REQUEST FOR QUALIFICATIONS – DESIGN-BUILD SERVICES FOR Art & Music Renovation Phase 1: Art Building
Submit Deadline Date: No later than 3:00pm, May 12, 2021

INTRODUCTION
The University of Washington (UW or the University) is one of the nation’s most distinguished educational and research institutions and has one of the nation’s most beautiful campuses. The UW is soliciting Statements of Qualifications (SOQ) from qualified design-build teams (which may include join ventures) to design and construct the Art and Music Renovation Phase 1: Art Building. The University is utilizing the Design-Build alternative public works contracting procedure authorized under chapter 39.10 RCW, where the Design-BUILDER will be selected primarily on the basis of qualifications for the procurement, design, and delivery of the project. This project delivery method is appropriate for this project because it meets the following criteria listed in RCW 39.10.300:
(a) The project provides opportunity for greater innovation or efficiencies between the designer and the builder;
(b) Significant savings in project delivery time would be realized.

Art and Music Renovation Phase 1: Art Building
The first phase of the Art/Music Renovation Project will renovate a portion of the first floor of the Art Building, including the following scope: expansion of the Jacob Lawrence Gallery, courtyard improvements, the lampworks studios, and improvements to the Wood Shop.

PROJECT GOALS
The UW wants to engage with a Design-BUILDER in a robust goal-setting process at the beginning of the project. This early work is critical, as all choices throughout the building process will be made on the basis of whether they further the realization of project goals. Current goals include:
- Foster a commitment to community engagement by improving key public cultural space.
- Invest in gathering space and learning environments to raise faculty, staff, and student morale.
- Create a first floor creative hub that functions as a campus focal point for the Arts.
- Broadcast the Arts on the Quad, on campus, and in the community at large.
- Address safety and accessibility issues while improving flexibility in all areas.

REQUered QUALIFICATIONS OF THE PROPOSER
We are looking for a design-build partner (builder and architect) to work with the Art Department to expand and improve their space to better meet the needs of students and faculty and to provide better outreach to both the campus and community at large. The builder and the designer (architect) should bring extensive experience with interior renovation projects, space planning, interior finish upgrades, accessibility upgrades, and projects with hard deadlines. They should also have experience with spaces that are creative hubs and community centers.

PRE-SUBMISSION MEETING
A representative from each design-build firm that intends to submit a SOQ is strongly encouraged to attend and sign-in at the virtual pre-submission meeting scheduled for April 21, 2021 at 2-3pm via Zoom. https://washington.zoom.us/j/92372333539

ANTICIPATED PROJECT SCHEDULE

<table>
<thead>
<tr>
<th>Event</th>
<th>Dates</th>
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<tr>
<td>Solicitation of Design-BUILDER</td>
<td>April 2021 – July 2021</td>
</tr>
<tr>
<td>Design</td>
<td>July 2021 – February 2022</td>
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<tr>
<td>Construction Work</td>
<td>February 2022 – September 2022</td>
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<td>Closeout</td>
<td>September 2022 – December 2022</td>
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SOLICITATION PROCESS SCHEDULE

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<th>Event</th>
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<tr>
<td>Last day for request for information</td>
<td>April 26</td>
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<tr>
<td>Last Addendum issued for RFQ</td>
<td>May 26</td>
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<tr>
<td>Scoring of SOQ and Finalist Notification</td>
<td>May 26</td>
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<tr>
<td>Issue Request for Proposals</td>
<td>May 28</td>
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<tr>
<td>Last day for request for RFQ information</td>
<td>June 11</td>
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BUDGET
The project budget is $7.3 million. The University’s target budget for all work to be provided by the Design-BUILDER under the design-build contract is $5.2 million exclusive of Washington State sales tax.

HONORARIUM
In acknowledgement of the level of effort required to submit a Proposal and prepare for an interview/office visit the unsuccessful Finalists will be paid an honorarium of $2,500.

CONTACT DURING SOLICITATION PROCESS
All communications regarding this RFQ should be addressed to Lara Sirois, Project Manager, University of Washington Project Delivery Group, 206.221.4219 or lsirois@uw.edu

PROPOSED CONTRACT
The UW will utilize a Preliminary Agreement Between Owner and Design-BUILDER and a second GMP contract.

REJECTION OF PROPOSALS
The University reserves the right to reject any and all proposals at any time for any reason. In the event the University does so, it shall provide its reasons for rejection in accordance with RCW 39.10.3302(2).

RFQ DOCUMENTS: The Guidelines for Preparing and Submitting your A3 SOQ and the Forms of Contract named in the RFQ can be obtained from the PDG website https://facilities.uw.edu/projects/business opportunities/contracts/forms.

The Guidelines for preparing and submitting your A3 SOQ is named RFQ Attachment 1 – Project Governance.

RFQ Attachment 2 – Bond and Insurance Requirements

RFQ Attachment 3 – Guidelines for preparing and submitting your A3 SOQ (website)

RFQ Attachment 4 – Health and Safety Qualification Statement

RFQ Attachment 5 – Form of Contract (website)

University of Washington 2018 Campus Master Plan: https://facilities.uw.edu/planning/campus

COMPLIANCE
Each Finalist submitting a proposal in response to the RFP must be in compliance with RCW 39.04.350 and 18.27 RCW at the time of proposal submittal. The successful Finalist must submit a Certification of Compliance with Wage Payment Statutes upon award of the Preliminary Agreement.
The UW is looking for a Design-Build team with a record of excellence and a commitment to an integrated delivery process. The UW believes in the power of a fully integrated design and construction team to provide a well-defined project scope and budget, innovative ideas for systems and assemblies, and an expedited design and construction process. The UW expects the Design-Build team to create 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 highest-ranked Design-Build team will present both outstanding relevant design-build experience as well as clear methods and ideas that demonstrate the Design-Build’s commitment to the building blocks of this delivery method:

- Mutual Respect & Trust
- Mutual Benefit & Reward
- Early Involvement of Key Participants
- Collaborative Innovation & Decision Making
- Organization & Leadership
- Intensified Planning
- Early Goal & Project Definition
- Open Communication
- Appropriate Technology

### RFQ EVALUATION CRITERIA – Statutory evaluation factors from RCW 39.10.330 in parentheses

#### Proposed Team and Firm Experience (capacity to perform and technical qualifications)
- Present your organization (including an organizational chart). Demonstrate your firm’s and the proposed team’s experience with projects and sites relevant to the project. Projects delivered within a public work design-build contract are valued but are not required; other alternative public work experience, or relevant private sector work is welcome. For each member of your team, please provide a resume with relevant experience and skills. Resumes should highlight projects that the individual worked on that were used as examples in the SOQ. Each resume is limited to a one-sided single page and submitted in the SOQ Appendix.

#### Firm DNA
- What describes your firm’s “DNA”? Demonstrate from past projects how your philosophy for building teams, people, partnerships, and legacies with your clients and partners has led to Owner goals being met or project issues being mitigated. How did you cultivate that identity at the staff level and how did that “DNA” appear to your clients over the course of your projects?

#### Portfolio of Projects by Proposed Team (technical qualifications)
- Provide examples cited above or herein that illustrate the process you used to collaboratively deliver them. Please highlight the following in your example:
  - Project Definition or Preliminary Agreement
  - Demonstrate strategies used to collaboratively define scope, target values, schedules, and building systems prior to design starting, and how that work served to guide subsequent design.
  - Achieving Design Excellence at reasonable cost
  - Design excellence does not always equal high cost. Provide examples where your firm achieved high design-build excellence while meeting project budget constraints. For each project, include the completed construction cost per square foot, year completed, and total project square footage.
  - Integrated Project Delivery
  - Highlight examples of how aspects of the referenced projects were made possible, value was added, or lessons learned by an integrated design process.

#### Speed of Trust (specialized experience and technical competence)
- In an Integrated Design-Build Model, outcomes are maximized when trust between all team members is established early and maintained throughout the life of the project. Demonstrate how you built and fostered that trust on past projects that enabled your team to successfully work through scope, design, budget, and construction challenges over the course of the project.

#### Safety Accident Record
- Submit the UW Safety and Health Qualifications Statement as part of the SOQ Appendix. If your firm is a joint venture, a statement shall be submitted for each member.

#### Bonding and Insurance (ability to provide performance and payment bond)
- Provide a letter from its surety or bonding agent indicating that the firm has the requisite bond capacity to provide payment and performance bonds in the amount of the target Design-Build Budget of $0000000. Letter to be submitted as part of the SOQ Appendix.

#### Business Equity (past performance in utilization of BEE)
- Describe your firm’s past performance in the utilization of BEE on a minimum of three recently completed projects of similar size and scope. Include project name; date completed; final contract value; Owner and/or your utilization goals for the project; over percentage paid to BEE and reported utilization; strategies you implemented to meet/exceed the utilization goals. BEE definitions provided in RFQ Attachment 3.