

REQUEST FOR QUALIFICATIONS – DESIGN-BUILD SERVICES FOR HARING CENTER RENOVATION Project #206962

Submittal Deadline Date: No later than 3:00pm May 13, 2021

UNIVERSITY of WASHINGTON



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 Haring Center Renovation project. 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.

HARING CENTER RENOVATION PROJECT # 206962

This project provides a comprehensive renovation of the 42,000 GSF building known as the Haring Center, a +50 year old building in which systems and infrastructure are overdue for replacement. The Haring Center serves the College of Education's Experimental Education Unit (EEU) research and professional development programs. The renovation will include improvements and upgrades to MEP systems, finishes, accessibility, envelope, and spaces' overall function of the facility.

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 realization of the project goals. Current goals include:

1. Improve the quality of the learning spaces and maintain the existing number of children served.
2. Support collaboration between the research and professional development groups and maximize the number of employees who can work effectively in the space.
3. Accommodate anticipated growth of research and professional development programs.
4. Mitigation of all health and safety issues.
5. Address thermal comfort and ventilation needs.
6. Remove access and usability barriers both in and around the facility.
7. Complete building renewal and maximum extension of the buildings anticipated useful life.

REQUIRED QUALIFICATIONS OF THE PROPOSER

The University is looking for a design-build team comprised of a builder and a designer that has experience in renovation of existing facilities, particularly experience in early childhood educational facilities. The Haring Center provides early childhood educations to children with and without disabilities, conducts leading edge research to advance inclusive learning. At over 50 years old, many of the original Haring Center building systems and surfaces have reached the end of their useful life and are overdue for replacement. The building no longer aligns with contemporary early childhood education or workplace program needs in its current form. It no longer functions in a manner required to serve the research and program without distraction or interference.

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 pre-submission meeting scheduled for Thursday April 22, 2021. 10AM, virtual meeting, <https://washington.zoom.us/j/95861513977>.

ANTICIPATED PROJECT SCHEDULE

Solicitation of Design-Builder	April, 2021 – June, 2021
Design	July, 2021 – October, 2022
Construction Work	September, 2022 – January, 2024
Closeout	February, 2024 – September, 2024

SOLICITATION PROCESS SCHEDULE

Last day for request for information	April 29, 2021	Last Addendum issued for RFP	June 7, 2021
Last Addendum issued for RFQ	May 4, 2021	Proposals Due at 3:00 PM	June 17, 2021
Scoring of SOQ and Finalist Notification	May 17, 2021	Office Visit/Virtual Interview	June 22-23, 2021
Issue Request for Proposals	May 20, 2021	Proposal Ranking & Notification	June 29, 2021
Last day for request for RFP information	June 3, 2021	Execution of DB Contract	July 9, 2021

BUDGET

The project budget is \$34 million. The University's target budget for all work to be provided by the Design-Builder under the design-build contract is \$25 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 \$3,000.00.

CONTACT DURING SOLICITATION PROCESS

All communications regarding this RFQ should be addressed to Troy Stahlecker, Director, University of Washington Project Delivery Group, (206) 617-2831 or stahl@uw.edu.

PROPOSED CONTRACT

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>.

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; 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?

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.

DESIGN-BUILD PROCESS
30 POINTS

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.