

Request for Information (RFI)



Department of Executive Services
Finance and Business Operations Division
Procurement and Payables Section
206-263-9400 TTY Relay: 711

SECTION 1 RESPONSE PREPARATION

1.1 Introduction

- A. King County (“the County”) is issuing a Request for Information (RFI) from interested and qualified firms (“Respondents”) to provide Architecture/Engineering (A/E), General Contractor / Construction Manager (GC/CM), and Progressive Design-Build (PDB) Services for the **Metro Transit Fixed Assets State of Good Repair (SGR) Program** per the overview of the Scope of Work provided during the Industry Open House events on 11/16/2023 and 11/17/2023. A link to that presentation can be found at: [SGR Project Metro Matters Blog](#)
- B. The purpose of this RFI is to receive industry and/or market information, insight, and to inform decisions related to the prospective solicitations. No contract will be awarded as a result of this RFI. All responses are considered non-binding and are intended solely to inform the County’s submission of an application to the Capital Projects Advisory Review Board (CPARB) Project Review Committee (PRC) and development of the Program’s future solicitations.

1.2 Communications

- A. Respondents. Oral explanations or instructions will be considered unofficial and will not be included in a formal response. Any questions regarding the RFI will be logged. Questions, comments, and responses issued through the County’s website will remain anonymous to avoid prejudice by future RFP Respondents. Any information modifying the RFI will be furnished to all Respondents by addendum.
- B. Responses to this RFI will be published via the County’s E-Procurement Portal. To view RFI executive summary information, Respondents shall go to: <https://fa-epvh-saasfprod1.fa.ocs.oraclecloud.com/fscmUI/faces/NegotiationAbstracts?prcBuld=300000001727151>.

1.3 Deadline for Questions

All questions, statements, and any explanations must be requested in writing and directed to the Contract Specialist (kelly.mckeever@kingcounty.gov) and Alternate Contract Specialist (darren.chernick@kingcounty.gov) no later than five (5) calendar days prior to the close date specified in the RFI. Questions about this RFI may be submitted on or before the deadline via email to the listed Contract Specialist and Alternate Contract Specialist.

1.4 Late Responses

The County's E-Procurement Portal will not allow late Responses or modifications of submission after the close date and time specified for receipt. Respondents shall assume full responsibility for ensuring electronic delivery of Responses on or before the close date and time as specified via the E-Procurement Portal or via email to the Contract Specialist and Alternate Contract Specialist. Responses, or modifications of Responses, received via the email of the Contract Specialist designated in the solicitation after the exact hour and date specified for receipt may be considered at the discretion of the County. While submission of a response is not mandatory for future participation in the RFP, prospective proposers are encouraged to provide their individual responses as the RFI will inform the future RFP solicitation.

1.5 Cancellation of RFI or Postponement of RFI Closing

The County reserves the right to cancel this RFI at any time. The County may change the date and time for submitting responses prior to the date and time established for submittal.

1.6 Addenda and Clarifications

- A. If at any time, the County changes, revises, deletes, increases, and/or otherwise modifies the RFI, the County will issue a written Addendum to the RFI. Clarifications are for informational purposes only.
- B. Respondents that indicate they will participate will receive an automatic notification of any Addenda/Clarification via email from the E-Procurement Portal.

1.7 RFI Participants

A list of respondents who have downloaded this RFI can be viewed at the following website: <https://kingcounty.gov/depts/finance-business-operations/procurement/for-business/solicitation-resources.aspx>.

1.8 Response Submittals Procedure

- A. King County registered Suppliers interested in responding to this RFI or bidding on current solicitations must log in to their Supplier Portal to view any current bid opportunities, express interest, and/or successfully submit a response through the E-Procurement Portal prior to the close date and time indicated in the solicitation of information.
- B. King County prefers to accept electronic submittals through the E-Procurement Portal in response to this RFI. Submissions via email will be considered at the discretion of the County in response to a request from a Respondent. Responses that do not conform to the requirements specified herein may not be considered.
- C. Instructions on how to submit a response to the RFI electronically are provided at: <https://kingcounty.gov/~media/depts/finance/procurement/Documents/eprocurement-supplier-guide-solicitation.ashx?la=en>

1.9 Response Instructions

- A. Responses shall address the questions pertaining to the RFI and in the order presented identifying RFI questions and sections by number (if applicable). Responses need to be specific, detailed and straight forward using clear, concise, easily understood language and directly address the Respondent's position and key considerations for performance of the services described in the RFI.
- B. Respondents answering the RFI questions shall examine the entire RFI document including the instructions, background information, specifications, applicable standards and regulations. Responses should be as concise as possible and focus on similar experience your company has previously provided to assist the County in development of the similar solicitations.

1.10 Limited Use of Responses

Responses to this RFI will not be used in the evaluation of future bids or proposals. This RFI will not be used to pre-qualify a Respondent's solutions for a future procurement, disqualify any company from responding to a future procurement, and selection for a demonstration has no bearing on or connection to any future procurement. Responses are strictly voluntary and failure to provide a response will not affect a company's standing with King County or its ability to bid or propose on future procurements.

1.11 Cost of Responses and Samples

The County is not liable for any costs incurred by Respondent in the preparation and evaluation of responses submitted. If applicable, samples reinforcing the Respondent's position must be submitted to the location and by the date and time specified. Unless otherwise specified, samples shall be submitted with no expense to the County.

1.12 Public Disclosure of Responses

- A. This RFI is subject to the Public Records Act, Chapter 42.56 RCW: <https://apps.leg.wa.gov/rcw/default.aspx?cite=42.56>. Responses submitted under this RFI shall be considered public documents unless the documents are exempt under the public disclosure laws.
- B. If a Respondent considers any portion of its response to be protected under the law, the Respondent shall clearly mark each section as "CONFIDENTIAL" or "PROPRIETARY". If any materials are marked "CONFIDENTIAL" or "PROPRIETARY", Respondents have ten (10) calendar days from the submission of their response to obtain a court order enjoining release pursuant to RCW 42.56.

SECTION 2 REQUEST FOR INFORMATION

This Section is organized into three sections: Package 1 A/E & GCCM and Package 2 PDB services. Respondents may submit information on more than one section. Submittals should clearly identify the specific RFI section and question number.

2.1 **Package 1 Work Summary**

- A. Fixed Assets State of Good Repair (SGR) Program Package 1 work consists of general facilities improvements including site infrastructure, systems, facilities and equipment refurbishment and replacement primarily at operational maintenance bases located in the greater Seattle area. It will be delivered over a multi-year period utilizing a General Contractor/ Construction Manager (GC/CM) delivery method in combination with one or more A/E design contracts separately procured by the County. Potential project types included in this package:
- Underground Storage Tanks
 - Routine and major equipment *
 - Bus lifts*
 - Building systems *
 - Paving
 - Underground utilities
 - Fire systems
 - Work such as site preparation and utilities relocation to support other projects such as electrification.
 - In route facilities
- B. The Projects, budgets, and types may change due to Metro needs, condition assessments, sequencing, and operational considerations, including potentially adding projects at various locations, as needed.
- C. Note that FTA funding is likely for the project types with an asterisk (*) and additional funding from FTA or other sources may be secured for the other project types. Proposers shall be required to comply with all funding source requirements.

2.2 **Package 1 - A/E and GCCM Services**

- A. **Program Packaging:**
1. Do you have any concerns or recommendations related to the number, scope or timing of the projects that might be included?
- B. **A/E Contracting:**
1. Do you recommend that the County select more than one firm? If so, please explain why.
 2. Do you recommend that some scopes or disciplines be reserved for later selection or for collaborative selection? If so which ones and why?
 3. Please explain any provisions that would support any collaborative selection processes that you would recommend be included in the RFP or contract.

4. Do you have other recommendations regarding packaging (e.g., by area/bases or by discipline)? If so, what are they and explain why?
 5. Do you have any recommendations for equitable rate escalation provisions given the length of the contract?
- C. **Alternative Subcontracting:** We are considering utilizing the new alternative subcontracting provisions of RCW 39.10 for the GC/CM Contract.
1. Do you recommend that we utilize alternative subcontracting, and if so, for what types of work and why?
 2. Are there any issues that you recommend we consider in how we might package or manage the use of alternative subcontracts? If so, please describe them.
 3. In order to meet our project schedule, we are considering applying for alternative subcontracting approval as part of our initial PRC application. Do you recommend that we seek alternative subcontracting authority as part of our PRC application, or wait until the GC/CM contractor is on board?
 4. If we do request PRC approval of alternative subcontracts as part of our application, which scopes do you recommend that we request and why? If you believe other scopes should be requested later, please explain which you believe which scopes, timing and why.
- D. **Heavy Civil Authority:** We are considering utilizing Heavy Civil provisions of RCW 39.10.908 to provide additional control of the work, as the work is primarily infrastructure. Heavy Civil would allow up to 50% of the work to be Negotiated Self Perform (i.e., primarily provided by the GC/CM firm).
1. Do you recommend that we utilize Heavy Civil on this project? Why or why not?
 2. If we utilize Heavy Civil, what portions and percentage of the work do you recommend should be allowed for negotiated self-perform? Please explain why.
 3. Are there any specific measures related to Heavy Civil that you recommend we utilize, and if so, why?
- E. **Equity and Social Justice:** We are interested in your feedback regarding what approaches and measures we might consider that could improve opportunities for equity and social justice, including how best to maximize certified MBE, WBE, DBE, and SBE participation (certified as registered on <https://omwbe.wa.gov/certification>).
1. Are there any specific measures that you recommend we provide for in our selection and contracting that could maximize ESJ performance? If so, please describe them and why you recommend we consider them.
- F. **Market Capacity:** Given constrained market capacities, are there other options King County could consider in selection or contract terms to control time, cost, risk and leverage its purchasing power? If so, what are they and why do you recommend them?

G. Other Considerations:

1. Are there any other specific measures that you recommend that we consider including selection, terms and conditions, or contract management. If so, please describe them and why you recommend them.
2. Would you be interested in a tour of the proposed sites, and if so, are there specific elements of the project locations that you would like to review?

2.3 Package 2 Work Summary

- A. Fixed Assets State of Good Repair (SGR) Program Package 2 work is envisioned to focus on electrical and infrastructure refurbishment of the trolley system. It will be delivered over a multi-year period utilizing a Progressive Design Build (PDB) contract delivery method. Potential project types included in this package:
- Trolley system Traction Power Sub Station
 - Switchgear
 - Medium Voltage switches
 - Substation replacements
- B. The Projects and types may change due to Metro needs, condition assessments, sequencing, and operational considerations, including potentially adding projects at various locations, as needed. For example, additional projects and types may include:
- Electrical infrastructure and substations at maintenance bases
 - Electrification support (such as early work, site preparation and utilities relocation)
- C. Note that most projects are likely to obtain FTA funding and/or additional funding from other sources. Proposers would be required to comply with all funding source requirements.

2.4 Package 2 – Progressive Design Build Services

- A. **Program Packaging and Delivery Method:**
1. Do you have any concerns or recommendations related to the number, scope or timing of the projects that might be included in the PDB contract?
 2. How should Metro structure the PDB selection and contract to accomplish the following goals? Please explain why.
 - a. Provide opportunity for greater innovation or efficiencies between the designer and the builder.
 - b. Provide Metro greater price and schedule certainty?
 - c. Provide an opportunity to mitigate impacts to Metro, its ridership, and community.

B. Self-performance and Subcontracting:

1. What portions and percentage of the work do you recommend should be allowed for negotiated self-performance by the prime entity/entities? Please explain why.
2. Metro desires a robust subcontracting outreach plan. What portions of work and percentages should be expected to be subcontracted?

C. Equity and Social Justice: We are interested in your feedback regarding what approaches and measures we might consider that could improve opportunities for equity and social justice, including how best to maximize certified MBE, WBE, DBE, and SBE participation (certified as registered on <https://omwbe.wa.gov/certification>)

1. Are there any specific measures that you recommend we provide for in our selection and contracting that could maximize ESJ performance? If so, please describe them and why you recommend we consider them.

D. Market Capacity: Given constrained market capacities, are there other options King County could consider to control time, cost, risk and leverage its purchasing power? If so, what are they and why do you recommend them?

E. Other Considerations:

1. Are there any other specific measures that you recommend that we consider including selection, terms and conditions, or contract management. If so, please describe them and why you recommend them.
2. Would you be interested in a tour of the proposed sites, and if so, are there specific elements of the project locations that you would like to review?

Project development, programming information, and a recording of the RFI/Open Houses attendee lists are available at: <https://kingcountymetro.blog/2023/11/02/metros-fixed-assets-state-of-good-repair-program-offering-industry-outreach-open-house/>

Please check this site for any updates prior to the formal Request for Proposal release.

SECTION 3 INFORMATION

Responses shall follow the order and enumeration listed to assist the County in analyzing the responses in a uniform, manageable way. The information requested is in an outline format with topics and prompts for type of information desired.

3.1 Responder Information:

- A. Company name.
- B. Contact information of the primary contact for any questions pertaining to this RFI.

1. Company Name	
Contact Information	
2. Company Name	
Contact Information	
3. Company Name	
Contact Information	