

Seattle Public Schools

Request for Proposal No. RFP04828

General Contractor / Construction Manager Services

For

DENNY MIDDLE SCHOOL/CHIEF SEALTH HIGH SCHOOL – PROJECT 2

Submittal Deadline:

Date: May 23, 2008

Time: 2:00 p.m.

The Seattle Public Schools (SPS) is requesting proposals for a General Contractor/Construction Manager (GCCM) for the Denny Middle School/Chief Sealth High School – Project 2 using the procedure permitted under Chapter 39.10 of the RCW, as amended, for selected school projects for public works contracting in lieu of sealed bids.

Denny Middle School/Chief Sealth High School – Project 2 involves co-locating two schools on a 17.5-acre campus in southwest Seattle. Denny Middle School and other joint-use facilities will be new construction, built adjacent to the existing Chief Sealth High School which will undergo a major modernization.

This Project consists of demolition of the existing portable structures (approximately 10,500 SF) and modernization of the main 1957 building and gymnasium (approximately 207,000 SF) including accessibility upgrades, new mechanical and electrical systems, new finishes, exterior facade, accessibility upgrades, reconfiguration of interior spaces at the commons, corridors, locker rooms, administration, and classrooms, addition of a Galleria (approximately 20,000 SF) and a new Denny Middle School (approximately 145,000 SF). This scope also includes new site improvements, a bus drive, middle school play and learning areas and courtyards.

The GCCM will be a critical team member during the Design phases to: (1) assist in development of schedules, phasing plan, cost estimates, value analysis, constructability review, buyout plan, and quality and safety plans during the DD and CD phases to ensure that Denny Middle School/Chief Sealth High School - Project 2 will be completed on time, and (2) be involved in the design stage of the project to provide services to address urban site demands, renovation issues, exploration and testing, investigation of existing mechanical and electrical systems, and sequencing of work.

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

- In Person: between the hours of 7:30 a.m. and 4:00 p.m. at the office of:

Location:	Seattle Public Schools Contracting Services Section Mail Stop 22-337 2445 Third Avenue South Seattle, WA 98134	<u>U.S. Mail:</u>	Seattle Public Schools Contracting Services Mail Stop 22-337 P.O. Box 34165 Seattle, WA 98124-1165
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- Mail Requests: by faxing (206) 252-0573

3. On-Line Proposal Documents:

Proposal documents, associated addenda and Bidders Lists are available at no charge 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.

The Request for Proposal outlines the information necessary to understand this selection process and the documentation required for submitting proposals.

Proposals must be received by SPS at the above address no later than 2:00 p.m. on the date above. The Request for Proposal number and submittal date must appear on the outside of all proposals submitted.

Interested firms are encouraged to attend a pre-proposal conference at which time the particulars of the project, the selection process, schedule, and the elements of the contract will be discussed. The pre-proposal conference will be held at Chief Sealth High School (Commons) at 2600 SW Thistle Street, Seattle, WA 98126 on May 14, 2008 at 3:00 p.m.

Any questions or clarifications regarding the Request for Proposal during the submittal preparation period must be submitted by mail or facsimile to the address above.

Any firm failing to submit its proposal in accordance with the procedures set forth in the Request for Proposal may be considered non-responsive.

Susan Llewellyn, Contracting Manager
Contracting Services Section
Seattle Public Schools

First Publication: May 7, 2008

Final Publication: May 13, 2008