMP amount of \$154 million.”</p>
9.16	60	<p>3.3.4, <b>DELETE</b> 2 OWNER REQUESTED BETTERMENTS (SECTION 7) (1000 points).</p>
9.17	65	<p>4.3.1 INITIAL RESPONSIVENESS EVALUATION, <b>DELETE</b> A, and <b>REPLACE</b> with:</p> <p>“A. County will conduct an initial review of the Proposals for responsiveness to the requirements set forth in the RFP, including the submission of all pass/fail criteria set forth in Section 4.2 of this RFP. Any Proposal not responsive to the RFP may be excluded from further consideration and the Proposer that submitted such Proposal will be so advised. County may also exclude from consideration any Proposer whose Proposal contains a material misrepresentation.”</p>
9.18	66	<p>4.3.2, BUDGETED GMP AMOUNT (UPSET AMOUNT), <b>DELETE</b> A, B &amp; C, and <b>REPLACE</b> with:</p> <p>“A. Upon receipt of a Proposal, the County will review Form B (reference Appendix A) to determine if the respective Proposal does not equal the Budgeted GMP (Upset Amount). The Budgeted GMP amount is defined as <b>One hundred and Fifty Four Million and No/100 Dollars (\$154,000,000.00)</b>.</p> <p>Any amount Higher or Lower than the Budgeted GMP is considered an Upset Amount and will result in no further evaluation of the Proposal as part of the RFP.</p> <p>Any qualifying statements or conditions indicated on Form B will result in no further evaluation of the Proposal as part of the RFP.</p> <p>B. Even if a Proposal meets the Budgeted GMP the County will not award a contract if the evaluated Proposal is deemed unacceptable because it contains major error(s) and omission(s) or deficiency(ies) that demonstrate (i) a lack of understanding of the Owner’s Project Criteria, (ii) has a very high risk of not meeting the requirements and objectives of the RFP, and (iii) of these conditions cannot be corrected without major revisions of the proposal.</p> <p>C. The County will request BAFOs or cancel the RFP if:</p> <ol style="list-style-type: none"> <li>1. No Proposal has a Proposal Price equal to the Budgeted GMP, and/or</li> <li>2. No evaluated Proposal was deemed acceptable because they did not meet the Owner’s Project Criteria, as noted in B above.”</li> </ol>

Ref.	Page or Drawing	Location and Description of Change
9.19	66	4.3.2, BUDGETED GMP AMOUNT (UPSET AMOUNT), <b>DELETE</b> G, and <b>REPLACE</b> with: "G. If a Proposal is deemed responsive except the price magnitude being Higher or Lower than the Budgeted GMP Amount, the Proposal will still be eligible for the honorarium provided all other criteria relative to the honorarium are met.
9.20	66	4.3.3 PASS/FAIL CRITERIA EVALUATION, A, <b>DELETE</b> 3, and <b>REPLACE</b> with: "3. Form D, Appendix A"
9.21	Appendix 75	<b>DELETE</b> FORM B, GMP & UPSET AMOUNT DETERMINATION, and <b>REPLACE</b> with: REVISED FORM B, GMP & UPSET AMOUNT DETERMINATION. See attached.
9.22	Appendix 76	<b>DELETE</b> Form C, PRICE PROPOSAL FORM, and <b>REPLACE</b> with: REVISED Form C, PRICE PROPOSAL FORM. See attached.
9.23	Appendix 79	<b>DELETE</b> Form D, Owner REQUESTED BETTERMENTS, and <b>REPLACE</b> with: Form D, ALTERNATES. See attached.
9.24	Appendix 87	<b>DELETE</b> Form E, COMMITMENT TO MEET SCS UTILIZATION REQUIREMENT, and <b>REPLACE</b> with: REVISED Form E, COMMITMENT TO MEET SCS UTILIZATION REQUIREMENT. See attached.
		<b>PART B – FACILITY PERFORMANCE STANDARDS</b>
9.25	42	Loading Dock: <b>DELETE</b> "Law enforcement vehicles shall enter the Detention facility sallyport prior to the loading dock security" and <b>REPLACE</b> with: "Ideally law enforcement vehicles shall enter the Detention facility sallyport prior to the loading dock security, however this is not a requirement."
9.26	115	Section 5 Fire Protection Systems, b. Fire Protection Performance Criteria, <b>DELETE</b> Table B5.1 -Automatic Sprinkler Systems Minimum Design Criteria, and <b>REPLACE</b> with: Revised, Table B5.1 -Automatic Sprinkler Systems Minimum Design Criteria. See attached

Ref.	Page or Drawing	Location and Description of Change
9.27	130 Addendum 1 Ref 1.9	<p>Section 6 - Mechanical Engineering Systems, b. Plumbing Systems, Plumbing Fixtures-Detention, <b>DELETE</b> the second bullet, and <b>REPLACE</b> with:</p> <p>"All detainee sleeping rooms and holding cells shall have a combi lavatory water closet.</p> <p>All other toilet rooms within the Detention Perimeter shall have separate water closets and lavatories.</p> <p>All water closets including combi units within the Detention Perimeter shall be floor-mounted rear outlet of similar construction and controls as the combi units. All water closets including the combi water closets shall have 60 psi minimum at all flush vales, Blowout Jet, 2.4 gallons per flush (gpf).</p> <p>The following staff toilets within the Detention Perimeter (Space Allocation tables in Part C: Facility Program, Chapter 3 Detention Program:) are exceptions to the requirements above, and shall follow the non detention plumbing fixture requirements for material and low flow fixtures:</p> <ul style="list-style-type: none"> <li>• space 2.110 staff toilet Detention Admin (inside security)</li> <li>• Space 2.321 Staff toilet Admissions and Release</li> <li>• Space 2.405 and 2.406 staff locker rooms</li> <li>• Space 3.113 Staff toilet Food Service</li> <li>• Space 3.227 Staff Toilet Medical Clinic</li> <li>• Space 4.103 staff toilet Education</li> <li>• Space 4.207 Staff Toilet Gym</li> </ul> <p>The following staff toilets within the Central Juvenile Holding and Central Adult Holding (Space Allocation tables in Part C: Facility Program, Chapter 2 Court Program:) are exceptions to the requirements above, and shall follow the non detention plumbing fixture requirements for material and low flow fixtures:</p> <ul style="list-style-type: none"> <li>• Space 13.211 Staff Toilet</li> <li>• Space 13.308 Staff Toilet"</li> </ul>
		<b>PART C – FACILITY PROGRAM</b>
9.28	3-8	<p><b>DELETE</b> Table 3-1 Table 3-1 Summary of the Detention Space Allocation, and <b>REPLACE</b> with:</p> <p>Revised, Table 3-1 Table 3-1 Summary of the Detention Space Allocation, See attached.</p>
9.29	3-10	<p>Chapter 3 Detention Program, Detention Lobby <b>ADD</b> a new fourth paragraph</p> <p>"Detention Lobby" heading, "The detention lobby shall have close proximity and 24/7 access to male and female restrooms outside of the Detention secure perimeter, without breaching the security of the Courts building".</p>

Ref.	Page or Drawing	Location and Description of Change
9.30	3-14 3-15	Chapter 3 Detention Program, 1.000 Facility Administration, Space list, <b>DELETE</b> Table 3-3 & Table 3-3 Continued, and <b>REPLACE</b> with Revised Table 3-3 Space Allocation for Detention Administration & Revised 3-3 Continued Space Allocation for Detention Administration. See Attached.
9.31	3-24	Chapter 3 Detention Program, 2.000 Operations, Space List, <b>DELETE</b> Table 3-4, and <b>REPLACE</b> with: Revised Table 3-4, Space Allocation for Operations. See Attached
9.32	3-39	Chapter 3 Detention Program, 4.000 Programs, Space List, <b>DELETE</b> Table 3-6 Continued, Space Allocation for Programs, and <b>REPLACE</b> with: Revised, Table 3-6 Continued, Space Allocation for Programs. See attached.
9.33	3-48	Chapter 3 Detention Program, 5.000 Housing, Space List, <b>DELETE</b> Table 3-7, Space Allocation for Housing, and <b>REPLACE</b> with: Revised, Table 3-7, Space Allocation for Housing. See attached.
9.34	4-5	First bulleted item on page, <b>DELETE</b> the last sentence, and <b>REPLACE</b> with: "Segregation of the circulation for these functions as indicated in the site diagrams is preferred to shared circulation access to the sally port and loading dock."
9.35	Appendix B Divider	Appendix B, divider page, <b>DELETE</b> "Owner Requested Betterments" and <b>REPLACE</b> with: "Alternates"
9.36	Appendix B	Header <b>DELETE</b> "Phase I & II Betterment Space Detail" and <b>REPLACE</b> with: "Phase I & II Alternate Space Details"
		<b>Part H - Division 1 General Requirements</b>
9.37	TOC 01 00 00-1	DIVISION 1, PRICE AND PAYMENT PROCEDURES, <b>ADD</b> "01 23 00, ALTERNATES"
9.38	01 21 00	<b>DELETE</b> Section 01 21 00 ALLOWANCES, and <b>REPLACE</b> with: REVISED Section 01 21 00 ALLOWANCES. See attached.
9.39	01 23 00	<b>ADD</b> new SECTION 01 23 00, ALTERNATES. See attached.
		<b>QUESTIONS AND RESPONSES</b> King County provides the following questions and responses as clarifications of the referenced Request For Proposal provisions.

Ref.	Page or Drawing	Location and Description of Change
9.40		<p><b>Q:</b> Retention on Design Fees - On most projects there is no retention on design fees. We request the documents be modified to reflect that there is no retainage on design fees.</p> <p><b>R:</b> See the revised contract, issued in addendum 7.</p>
9.41		<p><b>Q:</b> CCTV Clients – Non-Detention Question 2: The RFP provides for no on-site clients at the CFJC (either live monitoring clients or playback/review station clients). It only has rough-in for a future monitor point at the security screening station (B, Page 63). While we recognize the client application will probably be installed on other County workstations meeting a minimum performance, are there no dedicated CCTV clients (at reception locations, security offices, etc.), or no other client work for the Proposer to perform?</p> <p><b>R:</b> There are no video clients required at the CFJC site. At this time all monitoring will occur at the King County EDC located in the King County Courthouse, and video production at the Security Unit Offices.</p>
9.42		<p><b>Q:</b> Utility connection fees. Per RFP Part A.1.5.2 utility connection fees are the responsibility of the design builder. Seattle City Light will work with the successful party to review and engineer a system, but is unable to provide estimates to proposers. We recommend either the utility connection fees be removed from the D/B responsibility or set an allowance for each team to use.</p> <p><b>R:</b> See Revised Section 01 21 00.</p>
9.43		<p><b>Q:</b> Security and Fire Alarm - Concerning the existing King County Enterprise Electronic Security Control System, this is found in section 10 Electronic Safety and Security Systems page #227 and in the part d. Fire alarm system page #194-195. What is the existing system and what does it consist of? The performance specifications for the new security electronics systems and fire alarm will have to integrate with this enterprise system.</p> <p><b>R:</b> The enterprise County wide system is a combination of the Software house CCure 9000 system, Pelco Endura Video System and the security network infrastructure that connects them together.</p> <p>There are other subsystems such as the duress and the intercom systems that connect to the primary systems.</p>
9.44		<p><b>Q:</b> Site - Is it the intent of the RFP to require replacement of sidewalks adjacent to future development parcels (future development will need to remove and replace sidewalks)?</p> <p><b>R:</b> Sidewalk replacement is limited to the minimum amount required by the AHJ.</p>



Ref.	Page or Drawing	Location and Description of Change
9.45		<p><b>Q:</b> In part B, section 6, page 130, the RFP (with addendums) references two areas within the detention area which are not "cell areas"; 1. secure and transition 2. administration. For the purpose of selecting plumbing fixtures, should we assume these 2 areas could be grouped into one classification labeled "detention - non-cell" or are there really 2 different types of plumbing fixtures required for these two non-cell areas?</p> <p><b>R:</b> See Ref 9.27 above.</p>
9.46		<p><b>Q:</b> In part B, section 6, page 130, second bullet, the RFP addendum #1 indicates, "All administration areas that is part of the detention areas shall follow the non-detention plumbing fixtures for low flow fixture requirements." Please confirm these fixtures should only follow the flow requirements of the non-detention fixtures and not the construction material classification type, e.g. these fixtures should still be institutional (14 gauge stainless steel) and not commercial (vitreous china).</p> <p><b>R:</b> See Ref 9.27 above.</p>
9.47		<p><b>Q:</b> Fire Protection – Part B, Facility Performance Standards. Table B5.1, Min. Design Criteria (Part B, pg. 115), shows sprinkler Design Density in GPM/sf over a minimum Design Area of 3,000 SF. This requirement is more than double the hydraulic design area from what NFPA 13 (Sect. 11.2.3.1.1) and local codes require. This will lead to a larger pipe, pumps, and larger water flow requirement in an area that already is already challenged for adequate fire flow. Is it acceptable to follow the requirements of NFPA 13 and the City of Seattle for sprinkler system design criteria, in lieu of Table B5.1 minimums?"</p> <p><b>R:</b> See Ref 9.26 above.</p>
9.48		<p><b>Q:</b> The Orientation / Non Offender Housing Unit does not have a Staff Toilet shown on Table 3-7, page 3-48 of Part C Facility Program Chapter 3 Detention Program; is this in error?</p> <p><b>R:</b> See Ref 9.33 above.</p>
9.49		<p><b>Q:</b> RFP Section 3.1.3, Format RFP Phase – Submittals Documentation, items F &amp; H, reference 25 copies with all signatures being original. For those Forms previously submitted (i.e. Forms A, F and N) is it necessary that these be re-submitted with original signatures on all 25 copies? In particular, Form N – Authorization for Criminal History Reference Check, was submitted individually by multiple members of our Team, at the time of the voluntary site tour in January, and it would be quite cumbersome to recreate all of those individual forms.</p> <p><b>R:</b> Form N – Authorization for Criminal History Reference Check is not required with your Proposal. See attached, Revised Table 4.2</p>

**Attached To This Addendum:**

1. Revised Table 3.1.2 Contents of the Proposal
2. REVISED FORM B, GMP & UPSET AMOUNT DETERMINATION
3. REVISED Form C, PRICE PROPOSAL FORM
4. Form D, ALTERNATES
5. REVISED Form E, COMMITMENT TO MEET SCS UTILIZATION REQUIREMENT
6. Revised, Table B5.1 -Automatic Sprinkler Systems Minimum Design Criteria
7. Revised, Table 3-1 Table 3-1 Summary of the Detention Space Allocation
8. Revised Table 3-3 Space Allocation for Detention Administration & Revised 3-3 Continued Space Allocation for Detention Administration.
9. Revised Table 3-4, Space Allocation for Operations
10. Revised, Table 3-6 Revised, Table 3-6 Continued, Space Allocation for Programs
11. Revised, Table 3-7, Space Allocation for Housing
12. REVISED Section 01 21 00 ALLOWANCES
13. SECTION 01 23 00, ALTERNATES.

This Addendum shall be attached to and form a part of the Contract Documents. All Proposers are reminded to acknowledge this Addendum on Form C of the RFP.

Date: March 31, 2014

*Darren R. Chernick*

Darren R. Chernick  
Contract Specialist

REVISED

Table 3.1.2 - Contents of the Proposal

<b>TECHNICAL PROPOSAL (Sections 1 thru 10 and Appendix A)</b>	
<b>A. MANAGEMENT</b>	
<b>Section 1 - Executive Summary Letter</b>	
A)	Executive Narrative
B)	Certification of Truth and Correctness of the Proposal
C)	Signature(s)
D)	Recent and Current Workload discussion
E)	Certification of Financial Capacity
<b>Section 2 – Proposer’s Approach to Management of the Project</b>	
A)	Project Management Approach Narrative
B)	Organizational Structure and other key personnel– Org Chart(11x17 inches )
C)	Subcontractor Management Approach Narrative
D)	Quality Management Approach
1)	Quality Policy Statement
2)	QA/QC Organization
3)	Quality Process for Design
4)	Quality Process for Fabricated Items and Construction
E)	Risk Management
1)	Risk Management Narrative
2)	Draft Risk Register
3)	Approach to Managing Escalation
F)	Apprenticeship Utilization Plan
<b>Section 3– Approach to Construction Management</b>	
A)	Construction Phasing
B)	Schedule Management

<b>Section 4 – Not Used</b>
<b>B. DESIGN</b>
<b>Section 5 – Design</b>
A) Design Concept <ol style="list-style-type: none"> <li>1. Site Concept</li> <li>2. Building Concept</li> <li>3. Parking Garage Concept</li> <li>4. Phase 2 Concept</li> </ol>
B) Quality of Materials and Systems
C) No Cost Test Fit (18 x 24 inches)
D) LEED
1) LEED Gold Scorecard
<b>C. COST</b>
<b>Section 6 – Guaranteed Maximum Price</b>
A) GMP & Upset Amount Determination (Form B)
B) Price Proposal (Form C)
<b>Section 7– Not Used</b>
<b>D. ADMINISTRATIVE REQUIREMENTS</b>
<b>Section 8 – Project Labor Agreement</b>
<b>Section 9 – Small Contractor and Suppliers (SCC) Requirements</b>
<b>E. FINAL PRESENTATION</b>
<b>Section 10 – Final Proposal Presentations and Interviews</b>

No submittals allowed.
<b>Appendix A – Proposer Information, Forms and Certifications</b>
Form A - Proposal Stage Memorandum of Understanding
Form B – GMP & Upset Amount Determination
Form C – Price Proposal Form
Form D - Alternates
Form E - Commitment To Meet SCS Utilization Requirement
Form F - Confidentiality Agreement For As-Built Documents
Form G – Not Used
Form H - Commitment Letter From Surety
Form I - Commitment Letters from Insurers
Form J - County approved Proprietary Meeting minutes – Meeting 1.
Form K - County approved Proprietary Meeting minutes – Meeting 2.
Form L - County approved Proprietary Meeting minutes – Meeting 3.
Form M - Contract, Regulatory, And Criminal History Review Of Proposer
Form N - Authorization For Criminal History Reference Check
Form O - Commitment To Meet Apprenticeship Requirements
Form P – Not Used

REVISED  
**FORM B**

**GMP & UPSET AMOUNT DETERMINATION**

The Proposer is required to complete this form. Failure to complete the form and submit to the County may result in the Proposer being declared non-responsive and disqualified from the RFP process.

King County  
Design-Build Request for Proposals – Contract No. C00863C13  
Children and Family Justice Center Design-Build Project

Proposer Name: \_\_\_\_\_

Is the Total Proposal Price equal to the Budgeted Guaranteed Maximum Price Amount of One Hundred and Forty-Nine Million and no/100 (\$154,000,000)?

Check One:

Yes ☐ or No ☐

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Title

**REVISED  
FORM C  
PRICE PROPOSAL FORM**

The Proposer is required to complete this form. Failure to complete the form and submit to the County may result in the Proposer being declared non-responsive and disqualified from the RFP process.

**PROPOSAL:**

Having carefully examined the Request for Proposal for Design-Build Services for a New Children and Family Justice Center dated December 13, 2013 (RFP) as prepared by King County's Facilities Management Division (County) and Addenda No's \_\_\_\_\_ through \_\_\_\_\_ inclusive, receipt of which is hereby acknowledged, we propose to perform the Work identified in the RFP and Addenda, described in our Proposal, under the terms and conditions contained in the RFP for the Guaranteed Maximum Price of:

\$ \_\_\_\_\_ (Figures)

This Guaranteed Maximum Price excludes Washington State Sales Taxes and includes all other applicable federal, state, county, city and local taxes, as well as all fees, licenses, permits, business and occupational taxes for the Work. The GMP also includes all overhead and Profit to design and construct the CFJC Project.

**DESIGN-BUILDER'S FEE**

\_\_\_\_\_ % (figure) of the actual Cost of the Work, in accordance with Article 5.4 of the Contract.

**DESIGN-BUILDER'S OVERHEAD**

\_\_\_\_\_ % (figure) of the actual Cost of the Work, in accordance with Article 5.5.23 of the Contract as reasonable compensation for all elements of Field or Site Office and Home Office Overhead not otherwise included in Article 5.5.1 through 5.5.22.

**ESTIMATED COST OF THE WORK FOR THE PROJECT**

Break out of the proposed GMP into the following categories. All items must add up to their proposed GMP.

#	Description	Value
1	Architectural and Engineering Design Cost	\$
2	Pre-Construction Services	\$
3	Construction of Courthouse and Detention Structure	
	01 Foundations	\$
	02 Substructure	\$
	03 Superstructure	\$
	04 Exterior Closure	\$
	05 Roofing	\$
	06 Interior Construction	\$
	07 Conveying systems	\$
	08 Mechanical	\$
	09 Electrical	\$





## FUTURE ALLOWANCES

After Contract Execution, the County has the option to add, by Change Order, two Allowance items that total \$5 million for the Design Builder to assist the County in the purchase and installation of furniture, fixtures, and equipment (FFE). The County may exercise this option during the design phase of the Project.

## PROPOSAL GUARANTEE

The undersigned agrees that this Proposal may be accepted by the County anytime within the two hundred (200) calendar days after the Proposal Due Date, and the undersigned further agrees to submit a fully executed Agreement, insurance certificates, and performance and payment bond within ten (10) calendar days after receipt of the Notice of Intent to Award Contract from the County.

### PROPOSAL FROM:

\_\_\_\_\_  
(Proposer firm name)

\_\_\_\_\_  
(Authorized Proposer representative - Signature)

\_\_\_\_\_  
(Representative's printed name and title)

Date: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

State of Washington Contractor's License No: \_\_\_\_\_

**FORM D  
ALTERNATES**

The Proposer is required to complete this form. Proposers shall provide a price for each of the identified Alternates. Failure to complete the form and submit to the County may result in the Proposer being declared non-responsive and disqualified from the RFP process.

ID #	Alternate	Estimated Cost
1	Full Expansion to Phase 1 Areas	\$ _____
2	Expansion of Detention Area	\$ _____
3	Shell and Core Family Law Court Program	\$ _____
4	Alder Academy School	\$ _____

By completing this Form D, the Proposer certifies that none of the Alternate costs (above) have been included within the Proposer's GMP for the design and construction of this project as defined in the RFP. The inclusion of any one or more of these Alternates may occur at the County's option after Contract Execution, by Change Order for performance during Phase 1A of the Project.

PROPOSAL FROM:

Date: \_\_\_\_\_

\_\_\_\_\_  
(Proposer firm name)

\_\_\_\_\_  
(Authorized Proposer representative)

\_\_\_\_\_  
(Representative's printed name and title)

## Summary Description of Owner Requested Alternates

### A. Alternate 1: Full Floor Expansion

- This item includes the expansion of areas included in the Phase 1 program as defined in the Facility Program, Appendix B that will require expansion as identified in the Phase 2 Facility Program. These areas total 12,218 sf and are summarized below.

EXPANDED PHASE 1 COURTS AREAS					
ID	Function/Space	No of Units	SF/Unit	Total Dept. SF	Floor Location
1.100	Entry security Screening			475	1-lobby
1.200	Public Lobby			1,321	1-lobby
1.300	Child Care			387	2- child care
1.400	Shared Meeting Spaces			1,235	1-Conf ctr
1.500	Staff Support			780	Bsmt-Wellness
1.600	Information Technology/MIS			187	Bsmt-Facility
1.800	Facilities & Building Services			3,068	Bsmt-Facility
2.000	Resource Center			325	1-lobby
3.103	Judicial Offices			949	2-Judicial
Department Gross Area				8,727	
Building Grossing Factor			40.0%	3,491	
EXPANDED PHASE 1 COURTS AREAS				12,218	

B. Alternate 2 Expansion of Detention Area:

- This item includes the additional expansion of specific detention areas, identified in the Facility Program, Appendix B, These areas total 4,115 sf and are summarized identified below:

EXPANDED DETENTION AREAS					
ID	Function/Space	No of Units	SF/Unit	Total Dept. SF	Floor Location
1.300	Administration			819	2-Detention
2.100	Detention Admin (inside security)			208	1
4.200	Recreation			460	1
5.100	Housing			1,320	1
3.000	Support Services			133	1
Department Gross Area				2,940	
Building Grossing Factor			40.0%	1,176	
EXPANDED DETENTION AREAS				4,115	

C. Alternate 3 Shell and Core Family Law Court Program:

- This item includes the shell and core build out of spaces required for the family law court program as defined in the Facility Program, Appendix B. These areas total 70,061 sf and are summarized below.

NEW COURT AREAS for FAMILY LAW					
ID	Function/Space	No of Units	SF/Unit	Total	Floor Location
1.400	Shared Meeting Spaces			1,248	new
1.500	Staff Support			2,288	new
14.000	Family Law Functions				new
14.100	Family Court Operations			4,675	new
14.200	Family Law Courtrooms			22,627	new
14.300	FLIC - Family Law Information Center ( <i>Pro Se</i> )			2,038	new
15.000	Law Library			3,806	new
9.000	Judicial Administration/Clerk			2,467	new (2-existing)
10.000	Prosecuting Attorney-Family Support Unit			9,318	new
11.000	Public Defender			1,576	new
Department Gross Area				50,044	
Building Grossing Factor			40.0%	20,017	
NEW COURT AREAS for FAMILY LAW				70,061	

D. Alternate 4 Alder Academy:

- This item includes the performance criteria are set forth in Owner's Project Criteria. The estimated square footage for the School is 5,600sq.ft. Proposer's estimated value to design and build this Alternate:

ID	Function/Space	No of Units	SF/Unit	Total Net SF
1	Classrooms (for 12+ teacher)	3	600	<b>1800</b>
2	Special Ed Classroom	1	300	<b>300</b>
3	Youth Toilets	2	130	<b>260</b>
4	Time Out Room	1	100	<b>100</b>
5	Reception Waiting	1	80	<b>80</b>
6	School Office	1	200	<b>200</b>
7	Staff Toilets	1	45	<b>45</b>
8	Supply Storage/Teacher workroom	1	200	<b>200</b>
<b>Department Net Area</b>				<b>2985</b>
Grossing Factor		30%		896
<b>Department Area</b>				<b>3,881</b>
Grossing Factor		40%		<b>1,553</b>
<b>TOTAL AREA for ALDER ACADEMY</b>				<b>5,444</b>

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**FORM E**  
**COMMITMENT TO MEET SCS UTILIZATION REQUIREMENT**

The Proposer is required to complete this form. Failure to complete the form and submit to the County may result in the Proposer being declared non-responsive and disqualified from the RFP process.

King County  
Design-Build Request for Proposals – Contract No. C00863C13  
Children and Family Justice Center Design-Build Project

Proposer Name: \_\_\_\_\_

The minimum SCS Utilization Requirement for this Project is 17% of the Budgeted GMP dollar amount.

**“Proposer’s level of meeting the SCS Utilization Requirement expressed as a percentage of the Budgeted GMP (\$154,000,000) Dollar Amount, as amended by Change Order \_\_\_\_\_%.”**

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Title

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Table B5.1 - Automatic Sprinkler Systems Minimum Design Criteria				
Occupancy Classification	Design Density (GPM/FT2)	Design Area (FT <sup>2</sup> )	Hose Stream Allowance (GPM) *	Duration of Supply (Minutes)
Light Hazard	0.10	1,500	100	60
Ordinary Hazard Group 1	0.15	1,500	250	60
Ordinary Hazard Group 2	0.20	1,500	250	90
Extra Hazard Group 1	0.30	2,500	500	120
Extra Hazard Group 2	0.40	2,500	500	120
* Combined inside/outside				
* Fire flow for proposed building shall be increased by 25% to allow for future expansion.				
Minimum Density for Deluge /Pre-Action Sprinkler Design				
Occupancy Classification	GPM	Area		
Ordinary Hazard Group 1	0.15	Over the entire area		
Ordinary Hazard Group 2	0.20	Over the entire area		
Extra Hazard Group 1	0.30	Over the entire area		
Extra Hazard Group 2	0.40	Over the entire area		
*Other Special Occupancy Hazards as determined by AHJ				



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Table 3-1

**Summary of the Detention Space Allocation**

ID	Component	Net SF	DGSF	BGSF	Total Building SF
<b>PHASE I</b>					
<b>1.000</b>	<b>Administration</b>	<b>6,964</b>	<b>2,437</b>	<b>1,410</b>	<b>10,812</b>
1.100	Public Entry	690	242	140	1,071
1.200	Visitation	1,020	357	207	1,584
1.300	Detention Administration	5,254	1,839	1,064	8,157
<b>2.000</b>	<b>Operations</b>	<b>7,195</b>	<b>2,242</b>	<b>1,416</b>	<b>10,852</b>
2.100	Detention Administration	1,440	504	292	2,236
2.200	Central Control	440	154	89	683
2.300	Admissions and Release	2,550	893	516	3,959
2.400	Staff Support	2,765	691	518	3,975
<b>3.000</b>	<b>Support Services</b>	<b>6,166</b>	<b>1,907</b>	<b>1,211</b>	<b>9,283</b>
3.100	Food Service	2,240	560	420	3,220
3.200	Medical Services	3,502	1,226	709	5,437
3.300	General Services	184	37	33	254
3.400	Detention IT Services	240	84	49	373
<b>4.000</b>	<b>Programs</b>	<b>7,020</b>	<b>1,649</b>	<b>1,300</b>	<b>9,969</b>
4.100	Education	906	317	183	1,407
4.200	Recreation	3,684	553	635	4,872
4.300	Library and Spiritual Center	2,430	779	481	3,691
<b>5.000</b>	<b>Housing</b>	<b>33,945</b>	<b>15,721</b>	<b>7,450</b>	<b>57,115</b>
5.200	Pod "A" Orientation/General Housing	10,645	5,323	2,395	18,363
5.100	Pod "B" General Housing	10,780	5,390	2,426	18,596
5.400	Pod "C" Transitional Housing	12,520	5,008	2,629	20,157
	<b>Grand Total for Phase I</b>	<b>61,290</b>	<b>23,955</b>	<b>12,787</b>	<b>98,032</b>
<b>PHASE II</b>					
<b>6.000</b>	<b>Phase II Housing</b>	<b>11,650</b>	<b>5,199</b>	<b>2,527</b>	<b>19,376</b>
6.100	Pod "D" General Housing	5,390	2,695	1,213	9,298
6.200	Pod "D" Transitional Housing	6,260	2,504	1,315	10,079
	<b>Grand Total for Phase I</b>	<b>72,940</b>	<b>29,154</b>	<b>15,314</b>	<b>117,408</b>

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Table 3-3

**Space Allocation for Detention Administration**

ID	Function/Space	No. of Rooms	SF/Unit	Total Net SF	Comments
<b>1.100 Detention Lobby (Located adjacent to but separate from the Public Lobby)</b>					
1.101	Security Screening/Metal Detector	1	100	100	Next to Visitor Check-In
1.102	Visitor Lobby and Processing	1	400	400	Waiting area for Detention Visitors and waiting for juvenile release
1.103	Vending Alcove	2	15	30	Two vending machines
1.104	Visitors' Lockers	40	1.5	60	Key operated locker alcove
1.105	Public Toilets (male/female)	2	50.0	100	2 barrier free toilets with 24/7 access from the Detention Lobby: if other toilets rooms can provide 24/7 access to the Detention Lobby without compromising the Court Building security then these toilet rooms are not necessary
<b>Total Department Net Area</b>				<b>690</b>	
Efficiency Factor			35%	242	
<b>Total Public Entry Gross Area</b>				<b>932</b>	
<b>1.200 Visitation</b>					
1.201	Sallyport	1	80	80	Operated from Central Control
1.202	Group Visiting	1	350	350	20 occupants
1.203	Private Attorney Visiting Rooms	5	60	300	2 occupants/room
1.204	Private Visiting Rooms	1	150	150	10 occupants
1.205	Non-Contact Visitation	1	80	80	2 occupants; accessible
1.206	Juvenile Search	1	60	60	Bench seating
<b>Total Department Net Area</b>				<b>1,020</b>	
Efficiency Factor			35%	357	
<b>Total Visitation Gross Area</b>				<b>1,377</b>	
<b>1.300 Detention Administration</b>					
<b>Director's Area</b>					
1.301	DAJD Juvenile Division Director	1	180	180	Private office
1.302	Conference Room/Crisis Center	1	240	240	Attached to Director Office
1.303	Assistant Director	1	100	100	Private office
1.304	Confidential Secretary	1	100	100	Private office
1.305	Facilities Special Projects	1	64	64	Open Office Furniture
1.306	Analyst PPM3	1	64	64	Open Office, Next to Orientation Unit
1.307	Chaplain	2	64	128	Open Office Furniture
1.308	Volunteer Coordinator	1	64	64	Open Office Furniture
1.309	Training Coordinator	1	64	64	Open Office Furniture
1.310	Administration Storage	1	100	100	Alcove space w/lockable file cabinets
<b>Subtotal Director's Area</b>				<b>1,104</b>	

Table 3-3 Continued

**Space Allocation for Detention Administration**

<b>ASD and CSO Area</b>					
1.311	Reception Counter/Waiting	1	200	200	Seating for 6-8
1.312	CSO Supervisor	1	100	100	Private office
1.313	CSO (Community Supervision) Office	3	64	192	Open Office Furniture
1.314	CSO (Community Supervision)	6	64	384	Open Office Furniture
1.315	CSO File Storage	1	36	36	Alcove space w/lockable file cabinets
1.316	Placement Specialist	4	100	400	Open Office Furniture
1.317	Expediter	1	100	100	Open Office Furniture
1.318	Interview Room	2	120	240	6 Occupants
1.319	Clerical Support	2	64	128	Open Office Furniture
1.320	Permanent ASD File Storage	1	100	100	Lockable room for archives
1.321	Copy/Fax/Supply Workroom	1	80	80	Open area
1.322	Mail Sorting and Boxes	1	60	60	Mail Sorting/Staff Workstation
1.323	Electronic Monitor Storage	1	80	80	Lockable room
1.324	Small Conference Room	1	400	400	20 occupants
1.325	Conference/Training Room	1	1,000	1,000	50 Occupants
1.326	Conference Storage	1	150	150	Chairs, AV equipment, and tables
1.327	Coffee Station	1	20	20	Alcove w/base and overhead cabinets
1.328	Staff Toilet - Male and Female	2	240	480	Accessible for Admin and ASD-CSO staff
<b>Subtotal ASD/CSO Area</b>				<b>4,150</b>	
<b>Total Detention Administrative Area</b>				<b>5,254</b>	
Efficiency Factor			35%	1,839	
<b>Total Detention Administration Gross Area</b>				<b>7,093</b>	
<b>Total Administration Component Gross Area</b>				<b>9,401</b>	
Building Grossing Factor			15%	1,410	
<b>TOTAL AREA for ADMINISTRATION COMPONENT</b>				<b>10,812</b>	

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Table 3-4

**Space Allocation for Operations**

ID	Function/Space	No. of Rooms	SF/Unit	Total Net SF	Comments
<b>2.100 Detention Administration (Inside Security)</b>					
2.101	Chief of Operations	1	120	120	Private office
2.102	Administrative Staff	1	64	64	Open Office Furniture
2.103	Scheduling Supervisor	1	100	100	Private office
2.104	Supervisor Workstations	4	64	256	Locate in Detention Administration
2.105	Interview Room	1	80	80	Locate in Detention Administration
2.106	Detention Officer Workroom	1	80	80	Locate Near Housing
2.107	On-Duty Supervisor	1	160	160	Locate Near Housing; 2 workstations and seating for 4
2.108	Lockable Storage Room	1	80	80	Enter from On-Duty Supervisor's area
2.109	Staff Training/Briefing Room	1	400	400	Flexible seating for 20-30 staff
2.110	Staff Toilet	2	50	100	Accessible, Locate Inside Security
<b>Total Department Net Area</b>				<b>1,440</b>	
Efficiency Factor			35%	504	
<b>Total Detention Inside Security Gross Area</b>				<b>1,944</b>	
<b>2.200 Central Control</b>					
2.201	Sallyport	1	60	60	Access to Control Room
2.202	Central Control Room	1	150	150	Secure glazing on at least 3 sides
2.203	Electronic Equipment	1	180	180	Locate with Detention IT
2.204	Staff Toilet	1	50	50	Accessible
<b>Total Department Net Area</b>				<b>440</b>	
Efficiency Factor			35%	154	
<b>Total Central Control Gross Area</b>				<b>594</b>	
<b>2.300 Admissions and Release</b>					
2.301	Vehicle Sally Port	1	1,200	1,200	Program requirement, however not included in SF total.
2.302	High Security Holding Cell	2	70	140	Combination toilet/sink; bed
2.303	Metal Detector Screening	1	50	50	Adjacent Law Enforcement Counter
2.304	Intake Counter	1	60	60	Open counter; no barriers
2.305	Holding Cell	2	50	100	Combination toilet/sink; bench
2.306	Group Open Waiting	1	200	200	10 Youth/Television, Juvenile Toilet
2.307	RN Health Screening Alcove	1	50	50	Initial Assessment
2.308	AFIS Station	1	96	96	Fingerprint, Photo
2.309	Screener Supervisor	1	64	64	Superior Court Function
2.310	Screener Workstations	3	48	144	Workstations
2.311	Screener Interview Rooms	2	64	128	Glazing for visibility
2.312	Records	1	80	80	Lockable space
2.313	Commitment Officer	1	64	64	Adjacent to Intake Counter

Table 3-4  
Space Allocation for Operations

2.314	Intake Officer Workstations	3	48	144	Adjacent to Intake Counter
2.315	Shower/Changing/Toilet Rooms	2	90	180	One Accessible
2.316	Clothing Issue Storage	1	120	120	Shelving for clothing storage
2.317	Personal Property Storage	1	500	500	Conveyor, Washer/Dryer, Bulk Stor.
2.318	Release Dressing Room	1	60	60	Accessible
2.319	Release Group Open Waiting	1	100	100	6 Youth
2.320	Mattress Cleaning and Storage	1	130	130	Mattress Storage/Cleaning
2.321	Staff Toilet	2	50	100	Accessible
2.322	Janitor's Closet	1	40	40	Utility sink, shelving
<b>Total Department Net Area</b>				<b>2,550</b>	
Efficiency Factor			40%	893	
<b>Total Admissions and Release Gross Area</b>				<b>3,443</b>	
<b>2.400 Staff Support</b>					
2.401	Staff Dining Room	1	400	400	20-25 Occupants
2.402	Kitchen/Pantry	1	125	125	Refrigerator, stove, base/O.H. cabinets
2.403	Staff Break Room	1	250	250	Comfortable seating/computer term.
2.404	Staff Entrance/Sallyport	1	80	80	Potential entrance from staff parking
2.405	Locker Room - Male	1	750	750	2 Showers/Toilets/Sinks
2.406	Locker Room -Female	1	750	750	2 Showers/Toilets/Sinks
2.407	Off Duty Room	2	80	160	For overnight staff rest
2.408	Wellness/Exercise Room	1	250	250	Could combine w/Courts Wellness Ct.
<b>Total Department Net Area</b>				<b>2,765</b>	
Efficiency Factor			25%	691	
<b>Total Central Control Gross Area</b>				<b>3,456</b>	
<b>Total Administration Component Gross Area</b>				<b>9,437</b>	
Building Grossing Factor			15%	1,416	
<b>TOTAL AREA for OPERATIONS COMPONENT</b>				<b>10,852</b>	

Revised

Table 3-6 Continued

**Space Allocation for Programs**

ID	Function/Space	No. of Rooms	SF/Unit	Total Net SF	Comments
<b>4.200 Recreation</b>					
4.201	Gymnasium	1	3,000	3,000	Partial Size Gymnasium
4.202	Storage - Gymnasium	1	300	300	Capable of storing 200 chairs
4.203	Toilet - Gymnasium	1	50	50	Accessible
4.204	Janitor's Closet - Gymnasium	1	40	40	Utility sink, shelving
4.205	Recreation Office	1	100	100	Private w/glazing in door; storage cab.
4.206	Volunteers Workroom	3	48	144	Workstations
4.207	Staff Toilet - Gymnasium	1	50	50	Accessible
<b>Total Department Net Area</b>				<b>3,684</b>	
Efficiency Factor			15%	553	
<b>Total Recreation Gross Area</b>				<b>4,237</b>	
<b>4.300 Library and Spiritual Center</b>					
<b>Library</b>					
4.301	Library	1	1,230	1,230	Shelving for books; computer carrels
4.302	Librarian Office	1	100	100	Glazing for observation
4.303	Checkout Counter	1	80	80	Low height counter
4.304	Library Work Room	1	100	100	Book Storage/Repair
4.305	Library Computer Carrels	14	20	280	
<b>Total Department Net Area</b>				<b>1,790</b>	
Efficiency Factor			35%	619	
<b>Total Library Gross Area</b>				<b>2,409</b>	
<b>Spiritual Center</b>					
4.306	Multipurpose Spiritual Room	1	400	400	Seating for 20-25
4.307	Storage	2	40	80	Lockable spaces
4.308	Counseling Office	2	80	160	Private room
<b>Total Department Net Area</b>				<b>640</b>	
Efficiency Factor			25%	160	
<b>Total Spiritual Center Gross Area</b>				<b>800</b>	
<b>Total Library and Spiritual Center Gross Area</b>				<b>3,209</b>	
<b>Total Programs Component Gross Area</b>				<b>8,669</b>	
Building Grossing Factor			15%	1,300	
<b>TOTAL AREA for OPERATIONS COMPONENT</b>				<b>9,969</b>	

Revised

Table 3-7

**Space Allocation for Housing**

ID	Function/Space	No. of Rooms	SF/Unit	Total Net SF	Comments
<b>Living Pod "A" - Orientation and General Housing</b>					
<b>5.100 Orientation/Non-Offender Housing Unit</b>					
5.101	Staff Station	1	50	50	Shared
5.102	Dayroom/Dining	1	50	300	50 sf/juvenile based on 6
5.103	Single Sleeping Rooms	5	70	350	Bed, table, chair, screened toilet/sink
5.104	Accessible Sleeping Room	1	110	110	Capable of 2 side-by-side bunks
5.105	Pantry	1	25	25	Counter
5.106	Shower/Dressing/Toilet	1	90	90	Accessible
5.107	General Storage	1	40	40	Shared
<b>Total Department Net Area</b>				<b>965</b>	
Efficiency Factor				50%	483
<b>Total 6-Room Orientation/Non-Offender Unit Gross Area</b>				<b>1,448</b>	
Number of 6-Room Units for Orientation/Non-Offender			2	<b>2,895</b>	
<b>Shared Spaces for Orientation/Non-Offender Unit</b>					
5.108	Classroom	1	300	300	Computer terminals; glazing
5.109	Classroom Storage	1	40	40	Lockable space
5.110	Classification Offices	2	100	200	Private offices
5.111	Janitor Closet	1	40	40	Utility sink, shelving
5.112	Attached Outdoor Recreation	1	300	300	Not included in SF total; partially covered
5.113	Staff Toilet	1	50	50	Accessible; lockable space
<b>Total Department Net Area</b>				<b>630</b>	
Efficiency Factor				50%	315
<b>Total 6-Room Orientation/Non-Offend.Unit Shared Gross Area</b>				<b>945</b>	
<b>Total 12-Room Orientation/Non-Offender Unit Gross Area</b>				<b>3,840</b>	12 Sleeping Rooms

REVISED  
SECTION 01 21 00  
**ALLOWANCES**

**PART 1 - GENERAL**

1.1 SUMMARY

1.1.1 This Section includes administrative and procedural requirements governing allowances.

1.1.1.1 Certain items are specified in the Contract Documents by allowances. These allowances have been established to accommodate work for which specific requirements and quantities are unknown. Each allowance is for a lump sum. The allowances are for:

1.1.1.2 Allowances included within the GMP:

1.1.1.2.1 Select items associated with profiling and lawfully handling soil and groundwater contaminated with tetrachloroethylene, petroleum hydrocarbons, and other hazardous substances.

1.1.1.2.2 Seattle City Light Utility connection fees and the relocation of the 15" sanitary sewer pipe to the public right of way.

1.1.1.3 Allowances not included within the GMP, but may be added by Owner through a Change Order :

1.1.1.3.1 Purchase and installation of furniture, fixtures, and equipment for the Courthouse portion of the project.

1.1.1.3.2 Purchase and installation of furniture, fixtures, and equipment for the Detention portion of the project

See paragraph 3.3 below for a complete description of each allowance.

1.1.2 Related Sections include the following:

1.1.2.1 Section 01 26 00 Contract Modification Procedures for procedures for submitting and executing Change Orders for allowances not included within the GMP.

1.1.2.2 Part B: Facility Performance Standards, Section 2-Civil and Environmental Engineering

1.1.2.3 Part H: General Requirements, Section 01 50 00 Temporary Facilities and Controls, Part 1.9 Water Control.

1.1.2.4 Part H: General Requirements, Section 01 88 25 Hazardous Materials Performance Requirements.



## PART 2 - PRODUCTS

Not used.

## PART 3 - EXECUTION

### 3.1 DESIGN OF ALLOWANCE ITEMS

- 3.1.1 The cost of all design, engineering, and installation services associated with the allowance items 3 and 4 is to be included in the Allowance amount stated in paragraph 3.3 (Schedule of Allowances).

### 3.2 PAYMENT FOR ALLOWANCE ITEMS

- 3.2.1 Payment for Allowance items shall be by the actual quantity of work performed, or material and equipment purchased and installed by the Design Builder. Design Builder shall not include, or be permitted to recover, as part of any Allowance other costs arising out of or connected with the performance of the Allowance Work.
- 3.2.2 When Design Builder has performed any work covered by an Allowance, Design Builder shall submit a payment request in accordance with Section 01 26 00 (Contract Modification Procedures) as part of an application for payment. When the County has reviewed and approved the payment related to each allowance, the amount to be paid shall be deducted from the amount of the Allowance.
- 3.2.3 If the cost of requested items approved by the Owner exceeds the total amount covered by the Allowance, the County will prepare a Change Order to increase the Allowance amount. If the cost of the requested items approved by the Owner is less than the total amount of the Allowance, the balance will be credited to the County as a deductive Change Order.

### 3.3 SCHEDULE OF ALLOWANCES

- 3.3.1 Allowances included within the GMP:

3.3.1.1 Allowance No. One: Allow \$3,500,000 for lawfully handling contaminated media (soil and groundwater) related to tetrachloroethylene, petroleum hydrocarbons, and other contaminants in soil and groundwater. Items covered are listed in the following table:

Contaminated Media Allowance Items
<u>Soil Disposal - Hazardous.</u> Includes disposal of perchloroethylene contaminated soil under a "Contained-In" designation issued by the Department of Ecology. Allowance is for disposal only as verified by disposal receipts from the approved disposal facility. All costs associated with excavation, loading, and hauling are not included in the Allowance and all such costs may be considered Costs of the Work.
<u>Soil Disposal – Contaminated Non-hazardous.</u> Includes disposal

and/or recycling of petroleum contaminated soil at an approved landfill or other lawfully permitted facility. Allowance is for disposal only as verified by disposal receipts from the approved disposal facility. All excavation, loading, stockpiling, covering, and transportation are not included in the Allowance and all such costs may be considered Costs of the Work.

Soil Characterization. Includes the following work items associated with plans, field labor, analytical testing, reports, and disposal coordination associated with management of hazardous and non-hazardous contaminated soil:

1. Contained-In soil pre-characterization sampling plan.
2. Field labor - In-situ pre-characterization sampling to delineate "Contained-In" soil boundaries.
3. Drilling & sample retrieval for in-situ pre-characterization sampling.
4. Laboratory I analytical testing for soil disposal characterization. Includes hazardous and non-hazardous characterization.
5. Investigation derived waste disposal.
6. Soil characterization report for "Contained In" designation.
7. Soil Management Plan
8. "Contained-In" determination coordination
9. Contaminated non-hazardous soil disposal coordination
10. Field screening, sampling, and excavation oversight during construction.

Dewatered Groundwater Treatment & Disposal. Includes work associated with items 1 through 4 listed below. All other costs associated with dewatering (pumps, piping, hoses, wells, well points, trenches, storage tank rental, other required treatment and filtration systems) are not included in the Allowance and all such costs may be considered Costs of the Work.

1. Discharge permit fee, application & coordination.
2. Activated carbon filter replacement (filters, labor, disposal)
3. Water testing for tetrachloroethylene.
4. Disposal of treated water lawfully discharged to sewer (County reserves right to delete this allowance item if billed directly by Seattle Public Utilities).

3.3.1.1 Allowance No. Two: Allow \$1,500,000 to pay for the cost of the Seattle City Light utility connection fees, and for the relocation of the 15" combined sewer that runs through the site along the vacated 13<sup>th</sup> Avenue as described in the Part B, Facility Performance Standard, Section 2 (Relocation of Public Utilities).

3.3.2 Allowances to be added by Owner through a Change Order (not included within the GMP at proposal time):

3.3.2.1 Allowance No. Three: Allow \$2,500,000 for the purchase and installation of workstations, courtroom furnishings (not including the bench), conference room equipment, building security freestanding equipment, electronic court information reader boards, and other items as identified by the Owner during the design phase of this contract.

3.3.2.2 Allowance No. Four: Allow \$2,500,000 for the purchase and installation of detention equipment and furnishings as identified by the Owner during the design phase of this contract.

**END OF SECTION**

**SECTION 01 23 00**

**ALTERNATES**

**PART 1 - GENERAL**

**1.01 SUMMARY**

- A. This Section includes administrative and procedural requirements governing alternates.

**1.02 RELATED REQUIREMENTS**

- A. "Request for Proposals" (Part A).
- B. "Facility Performance Standards"(Part B)
- C. "Facility Program" (Part C)
- D. "Room Data Sheets" (Part D)
- E. Design-Build Agreement
- F. Alternates quoted on Proposal Form D "Alternates"

**1.02 DEFINITIONS**

- A. Base Proposal: Includes all work identified within the Owner's Project Criteria and as specified, with the exception of the work specifically included in Additive or Deductive Alternates listed herein.
- B. Alternate Pricing: Amount proposed by proposer (Contractor) and stated on Form D that will be Added To or Deducted From the Base Proposal amount if the Owner decides to accept a change in either scope of work or in products, materials, equipment, systems, or other installation methods as described in the Contract Documents.
  - 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate the alternate into the Work. No other adjustments are made to the Contract Sum.

**1.03 ACCEPTANCE OF ALTERNATES**

- A. Alternates quoted on Proposal Form D will be reviewed and accepted or rejected at Owner's option.
- B. The Owner may accept any Alternate within 120 calendar days of the Notice to Proceed with Phase 1A.
- C. State the amount of Alternates prices to be added to the Base Proposal price on Form D of the RFP. Note: There were no deductive alternates at the time of the DB Proposal submittal date.
- D. Perform all portions of the Work affected by this Section in accordance with the requirements of the Contract Documents.
- E. Comply with the requirements relative to materials and workmanship contained in the

respective specification sections.

- F. Coordinate related work and modify surrounding work to fully integrate the Work of each Alternate.

#### **1.04 PROCEDURES**

- A. Coordination: Modify or adjust affected work as necessary to completely integrate work of the alternate into the Project.
  - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of the Alternate.
- B. Notification: Immediately following execution of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. It is intended that, if selected by Owner, an alternate will be added to the Contract by Change Order, include a complete description or negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work in the Contract.
- D. Schedule: Schedule of Alternates is included at the end of this section. Contractor is responsible for the design drawings, specifications and construction to achieve the work described under each alternate.

#### **PART 2 – PRODUCTS (NOT USED)**

#### **PART 3 - EXECUTION**

##### **3.01 SCHEDULE OF ALTERNATES**

- A. ADD Alternate No. 1: Full Floor Expansion. This item includes the expansion of Court areas included in the Phase 1 program as defined in the Facility Program, Appendix B.
- B. ADD Alternate No. 2: Expansion of Detention Area. This item includes the addition of specific detention areas, identified in the Facility Program, Appendix B.
- C. ADD Alternate No. 3: Shell and Core Family Law Court Program. This item includes the shell and core build out spaces required for the family law court program defined in the Facility Program, Appendix B.
- D. ADD Alternate No. 4: Alder Academy. This item includes the performance criteria that are set forth in the Owner's Project Criteria defined in the Facility Program, Appendix C.

**END OF SECTION**