



**UNIVERSITY OF WASHINGTON – Behavioral Health Teaching Hospital**

**DESIGN-BUILD ARCHITECT SELECTION**

The University of Washington (Owner, University or UW), is in the process of soliciting Statements of Qualifications (SOQ) from qualified design-build firms to design and construct the Behavioral Health Teaching Hospital. The Owner’s intent is to utilize a phased approach to select the design-build team. The Owner will first select the builder only with an RFQ and RFP process, and work collaboratively with the selected builder to then select the design architect and, subsequently, all other team members. For purposes of this solicitation, the builder is referred to as the Design-Builder. The RFQ for the Design-Builder may be found here <https://cpd.uw.edu/request-qualifications-behavioral-health-teaching-hospital-project-number-206927> and the process for selecting the design architect is described in Attachment 4, Design Architect Selection Process.

The University is developing an initial list of design firms it will propose to be considered for the project and is concurrently seeking, via this notice, letters of interest from firms that wish to be considered for inclusion on that list. Letters of interest should be limited to one 8-1/2” x 11” page and include a link to the firm’s website. The University is seeking firms which have demonstrated design excellence, have experience designing behavioral health hospitals, medical and surgery facilities and have demonstrated the ability to produce excellent design with modest budgets, and thrive in a collaborative/integrated project delivery environment. The final list of design firms to receive the request for qualifications will be agreed upon by the University and the Design –Builder and may include firms who submitted letters of interest, as well as firms recommended by the University and the Design-Builder.

Letters of interest may be emailed to:

University of Washington Facilities, Project Delivery Group  
Jeannie Natta, Project Manager  
[jnatta@uw.edu](mailto:jnatta@uw.edu)

Hard copies may be mailed to:

University of Washington Facilities, Project Delivery Group  
Attention: Jeannie Natta  
University Facilities Building  
Box 352205  
Seattle, WA 98195-2205

*Letters of interest must be received no later than October 22, 2019.*

**BACKGROUND**

**Project Description**

In May of 2019, the Washington State Legislature identified the need for services for individuals with behavioral health needs, and that there is a shortage of behavioral health workers in Washington. The legislature recognized the University of Washington School of Medicine Department of Psychiatry and Behavioral Sciences as a nationally competitive program with the expertise to establish innovative

# **W** FACILITIES

---

## UNIVERSITY *of* WASHINGTON

clinical inpatient and outpatient care for individuals with behavioral health needs and train the next generation of behavioral health providers.

The facility must provide a minimum of fifty long-term civil commitment beds, fifty geriatric/voluntary psychiatric beds, and fifty to sixty licensed medical/surgery beds, with the capacity to treat patients with psychiatric diagnoses and/or substance use disorders. The project must also include a 24/7 telehealth consultation program within the facility. Additional scope includes: 1) procedural area for electroconvulsive therapy, and neuromodulation to support patients' commitment to community-based living and health care; 2) capacity to conduct comprehensive workforce training and development for behavioral health and general health care providers. Program needs to support the building include kitchen facilities, increased utility service capacity, parking and visitor amenities.

Planning for this project, including a predesign, site selection, an environmental impact statement, and the development of a functional program and operational plan, is underway.

### **Goals**

.

Current Project Goals are as follows:

1. Innovative and integrated care to help patients with long term behavioral health recovery.
2. Alternative to existing long-term (90/180-day) civil commitment beds at Western State.
3. Training site for the next generation of health and behavioral health care providers for WA State.
4. Support the first of its kind 24/7 365 day a year tele-psych consultation program.
5. Complete a behavioral healthcare continuum by providing long term care beds, a teaching focus on modern behavioral health techniques and tele-psychiatric services across the state.

The Owner fully embraces the principles of collaboration and integrated project delivery that emphasize a cooperative approach to problem-solving. Toward that end, the UW expects the design-build team, as part of the project team, to deliver this project by creating a culture of open and honest communication, utilizing Lean principles efficiently and effectively, and establishing a collaborative environment where the project team contributes its best efforts for the benefit of the project as a whole. The design-build contract thoroughly incorporates Integrated Project Delivery terms, including sharing of savings, shared risk and reward, and an incentive program, and these terms apply to key consultant and trade partner team members, including the architect.

The University of Washington Architectural Commission, established in 1957 to advise the University on the design of the University's campuses' buildings, landscapes, and urban amenities, will serve this advisory role on this shared project as well, as will the University's Landscape Advisory Committee.