

REQUEST FOR QUALIFICATIONS – DESIGN-BUILD SERVICES FOR 7 N New Medical Surgical Unit

Submittal Deadline Date: No later than 3:00pm June 8, 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 7 N New Medical Surgical Unit in the former Psychiatric Care Unit at UWMC Montlake in the Pacific Tower. 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 construction activities are highly specialized and a design-build approach is critical in developing the construction methodology;
- (b) The project provides opportunity for greater innovation or efficiencies between the designer and the builder;
- (c) Significant savings in project delivery time would be realized.

7N New Medical Surgical Unit

Renovate approximately 9,300 SF of an existing 1959 Psychiatric Care Unit to a new Medical/Surgical Unit with 12-14 single beds. Scope includes extensive mechanical revisions, additional electrical infrastructure, medical gases, new exterior windows, room renovations to meet programmatic and code requirements.

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:

- Create 12 to 14 Medical/Surgical, single patient hospital rooms with 9,300 SF of a former Psychiatric care unit.
- Create a welcoming and safe environment for patients, staff and visitors.
- Design and construct the renovation with thought toward future flexibility for UWMC hospital clinical needs.
- Look for opportunities to address deferred maintenance needs when synergy with the project scope align.
- Minimize disruption to hospital operations, patients, staff and visitors in the building.

REQUIRED QUALIFICATIONS OF THE PROPOSER

- Experience in design and renovation of hospital medical surgical units within a fully operational hospital facility.
- Ability to find innovative solutions and opportunities within the constraints of an existing facility.
- Competency in collaborative design build delivery methods, including Lean Construction processes; Target Value Design, Life Cycle Cost Analysis, Choosing By Advantages and the Last Planner system.

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 on May 25th at 1pm.

<https://washington.zoom.us/j/92891670826>

ANTICIPATED PROJECT SCHEDULE

Solicitation of Design-Builder	May 2021 – July 2021
Design	August 2021 – June 2022
Construction Work	April 2022 – January 2023
Closeout	January 2023 – September 2023

SOLICITATION PROCESS SCHEDULE

Last day for request for information	May 28	Last Addendum issued for RFP	June 28
Last Addendum issued for RFQ	June 1	Proposals Due at 3:00 PM	July 9
Scoring of SOQ and Finalist Notification	June 9-15	Virtual Interviews	July 19 & 20
Issue Request for Proposals	June 18	Proposal Ranking & Notification	July 20
Last day for request for RFP information	June 25	Execution of DB Contract	July 27

BUDGET

The project budget is \$12 million. The University's target budget for all work to be provided by the Design-Builder under the design-build contract is \$9 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 Jeannie Natta, Sr. Project Manager, University of Washington Project Delivery Group, (206) 724-5304 or jnatta@uw.edu

PROPOSED CONTRACT (indicate which contract will be used on this project)

For this project, the UW will utilize a Preliminary Agreement Between Owner and Design-Builder and a second Guaranteed Maximum Price 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>. Click on Boilerplate Specifications: Design-Build Projects. Attachments 1, 2, and 4 are attached to this RFQ.

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 11x17 pages, a one-page cover letter that includes the name and phone number of the Contractor’s and Architect’s contact person; table of contents, tabs, and section dividers that do not contain significant content; and an appendix containing the following: the resumes, the bonding letter, the insurance letter and 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 - - Virtual Office Visit
After receipt of the proposals but before ranking of the proposals the evaluation committee will schedule with each Finalist a virtual office visit. 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 \$9 million. 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.