

REQUEST FOR PROPOSALS - DESIGN BUILD SERVICES FOR THE 7N NEW MEDICAL SURGICAL UNIT

Issued June 18, 2021

Submittal Deadline Date: No later than 3:00pm July 9, 2021



INTRODUCTION

The University of Washington (University or UW), through an evaluation committee, has evaluated SOQ's in response to the previously issued RFQ. Based on that evaluation, the UW is inviting the Finalists to respond to this Request for Proposals (RFP). This is the second step in the process for the selection of a Design-Builder. The RFP phase is for Finalists to present their approach to delivery of the project from Project Definition through Transition to Occupancy and Closeout, and to demonstrate why they are the best fit for the project.

This RFP supplements the Request for Qualifications (RFQ) by providing general information, the RFP evaluation criteria, the Price Factor Form, and the proposed Division 01 sections applicable to this project. The terms of the RFQ are still in force and effect, except where expressly modified by this RFP.

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 AND PROJECT SCHEDULE

Refer to the RFQ issued on May 18, 2021 for the project goals and schedule.

PROJECT CHALLENGES AND REQUIREMENTS

Finalists will need to demonstrate in their Proposal their approach to delivering the project and how they will manage the project challenges and requirements as described below:

- Approach to working in an occupied facility that is open 24/7. 8N is an inpatient rehab unit and 6N is the Transfusion Services Lab.
- Approach to Infection Control Risk Assessment and noise control.
- Approach to the risk and mitigation for the replacement of exterior windows in an aging building.
- Approach to identifying synergies to address deferred maintenance and prepare for future projects.

RFP SOLICITATION PROCESS SCHEDULE

Last day for request for information	June 24
Last addendum issued for RFP	June 28
Proposals due at 3:00 pm	July 9
Virtual Office Visit	July 19 & 20
Proposal ranking & notification	July 20
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.

APPRENTICESHIP

Mandatory apprenticeship goals of at least 15% of the total labor hours worked is required. The Owner has determined a monetary incentive of \$500 for meeting the goals and a \$500 penalty for not meeting the goals.

CONTACT DURING SOLICITATION PROCESS

All communications regarding this RFQ should be addressed to Jeannie Natta, Project Manager, University of Washington Project Delivery Group, (206) 724-5304 jnatta@uw.edu

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).

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.

RFP DOCUMENTS:

All documents associated with the RFP will either be provided directly to the Finalist or can be obtained from the PDG website at <https://facilities.uw.edu/projects/business-opportunities/contracts-forms>.

RFP Attachment 1 – Price Factor Form

RFP Attachment 2 – Guidelines for preparing and submitting your A3 RFP (website – Boilerplate Specifications)

RFP Attachment 3 – Division 01 General Requirements (website – Boilerplate Specifications)

RFP

Each Design-Build team should submit a Proposal with their responses to the criteria described in this RFP. The Proposal shall be done in A3 format, consisting of three (3) single-sided 11x17 pages; a one-page cover letter that includes contact information for the Builder and Architect; tables of contents, tab, and section dividers that do not contain significant content; and an appendix containing the Business Equity Inclusion Plan, a two-page Accident Prevention Program, the Price Factor Form, and any exceptions to the Contract Documents. Proposals and Appendix should be sent to pdgbids@uw.edu via electronic mail by the date indicated on Page 1.



RFP Office Visit with Finalists

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 either at the Finalist's office or on the UW Campus. The primary members of your proposed team should be in attendance. Given the brevity of the RFP response, the focus of the office visit should be to expand on the Finalist's approach to delivering the project, as well as to convey other important information not requested or provided in the RFP response. The UW may also provide additional discussion topics to be addressed. Additional information is available in the Guidance Document.

RFP EVALUATION CRITERIA AND RANKING

Finalist responses will be rank-ordered for each of the evaluation criteria based on which Finalist has the "best", "better", or "good" approach or plan. The UW will use those rankings, and the price factor to determine the firm most likely to meet the project goals and deliver the highest quality of project. Finalists should review the A3 Guidance Document for Submitting your Proposal before preparing their RFP response. Brevity will be required, and clear, concise communication is valued.

Statutory evaluation factors from RCW 39.10.330 are listed next to each criteria.

Price –
related
Factor

Price Factor

Provide the home office overhead and profit of the firm (or joint venture) that would be the contracting entity as a percentage of all direct costs to be invoiced during the second contract period. Provide in Appendix.

Contract
Terms

Acceptance of Contract – Pass/Fail

Each Finalist must affirm the terms and conditions of the documents are acceptable, or describe the reasons for the exceptions and provide alternative language for consideration by the UW. The UW may not agree with requested changes and will negotiate with the second-highest ranking Finalist in the event agreement cannot be reached. Provide in Appendix.

Accident
Prevention
Program

Accident Prevention Program

Summarize the firm's accident prevention program and Implementation, including safety at the project interface and operational safety of the built environment. Not to exceed two pages. Provide in Appendix.

Management
Plan to Meet
Time and
Budget
Requirements

Defining and Executing the Work

Part 1: Project Definition

Describe your approach to providing cost, quality, and procurement options for the UW to consider in defining the scope to be provided for the available budget.

Part 2: Achieving Design Excellence at reasonable cost

Design excellence- which we could boil down to "Firmness, Commodity, and Delight" (credit to Vitruvius) - does not always equal high cost. Taking your examples provided in your SOQ, explain how the approaches taken could be considered for this project. For each project, include the completed construction cost per square foot, year completed, and total project square footage.

Part 3: Integrated Project Delivery

Using the above or other examples, please show how you maximized collaboration and value. What does integration look like on this project, and what tools and methods will you employ to achieve an optimum level of integration?

Part 4: Firm DNA Present the methods and practices that you will implement on this project to foster a high-performing team? How will you maintain that cohesive team culture throughout the project?

Part 5: Management Approach

Using the team organizational structure submitted with your SOQ, expand on your management approach to this project, including managing the work of all team members.

- Discuss or your approach to selecting team members and how you determine whether the work should be procured via a fixed price or a reimbursable cost basis.
- Discuss how your team proposes to work with the various UW stakeholders and campus partners to get their input and enable good and timely decision-making.

Part 6: Project Risks

- Discuss or provide an example of your approach to risk management and contingency usage.
- Identify three relevant and critical risks for this Project. Provide a brief narrative for each risk describing why the risk is critical, the impact the risk will have on the Project, and strategies that may be implemented to address the risk.

BUSINESS
EQUITY

Business Equity (past performance in utilization of BEE)

Submit an initial BEE Inclusion plan that describes your proposal for including BEE's on the project, including your approach to insurance and bonding requirements. State your voluntary goals for overall small and diverse business inclusion but also any sub-goals (e.g. 20% overall, 15% of the 20 to minority and women owned). Each proposal should anticipate known scopes for project definition, design, construction, services, supplies, consumables and strategies for inclusion at every tier and level of work. Provide in Appendix.