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205340 Population Health Facility Design Build (DB) Selection Process

The selection of the DB Team for the Population Health Facility will be a two phased-process. The process addresses statutory requirements for a Request for Qualifications, a Request for Proposal (RFP), and a price factor, and concludes a scored interview with the Architectural Commission.

Phase 1: DB Shortlist Evaluation – Project Executive Committee (PEC)

The PEC will serve as the Shortlist Evaluation Committee. Facilitated by the Project Manager, this committee will review the RFQ and evaluate and score the written submittal of qualifications (SOQ's) from the DB teams. The project manager will conduct reference calls prior to the evaluation meeting and brief the committee on the findings. The evaluation and scoring of the SOQ's involves individual review and scoring, as well as a group discussion before each member finalizes their scores. The goal is for the committee to reach consensus on which DB teams to select as finalists. Based on best practices, three teams will be chosen as finalists unless the evaluation scoring is compelling for including a fourth. The scores from the SOQ evaluation will only determine the finalists, but will not carry through to the next phase in the process.

Phase 2: DB Final Selection – UW Architectural Commission (UWAC)

The UWAC will select the Design Build team from the shortlisted finalists. The chair of the Architectural Commission will chair the committee. The Commission will be supplemented by an advisor with expertise in integrated project delivery. The Project Manager, will coordinate with this committee, provide project background information and administrative support. The UWAC's selection process will consist of two parts: review of the written responses to the Request for Proposal (RFP) and an interview, and the scoring of both components will comprise the overall RFP score.

Finalists will receive an RFP asking for additional qualifications, approach to the project and a response to the price factor. The UWAC and the PEC will be provided with the RFP at this time as well. The following items are included in the RFP: 1) DB contract, including general conditions and design and construction general requirements; 2) additional project information gathered during the planning process; 4) Information about the interview / presentation to the UWAC.

Finalist's responses to the RFP will be collected by the project manager prior to the finalist interviews. The price factor portion of the response will be reviewed and scored by the CPD contracts office, with the results made available to the Commission prior to their scoring of the RFP. The narrative response to the RFP will be distributed to the UWAC members, UWAC's advisors and the PEC. UWAC members should review and may individually do a draft scoring of the written proposals prior to the interview.

Interviews will be two hours each, with finalists being asked to address two issues/questions they will be provided in advance and one which will be asked at the interview. After the three interviews, Commission members will discuss the merits of the finalists and modify their draft scoring (if they so choose) based on the interviews. The Advisor to the UWAC and the PEC would both be active participants in the discussion, but will not score. Once draft RFP scoring is complete, the initial results, inclusive of the price factor, will be reviewed and Commission members will have the opportunity to

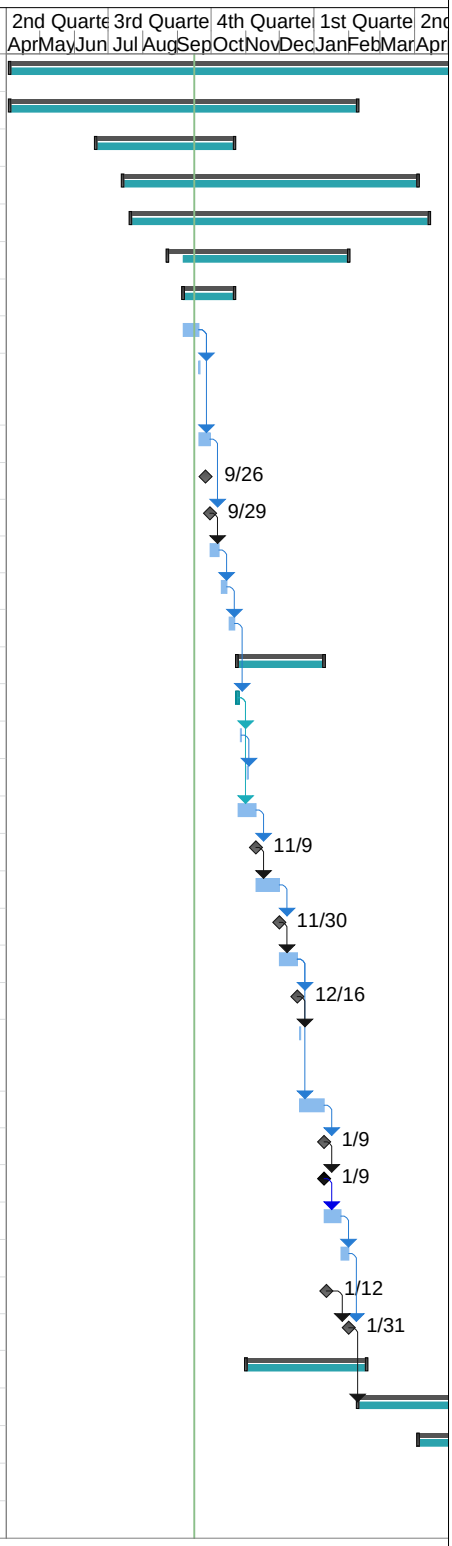
finalize their scores. Once scores are finalized, the highest scoring proposer will be the Commission's recommendation for award of the design-build contract.

Schedule

Proposed schedule attached.

Population Health Facility Schedule 09-15-16.mpp

ID	Task Name	Duration	Start	Finish
1	**Population Health Facility**	**1154 days**	**Mon 4/4/16**	**Wed 11/4/20**
2	**Project Planning**	214 days	Mon 4/4/16	Wed 2/8/17
29	**Grant Proposal**	**88 days**	**Mon 6/20/16**	**Sat 10/22/16**
33	**Environmental Impact Statement**	**180 days**	**Thu 7/14/16**	**Mon 4/3/17**
60	**Site Selection**	**183 days**	**Thu 7/21/16**	**Thu 4/13/17**
82	**Design Builder Selection**	109 days	Tue 8/23/16	Tue 1/31/17
83	*Process Development*	**34 days**	**Tue 9/6/16**	**Fri 10/21/16**
84	Prepare Draft RFQ	10 days	Tue 9/6/16	Mon 9/19/16
85	Distribute Draft RFQ to Exec. Committee	1 day	Tue 9/20/16	Tue 9/20/16
86	Review Draft RFQ	8 days	Tue 9/20/16	Thu 9/29/16
87	UWAC / ULAC Meeting	0 days	Mon 9/26/16	Mon 9/26/16
88	Executive Committee Meeting	0 days	Thu 9/29/16	Thu 9/29/16
89	Revise RFQ	6 days	Fri 9/30/16	Fri 10/7/16
90	CPD Contracts review RFQ	5 days	Mon 10/10/16	Fri 10/14/16
91	Finalize RFQ	5 days	Mon 10/17/16	Fri 10/21/16
92	*Selection Process*	**51 days**	**Mon 10/24/16**	**Mon 1/9/17**
93	RFQ First Publication	1 day	Mon 10/24/16	Mon 10/24/16
94	RFQ 2nd Publication	1 day	Thu 10/27/16	Thu 10/27/16
95	Pre-Submittal Meeting	1 day	Wed 11/2/16	Wed 11/2/16
96	RFQ Responses	12 days	Tue 10/25/16	Wed 11/9/16
97	RFQ Submittals Due	0 days	Wed 11/9/16	Wed 11/9/16
98	Executive Committee Review of Quals	12 days	Thu 11/10/16	Wed 11/30/16
99	Shortlist Selection Meeting	0 days	Wed 11/30/16	Wed 11/30/16
100	Finalists notified and RFP	12 days	Thu 12/1/16	Fri 12/16/16
101	RFP Submittals due	0 days	Fri 12/16/16	Fri 12/16/16
102	Proposals distributed to PEC, and UWAC	1 day	Mon 12/19/16	Mon 12/19/16
103	UWAC review of RFPs	14 days	Mon 12/19/16	Mon 1/9/17
104	UWAC Meeting	0 days	Mon 1/9/17	Mon 1/9/17
105	Finalist Interview & Select DB Team	0 days	Mon 1/9/17	Mon 1/9/17
106	Contract Negotiation	10 days	Tue 1/10/17	Tue 1/24/17
107	Prepare Contract Documents	5 days	Wed 1/25/17	Tue 1/31/17
108	Board of Regents site and precon budget	0 days	Thu 1/12/17	Thu 1/12/17
109	Issue Preliminary Agreement -Contract	0 days	Tue 1/31/17	Tue 1/31/17
110	**Site Investigation**	**72 days**	**Tue 11/1/16**	**Thu 2/16/17**
115	**Design Phase**	**350 days**	**Thu 2/9/17**	**Mon 7/2/18**
126	**Permitting**	**343 days**	**Tue 4/4/17**	**Wed 8/15/18**
130	**Construction**	**480 days**	**Mon 5/21/18**	**Mon 4/20/20**
135	**Closeout**	**150 days**	**Tue 4/7/20**	**Wed 11/4/20**



Project: Population Health Facility
Date: Fri 9/16/16

Task		Inactive Task		Start-only	
Split		Inactive Milestone		Finish-only	
Milestone		Inactive Summary		Deadline	
Summary		Manual Task		Progress	
Project Summary		Duration-only		Manual Progress	
External Tasks		Manual Summary Rollup			
External Milestone		Manual Summary			