

REQUEST FOR QUALIFICATIONS – DESIGN-BUILD SERVICES FOR Art & Music Renovation Phase 1: Art Building

Submittal 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 joint 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, expansion of the ceramics studio, updates to 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.

REQUIRED 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

Solicitation of Design-Builder	April 2021 – July 2021
Design	July 2021 – February 2022
Construction Work	February 2022 – September 2022
Closeout	September 2022 – December 2022

SOLICITATION PROCESS SCHEDULE

Last day for request for information	April 28	Last Addendum issued for RFP	June 14
Last Addendum issued for RFQ	May 5	Proposals Due at 3:00 PM	June 25
Scoring of SOQ and Finalist Notification	May 26	Virtual Interviews	July 12-13
Issue Request for Proposals	May 28	Proposal Ranking & Notification	July 16
Last day for request for RFP information	June 11	Execution of DB Contract	July 26

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 39.10.330(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>.

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.

PROGRESSIVE DESIGN BUILD DELIVERY MODEL

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-Builder will present both outstanding relevant design-build experience as well as clear methods and ideas that demonstrate the Design-Builder'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

DESIGN-BUILD SELECTION PROCESS

The UW will evaluate the SOQs, and will shortlist a maximum of three Finalists that will be invited to respond to the Request for Proposals.

RFQ Evaluation Criteria

Firms must respond to each of the RFQ criteria demonstrating their qualifications and providing examples of how the team meets the evaluation criteria. SOQ's will be evaluated based on these criteria and weighting. Statutory evaluation factors from RCW 39.10.330 are listed in parentheses next to each criterion to which those factors are relevant.



A3 SOQ and Appendix

Each Design-Build team should submit a Statement of Qualifications responding to the criteria described in this RFQ. The SOQ shall be done in A3 format, consisting of three (3) single-sided pages; a one-page cover letter; table of contents, tabs, and section dividers that do not contain significant content; and an appendix containing the following: the bonding letter, the insurance letter, the Safety and Health Qualification Statement. **A3 SOQ and appendix should be sent to pdgbids@uw.edu via email by the date indicated on Page 1.**



Request for Proposals - Office Visit

After receipt of the proposals but before ranking of the proposals the evaluation committee will schedule with each Finalist an office visit to be held at either the Finalist's office or on the UW Campus. General Information regarding the meeting can be found in the A3 Proposal Guidance Document, and project specific information will be provided to each Finalist.



Request for Proposals – Criteria and Ranking

The RFP is for Finalists to present their approach to delivery of the project. Criteria include the management plan to meet time and budget; accident prevention plan; acceptance of the contract; Price Factor; and the BEE inclusion plan. Proposal criteria will be ranked according to which firm we believe to be the "best fit" and most likely to deliver the highest quality of project.

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

TEAM MEMBERS
30 POINTS

Proposed Team and Firm Experience (capacity to perform and technical qualifications)

Present your team 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?

DESIGN-BUILD PROCESS
30 POINTS

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.

PARTNERSHP
20 POINTS

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.

CONST. SITE SAFETY
10 POINTS

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
PASS/FAIL

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.

Provide a letter from firm's insurance carrier indicating that the insurance requirements of the contract can be met by the proposer. Letter to be submitted as part of the SOQ Appendix.

BUSINESS EQUITY
10 POINTS

Business Equity (past performance in utilization of BEE)

Describe your team'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.