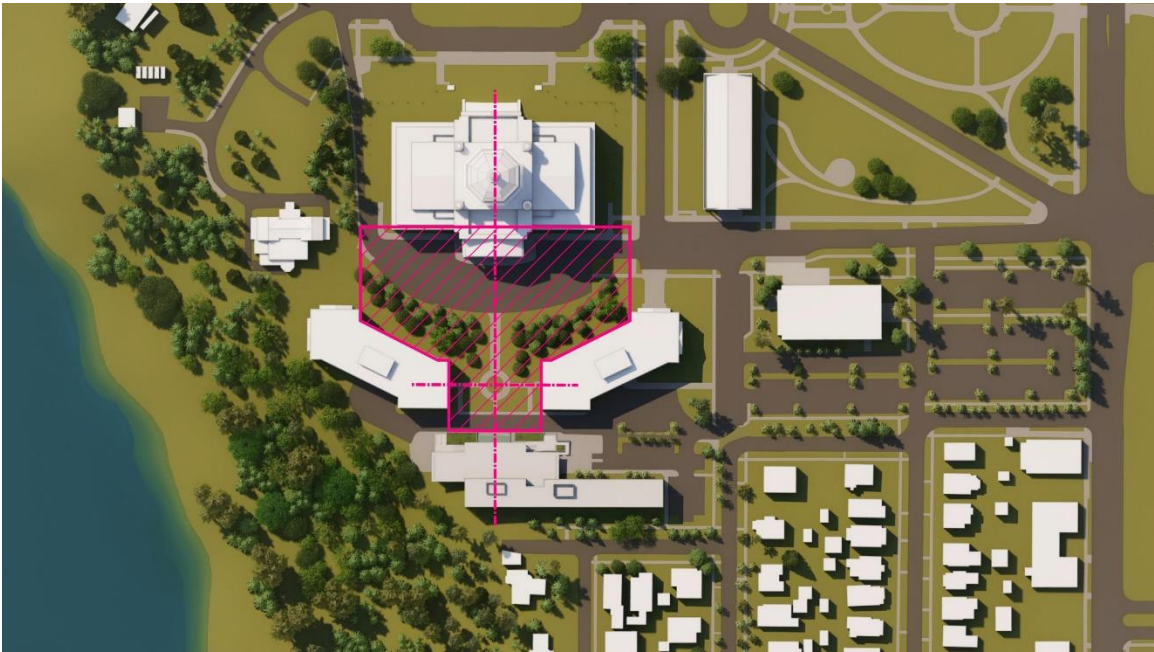


## State of Washington Department of Enterprise Services



6

### Request for Qualifications & Proposal for General Contractor / Construction Manager (GC/CM)

Submittal Deadline: Thursday, June 30, 2022 by 2:00 PM PDT.

**DES/FPS  
Legislative Campus Modernization  
Pritchard and O'Brien Project  
2022-554**

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DES/FPS Legislative Campus Modernization: Pritchard and O'Brien Project  
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Project Number 2022-554

## CONTACTS

**Department of Enterprise Services (Contracting Authority)**  
**Facility Professional Services Legislative Campus Modernization Project**  
Physical Address: **1500 Jefferson Street SE, Olympia, WA 98501**  
Mailing Address: **P.O. Box 41476, Olympia, WA 98504-1476**

Project Manager TBD*	TBD	TBD
Clarissa Easton AIA, LCM Project Director	(360) 701-0088	<a href="mailto:clarissa.easton@des.wa.gov">clarissa.easton@des.wa.gov</a>
Courtney Brush	(360) 407-8128	<a href="mailto:courtney.brush@des.wa.gov">courtney.brush@des.wa.gov</a>
Angeline Ernst	(360) 407-1071	<a href="mailto:angeline.ernst@des.wa.gov">angeline.ernst@des.wa.gov</a>

**Washington State House of Representatives (Client Agency)**  
Physical Address: **416 Sid Snyder Ave SW, Olympia, WA 98501**  
Mailing Address: **416 Sid Snyder Ave SW, Olympia, WA 98501**

Bernard Dean, Clerk of the House	<a href="mailto:Bernard.Dean@leg.wa.gov">Bernard.Dean@leg.wa.gov</a>
Melissa Palmer, Deputy Clerk of the House	<a href="mailto:Melissa.Palmer@leg.wa.gov">Melissa.Palmer@leg.wa.gov</a>
Kyle Overmiller, Technology and Facilities Director	<a href="mailto:Kyle.Overmiller@leg.wa.gov">Kyle.Overmiller@leg.wa.gov</a>
Stephanie Barnett, HRC Caucus Staff	<a href="mailto:Stephanie.Barnett@leg.wa.gov">Stephanie.Barnett@leg.wa.gov</a>
Alec Osenbach, HDC Caucus Staff	<a href="mailto:Alec.Osenbach@leg.wa.gov">Alec.Osenbach@leg.wa.gov</a>

**Architect To Be Determined**

***\*primary point of contact***

## Request for Qualifications & Proposal for GC/CM Services

DES/FPS Legislative Campus Modernization: Pritchard and O'Brien Project

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### 1.0 INTRODUCTION

The Department of Enterprise Services (DES) will be accepting Statement of Qualifications and Proposal from experienced firms to provide General Contractor/Construction Manager (GC/CM) services for the Legislative Campus Modernization (LCM) Pritchard and O'Brien Project, project number 2022-554. DES intends to award a construction contract using a competitive negotiation process authorized by [RCW 39.10](#) described more fully below.

DES has determined that the GC/CM project delivery method benefits the project in the following ways.

- Implementation of the project involves complex scheduling, phasing, or coordination.
- The involvement of the GC/CM during the design stage is critical to the success of the project.
- The project encompasses a complex or technical work environment.
- The project requires specialized work on a building that has historic significance.

During the design phase of the project, the GC/CM will provide:

- Coordination of contract documents
- Input into procedures and specifications
- Detailed cost estimates
- Value analysis and life cycle cost design considerations
- Constructability analysis of design documents prior to solicitation of subcontract bid packages
- Detailed construction scheduling
- Development of bid packages
- Sequencing of work and construction logistics planning
- Investigation of existing conditions

If necessary to help meet the overall project schedule, the GC/CM may be authorized to bid out and start construction early on subcontract bid packages before all project construction documents are 100% complete.

The selection process will consist of three phases:

1. **PHASE ONE, Request for Qualifications:** Prospective GC/CM firms will submit written statements of qualifications which will be evaluated in accordance with the criteria set forth in [Section 9](#) of this solicitation. These written submittals will be used to select a minimum of three of the most highly qualified firms to proceed to Phase Two.
2. **PHASE TWO, Interviews:** An oral interview will be conducted and evaluated in accordance with criteria set forth in Section 11 of this solicitation.
3. **PHASE THREE, Request for Proposal:** Includes the submittal of a [Proposal](#) which contains in a sealed bid, the Percent Fee stated as a percentage of the estimated Maximum Allowable Construction Cost (MACC).

The most qualified firm based on the oral interview and the bid submitted and the other factors set forth herein will be selected to provide preconstruction services and for MACC negotiations. If the parties cannot agree on a MACC, as described in [Section 5](#), negotiations will be terminated and DES reserves the right to begin negotiations with the next highest scoring firm. All costs

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incurred by firms choosing to participate in this GC/CM Solicitation process shall be borne by the proposing firms.

All provisions of this solicitation will become a part of the GC/CM contract including the GC/CM's written response to the RFQ.

### PUBLIC DISCLOSURE:

Purpose: All documents submitted to DES as part of a GC/CM procurement become public records. DES will make the selected GC/CM procurement submissions publicly available upon completion of the selection process. This section explains that publication process.

- Notice: Following completion of the selection of each GC/CM procurement DES will notify the finalist firms of the final selection,
- Publication: DES will then publish the following documents:
  - i. All submitted Statements of Qualifications (SOQs)
  - ii. Final Proposals submitted by each of the finalist firms
- Location: DES will publish these documents on its website: <https://des.wa.gov/services/facilities-leasing/public-works-design-construction/design-build-gccm-alternative-public-works-projects/gccm-project-selections>
- Exceptions: DES will not publish the following separately submitted documents:
  - i. Diverse business inclusion plansNote: This document will be disclosed if DES receives a public records request.

## 2.0 PROJECT DESCRIPTION

### 2.1 Background

The Legislative Campus Modernization (LCM) Predesign Report was approved on April 24, 2021 and can be found [18-527PredesignReport.pdf \(wa.gov\)](#). Subsequently, the Predesign Report was modified in Phase 3 Pritchard Validation Study, which is available [18-527-LCM-PredesignReport-Addendum-030312022.pdf \(wa.gov\)](#).

The intent of the LCM project is to provide state-of-the-art offices for both the Senate Republicans (Newhouse Building Replacement) and the House of Representatives (both Pritchard and O'Brien projects).

The existing Joel M. Pritchard was designed by Paul Thiry for the Washington State Library; it provided 55,585 square feet and was completed in 1958. Library was vacated in 2001. It is currently occupied by the Legislative Code Reviser, Legislative Support Services, and Legislative Service Center (LegTech). The proposed expansion of the building will add approximately 77,000 square feet; see page 27 of the Pritchard Validation Study for details. When complete, approximately 35 members of the House of Representatives and staff will relocate from O'Brien Building.

The O'Brien building was designed by architect Joseph Wohleb and originally called the "Transportation Building." This 100,700 square foot building is four-stories with a full daylight basement. It exhibits a bold Neo-Classical Revival composition with strong interior Art Deco design influences. The building was constructed with funding from the federal Project Works Administration and originally housed the state Highways Department and other agencies. In

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1962, interiors were remodeled, occupancy changed, and it was renamed the "Public Health Building." It was significantly remodeled a second time in 1970, to serve as offices for the House of Representatives. It was renamed in 1989 in honor of John L. O'Brien, speaker of the House from 1955 to 1963, longer than anyone else in state history.

The proposed O'Brien renovation will combine some existing offices on floors 3 and 4 to create more appropriately-sized offices for 29 House of Representative members and staff workstations. After Pritchard is rehabilitated and expanded, approximately 35 members and staff will relocate to O'Brien building to alleviate crowding in O'Brien. Floorplates in O'Brien are approximately 25,000 sq feet. See the LCM Predesign Report for conceptual layouts of the planned renovation of floors 3 and 4.

Existing occupants of Joel M. Pritchard Building (Pritchard) will be relocated to temporary LCM Modular Building or "swing space" in Newhouse Building Replacement that will be completed in 2024.

The approved Pritchard Validation Study included conceptual plans and cost estimates for the Pritchard Building Rehabilitation and Expansion; these estimates are being used by DES, Office of Financial Management, and the state legislature to establish future funding needs.

DES received funding in Section 1059, of SHB 5651, Laws of 2022. The budget included \$8.538 million solely for the Pritchard Building and O'Brien Building Renovation design, as part of the total appropriation provided for the LCM project.

The Pritchard Building Rehabilitation and Expansion and O'Brien Building Renovation sub-projects must comply with specific legislative requirements outlined under Section 1059, of SHB 5651, Laws of 2022. <https://lawfilesexternal.wa.gov/biennium/2021-22/Pdf/Bills/Session%20Laws/Senate/5651-S.SL.pdf>

Furthermore, the Pritchard Building Rehabilitation and Expansion and O'Brien Building Renovation sub-projects are also subject to any additional legislative requirements made during the 2023 legislative session. It is further anticipated that the 2023-25 Capital Omnibus budget will include the remaining design and construction funding for the Pritchard Building Rehabilitation and Expansion and O'Brien Building Renovation sub-projects.

### **2.2 Project Scope**

The Pritchard Rehabilitation/Expansion will update all building systems while adding approximately 77,000 square feet to the existing 55,585 square feet. O'Brien Renovation will reconfigure, and update interior finishes as determined during design; approximately 17,600 square feet are targeted for renovation on floors 3 and 4.

### **2.3 Estimated MACC**

The estimated MACC (maximum allowable construction cost) for the Pritchard Rehabilitation/Expansion is \$68,800,000, and the MACC for the O'Brien Renovation is

## Request for Qualifications & Proposal for GC/CM Services

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\$2,800,000. The Project is funded for Design Services in the 2021-2023 biennium with construction funding anticipated in the 2023-2025 biennium.

### 3.0 ESTIMATED SCHEDULE

The following is the current planned project schedule.

#### 3.1 Anticipated Design and Construction

December 2022 to February 2023	Schematic Design
March 2023 to May 2023	Design Development
June 2023 to August 2023	Construction Documents**
October to November 2023	Building Permits
December 2023	Bid & Award Subcontracts**
April 2024	Start Construction**
August 2025	Substantial Completion
September to October 2025	Punch list and final commissioning
December 2025	Final Acceptance

*\*\* Note: GC/CM Contractor may be asked to provide early bid packages that could include site and foundation work ahead of the building. The GC/CM will work with the owner and design team to determine specific bid packages and dates.*

#### 3.2 GC/CM Selection Process Schedule

June 1, 2022	First publication of Request for Qualifications & Proposal (RFQ/RFP) for GC/CM Services
June 14, 2022	Project Informational Meeting (see Section 6.0)
June 30, 2022	<u>Phase One</u> Statements of Qualification due.
July 12, 2022	Selection and notification of finalist firms (short list) moving forward to Phase Two.
July 19, 2022	References due from finalists.
August 2, 2022	<u>Phase Two</u> Proposal due to " <b>Box</b> " by 2:00pm. Electronic submissions only.
August 3 and 4, 2022	Interviews
August 5, 2022	Final selection of firm with the highest score and best price.
August 5, 2022	Notification of successful and unsuccessful firms.



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September 6, 2022	Preconstruction Work Plan due.
October 6, 2022	Contract for Preconstruction Services executed.
December 1, 2022	Start Schematic Design.

**4.0 SCOPE OF GC/CM SERVICES**

The GC/CM will work collaboratively and proactively with the Owner and Architect to proceed with planning, design, and development of the work in a manner that supports the Owner's efforts to keep costs within the Owner's budget. The GC/CM shall provide Construction Management (CM) services throughout the project, from the preconstruction period through construction and shall closely coordinate such work with the Architect and Owner. The GC/CM shall provide CM services, including but not limited to:

- Assistance in identifying safe work practices and requirements for construction.
- Assessing and recommending site logistics requirements.
- Recommending phasing, sequencing of work and construction scheduling.
- Providing cost-estimating including MACC Negotiated Support Services budgeting.
- Determining and reconciling constructability issues and performing constructability analysis of the design documents prior to subcontract bidding.
- Assessing alternative construction options for cost savings.
- Identifying products for Value Engineering (VE) and engineering systems for life cycle cost design considerations and recommending all work necessary to support their implementation.
- Participating in for Owner's design and construction document phase coordination reviews.
- Prepare subcontract bid packages and manage the bidding process.

In addition, the GC/CM must be familiar with the local labor and subcontracting market and be capable of working with subcontractors to generate viable pricing alternatives. The GC/CM shall provide full general contracting services for construction of the project in accordance with the requirements of the contract documents and [RCW 39.10.340](#) through [39.10.410](#), except to the extent work is specifically indicated in the contract documents to be the responsibility of others.

During preconstruction, design and construction phases the GC/CM actively shall participate as a member of the project team with the Owner and the Architect. The GC/CM shall be responsible for providing necessary consulting expertise to the Owner to ensure that the program scope is maximized and the construction budget and the project schedule are met.

**5.0 SELECTION AND AWARD PROCESS**

The Department of Enterprise Services (DES) is contracting for GC/CM services in accordance with the process authorized by [RCW Chapter 39.10](#). All proposers must be licensed and registered by the Washington State Department of Labor and Industries in accordance with [RCW 18.27.020](#). The process for selection of the GC/CM firm, negotiation of the MACC, payment for

## Request for Qualifications & Proposal for GC/CM Services

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Preconstruction Services and award of the GC/CM Contract for Construction is anticipated to be as follows:

- Anyone interested in becoming the GC/CM may submit their Phase 1 Statements of Qualifications (SOQ) in accordance with the requirements set forth in this Request for Qualifications & Proposal (RFQ/RFP).
- On the basis of the evaluation criterion set forth in this GC/CM solicitation, the firms submitting qualifications will be scored and ranked. The most qualified firms (Finalists) will be invited to Phase 2 interviews.
- Evaluation and Scoring of Criterion defined in Section 9 and 10 of this RFP/RFQ.

In evaluating each of the criteria for both Phase 1 and Phase 2, a selection panel will identify significant and minor strengths and weaknesses from the submissions and/or interviews. The selection panel will then use the following guidelines to evaluate and assign points to each selection criterion, based on the weighting assigned in this solicitation and any addenda. After initial scoring, the selection panel will come to a consensus ranking of the firms.

- Definition of "strength" and "weakness":
  - The term "strength" ultimately represents a benefit to the Project and is expected to increase the firm's ability to meet or exceed the Project goals. A minor strength has a slight positive influence and a significant strength has a considerable positive influence on the firm's ability to exceed the project goals.
  - The term "weakness" detracts from the firm's ability to meet the project goals and may result in inefficient or ineffective performance. A minor weakness has a slight negative influence and a significant weakness has a considerable negative influence on the firm's ability to exceed the project goals.
- Scoring:
  - a. **Excellent** (81-100 percent of points available in each criterion): The Evaluative Criteria demonstrates an approach that is considered to exceed the Project goals and the RFQ/RFP requirements and provide a consistently outstanding level of quality. To be considered *Excellent*, it must be determined to have significant strengths and/or a number of minor strengths and few or no appreciable weaknesses.
  - b. **Good** (61-80 percent of available points in each criterion): The Evaluative Criteria demonstrates an approach that is considered to meet the RFQ/RFP in a beneficial way (providing advantages, benefits, or added value to the Project) and offers quality. To be considered *Good*, it must be determined to have strengths and few, if any, significant weaknesses. Minor weaknesses are offset by strengths.
  - c. **Fair** (41-60 percent of available points in each criterion): The Evaluative Criteria demonstrates an approach that contains minor and/or significant weaknesses and limited appreciable strengths.
  - d. **Deficient** (0-40 percent of available points in each criterion): The Evaluative Criteria demonstrates an approach that contains significant weaknesses and no appreciable strengths.

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- e. **Non-Responsive:** Does not meet the Minimum Qualifications required for evaluation. In addition, the Owner, at its sole discretion, may reject any Evaluative Criteria deemed non-responsive to any of the requirements
- At the interviews, short-listed firms shall submit a Final Proposal providing a bid for GC/CM fee.
- The Request for Final Proposal (Phase Three: RFFP) will be evaluated, scored and added to the scores from the interviews. The finalist firm with the highest score based on the selection committee's evaluation of the interview, and the score for the Final Proposal will be asked to submit a Preconstruction Work Plan. Subject to DES approval of the Preconstruction Work Plan, the Contractor shall immediately execute and Contract for Preconstruction Services, which shall be solely for the performance and payment of Preconstruction Services.

It is anticipated that MACC negotiations will occur when the scope of the project is adequately defined and the contract documents are at least 90% complete as mutually determined by the GC/CM and the Owner, but no later than the conclusion of construction documents. At the time a MACC is successfully negotiated, the parties will sign the GC/CM contract for construction.

- MACC negotiations will take place prior to execution of the GC/CM contract. MACC negotiations shall be completed within 30 days of the receipt of the GC/CM's MACC estimate. The GC/CM's MACC estimate shall be completed no later than three (3) weeks from receipt of the construction documents to be used for MACC negotiations. Should the GC/CM and DES not agree on a satisfactory MACC that the DES determines to be fair, reasonable, and within the available funds, the Owner may cancel the negotiations and begin to negotiate with the next highest ranked firm. Should DES choose to cancel the negotiations upon failure to achieve a MACC, such cancellation will be effective upon delivery of written notification by the GC/CM. The GC/CM shall not be reimbursed for the MACC negotiations.

## 6.0 INFORMATIONAL MEETING

A non-mandatory informational meeting is scheduled for Tuesday **June 14, 2022 from 10:00 AM to 11:30 AM**, held via Teams. Participants are encouraged to attend meeting with all questions prepared for submission through "chat" function at the meeting.

### Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 564-999-2000,,901292023#](#) United States, Olympia

[\(833\) 322-1218,,901292023#](#) United States (Toll-free)

Phone Conference ID: 901 292 023#

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## Request for Qualifications & Proposal for GC/CM Services

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A non-mandatory site tour will occur Thursday **June 16, 2022 at 1:00 PM PDT**. We will convene near front door of Joel M. Pritchard Building at 415 15<sup>th</sup> Avenue SE, Olympia, Washington 98501. Participants for the site tour are required to be fully vaccinated or properly exempted in accordance with the Governor's Proclamation 21-14.1 – COVID-19 VACCINATION REQUIREMENT and must comply with **COVID-19 Vaccination And Safety Guidelines And Requirements for Pre-Bid Meetings and Site Visits established by the Department of Enterprise Services**

([https://www.des.wa.gov/sites/default/files/public/documents/Facilities/EAS/Forms/GuidanceRequirements-PreBidMtgsSiteVisits\\_GovProc21-14.1\\_9-22-2021.pdf](https://www.des.wa.gov/sites/default/files/public/documents/Facilities/EAS/Forms/GuidanceRequirements-PreBidMtgsSiteVisits_GovProc21-14.1_9-22-2021.pdf))

Copies of the RFQ/RFP with links to additional info./supporting documents/addenda shall be available at: <https://des.wa.gov/services/facilities-leasing/public-works-design-construction/design-build-gccm-alternative-public-works-projects/gccm-project-selections>

### 7.0 PHASE ONE – STATEMENT OF QUALIFICATIONS SUBMITTAL REQUIREMENTS

Statement of Qualifications (SOQ) response to this RFQ/RFP containing the items listed in Sections 8 and 9 below will only be received electronically, in PDF format. Document and must be uploaded and received by the Department of Enterprise Services (date/time stamped by BOX) no later than **Thursday, June 30, 2022 by 2:00 PM**.

DES will create an access point for each proposer. In order to expedite your submittal process, view and complete upload instructions prior to **Friday, June 24, 2022, by 2:00 PM**. *Your SOQ does not need to be uploaded at the time access is given.*

Please follow this link to obtain upload instructions:

<https://des.wa.gov/sites/default/files/public/documents/Facilities/EAS/AdvertisedSelections/SOQUploadInstructions.pdf>

If you have trouble accessing the upload instructions, please contact Angeline Ernst via email: [angeline.ernst@des.wa.gov](mailto:angeline.ernst@des.wa.gov)

Any addenda issued for this RFQ/RFP will be published at the following website address: <https://des.wa.gov/services/facilities-leasing/public-works-design-construction/design-build-gccm-alternative-public-works-projects/gccm-project-selections>

Proposers are responsible for checking the DES website up to one week prior to submission of proposals for any addenda. If you are unable to download the addenda, you may contact the individual noted above.

### 8.0 PHASE ONE – STATEMENT OF QUALIFICATIONS FORMAT

Every proposer must reply to each of the evaluation criteria set forth in Section 9 of this RFQ/RFP in a clear and concise manner. Responses must be in the same order as listed, clearly separated with tabs and labeled by response. Brevity is preferred. Pay attention to specific requests for information. The submittals shall be organized in a manner that will enable the GC/CM Selection

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Committee to quickly access pertinent information. In consideration of the reviewer's time, every effort should be made to avoid duplicating information presented in the proposal.

### **Only submittals conforming to the following specifications will be considered:**

- Electronic copies shall be provided in PDF format online to BOX
- Completed copy of Attachment 0:  
<https://des.wa.gov/sites/default/files/public/documents/Facilities/EAS/AdvertisedSelections/RQ-Attachment0.docx>
- Must not exceed (25) 8.5"x11" sheets, printed front only
  - The page count does not include:
    - Cover Page
      - If cover page has more information than the required project number, project title, GC/CM name and address block, it will be counted towards the page limit.
    - Dividers/Tabs (unless they have more information than category name)
    - Attachment 0
  - Dividers/Tabs with any printing, other than index names, will be counted in the 25 sheet maximum
  - 11"x17" foldouts are permitted, and are limited to 8 maximum, and shall be counted as 2 pages and included in the 25 sheet count.

Submittals should include pertinent data that will assist the selection committee in making its evaluation as set out in this RFQ/RFP.

**All submittals must be received no later than Thursday, June 30, 2022 prior to 2:00 PM** (date/time stamped by BOX).

For project questions, contact Clarissa Easton AIA, LCM Project Director at (360)-701-0088 or [clarissa.easton@des.wa.gov](mailto:clarissa.easton@des.wa.gov).

For selection process questions, contact Angeline Ernst, Selections Administrator, at (360) 480-1071 or [angeline.ernst@des.wa.gov](mailto:angeline.ernst@des.wa.gov).

### **8.1 Explanation to Prospective Proposers**

Any prospective proposer desiring an explanation or interpretation of this RFQ/RFP must make a request in writing to the DES Project Manager no later than seven (7) days before the Phase One submittal due date. Any information given to a prospective proposer concerning this RFQ/RFP will be furnished promptly to all other proposers as an addendum to this RFQ/RFP if the information is necessary to submitting qualifications or if the lack of it would be prejudicial to other prospective proposers. Oral explanations or instructions given before the Phase One proposal due date will not be binding.

### **8.2 Acknowledgment of Addenda to Phase One Solicitation**

Submittals shall include a cover letter briefly describing the proposer's interest in the project and other pertinent information. In this letter prospective proposers shall acknowledge receipt of any addenda to this RFP by identifying the addenda numbers and dates. Failure to acknowledge addenda may result in the submittal being declared non-responsive.

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 DES/FPS Legislative Campus Modernization: Pritchard and O'Brien Project  
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**8.3 Phase One Submission of SOQ**

Proposals must be submitted before the Phase One RFQ deadline.

Once the specified deadline passes, access to BOX will be disabled. Any modification of a SOQ received after the times specified will not be accepted or considered.

A Phase One proposal will be considered responsive if it meets the following requirements:

- It is received at the proper time and place.
- It meets each the stated requirements of the RFQ.
- It is submitted by a licensed/registered contractor within the state of Washington at the time required and is not banned from bidding by the Department of Labor and Industries.

**9.0 PHASE ONE – PROPOSAL EVALUATION CRITERIA**

Each proposer must reply to each of the criterion in a clear and concise manner. The responses must be in the same order as listed below. Each evaluation criterion has been assigned weighted points based on its relative value. The proposal criteria and their associated points are as follows:

<b>Criteria</b>	<b>Points</b>
Bonding, Phase One Requirement (mandatory requirement)	Not Scored
Experience and technical competence of key professional personnel	25
Approach to Executing the Project / Preconstruction Services	20
Past Performance in negotiated and similarly complex projects	15
Project scheduling & cost control	5
The proposer's capacity to perform the work	5
Risk Identification and Analysis	10
Value Engineering and Constructability Analysis	5
Proximity of Firm to Project Location / Self Performance	5
Sustainable environmental and LEED experience	5
The proposers past performance in utilization of disadvantaged business enterprises, small business entities and their inclusion plan for these entities.	5
<b>Total</b>	<b>100</b>

**9.1 Bonding (Mandatory Phase One Requirement)**

Proposers shall include a statement from their bonding agent indicating the commitment to bond this project shall be included should the Proposer be selected as a Finalist to proceed to Phase 2. The statement shall include the bonding company name, agent's name, address, telephone, fax, and email address. Failure to meet this bonding requirement is a cause for disqualification.

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### **9.2 Experience and technical competence of key professional personnel**

Proposers shall clearly identify the project staffing that the proposer intends to utilize throughout the project, including all key project staff, their roles and responsibilities and the level of effort to be committed (full time vs. part time), and at what phases of the project they will be utilized.

Proposers shall provide an organizational chart and list of key personnel including their roles and responsibilities including both field and office staff for preconstruction and also for construction. Proposers shall include:

- resumes of all individuals listed on the project organization chart.
- a description of the GC/CM experience of each person assigned to this project and if each person's experience was with the proposing firm or another firm.
- the level of effort, as a percentage of time, to be committed by each person and for which phases of the project (preconstruction, construction).

At a minimum, the following individuals shall be included:

- Project executive in charge
- Project manager
- Superintendent
- At least one project engineer
- Individuals assigned to handle:
  - Estimating
  - Construction schedule
  - Quality control

Names and qualifications of any consultants and the services they will contribute to the GC/CM's services are also required.

If selected, the proposer agrees that it will provide, for the duration of the project, the full complement of staff, including the specific persons identified in this proposal.

During the design process, the GC/CM firm shall provide, at a minimum, one dedicated professional project manager and/or higher-level professional staff to attend all design meetings. The GC/CM's preconstruction services during the design process shall cover all services and expenses provided as identified in the bid proposal. During the construction phase, the GC/CM shall provide full supervision to coordinate the job in the field and provide for sufficient and appropriately skilled staff to implement a quality control program.

### **9.3 Approach to executing the project / Preconstruction Services**

Proposers shall describe how their firm will integrate project scheduling, quality assurance, interdisciplinary review, etc. into the project, and further describe their approach to working with the Owner, the A/E and project stakeholders, and explain how the GC/CM will promote a successful team atmosphere throughout the course of the project.

Proposers shall describe the major challenges to successful completion and how their firm proposes to approach them. Proposers also shall describe any expectations their firm

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may have for the Owner, including but not limited to, the extent of on-site architectural and/or engineering representatives during major construction or installation phases.

Proposers also shall describe their philosophy and approach to Preconstruction Services and specifically address the following Pre-construction responsibilities:

- Cost tracking, cost-estimating and reconciliation with second parties.
- Experience working within an occupied facility or campus.
- Providing Design and MACC Negotiated Support Services budgeting.
- Providing Design and Construction Document coordination comments and verifying their implementation.
- Investigation of existing conditions to verify the construction documents will reflect the actual site conditions.
- Scheduling, making recommendations for change and advising long-lead procurement packages to ensure the project schedule.
- Assessing and recommending site logistics requirements.
- Subcontract plan preparation, procurement planning and bid management.

Provide two (2) or more examples of projects that demonstrate the range of Preconstruction Services your firm has provided on previous GC/CM projects, or private sector projects with a guaranteed maximum price.

### **9.4 Past Performance in negotiated and similarly complex projects**

Proposers shall provide a list of negotiated private and public works projects their firm has completed, with a description of the project and the construction cost similar to this project in complexity, including the use of multiple phases, multi-story construction, and working on an occupied campus. Private and public works projects should be identified. Include the following information:

- Description of the project, including gross square feet
- Public work or private
- Scope of firm's work on the project, including percent self-performed
- Location
- Owner, contact person, telephone number, and email address
- Final construction cost
- Total number and dollar amount of all claims against the Owner
- Total number and total dollar amount of all claims against the Owner adjudicated by a dispute resolution board, arbitration, or litigation
- Experience in dealing with craft labor relations

### **9.5 Project scheduling & cost control**

Proposers shall describe how their firm will monitor and ensure the Owner's program scope is maximized and the Owner's construction budget and project schedule are met at every phase of the Design and Construction Documents development and during construction. The proposer shall describe the firm's experience using life-cycle costs, while incorporating operating costs and energy efficiency measures into the work. In addition, Proposers shall describe the estimating and scheduling systems and management techniques their firm employs to achieve success in the aforementioned items.



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Proposers also shall provide the following information for each of the projects listed in response to Section 9.4 above:

- As-planned schedule vs. as-built schedule (Notice to Proceed to Substantial Completion)
- Owner's original estimate
- Original total contract cost
- Total dollar amount of change orders

### **9.6 The proposer's capacity to perform the work**

Proposers shall provide a brief description of their firm's history, size, location of home and regional offices, and their capabilities to perform the requirements of this contract, including annual volume, financial position, and bonding capacity.

Proposers shall summarize recent, current, and projected firm workloads. Such summary shall include the firm's annual volume (in dollars) of construction for the past five years and the anticipated volume for the current year and the firm's plan for the next two years including how the firm's participation in this project would affect that plan. Proposers also shall identify the scope of work the firm proposes to self-perform and its past performance in that scope of work.

### **9.7 Risk identification and analysis**

Proposers shall provide a Project Risk Assessment plan, identifying potential project risks beyond the control of the GC/CM and strategies to mitigate these risks.

### **9.8 Value Engineering and Constructability Analysis**

Proposers shall describe their philosophy, experience, and methodology in value engineering and constructability analysis, describing the key project individuals' experience in each of these areas. Proposers shall provide examples of both value engineering reports and constructability analyses developed and utilized on prior projects and the results obtained. A description of the GC/CM's approach to working with the Owner and the A/E should be included. Include a statement on how proposer will determine and assess constructability issues and provide assistance identifying safe work practices and requirements for construction. For value analysis, identify experience in assessing alternative construction options, products, and engineering systems for cost savings and life cycle cost design considerations.

### **9.9 Proximity to the Project Location / Self Performance**

Proposers shall identify the location of the office responsible for this project and describe their firm's familiarity with the local labor and subcontracting market, and capability of working with subcontractors to generate viable pricing alternatives.

### **9.10 Sustainable environmental LEED experience**

Proposers shall provide a summary of your firm's experience in working on projects seeking Leadership in Energy and Environmental Design (LEED) certification. Indicate level of certification, if the project became LEED certified, and the project team's role in

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documentation. Proposers also shall describe the initiatives their firm employed to achieve additional LEED points other than those defined in the contract documents.

**9.11 Past Performance**

The proposers **past performance in utilization of disadvantaged business enterprises**, small business entities and their inclusion plan for these entities.

**10.0 PHASE TWO – NOTIFICATIONS & REFERENCE CHECKS**

After scoring proposals, the selection committee will select a short-list of the most highly qualified firms as Finalists to move forward in the selection process. Phase Two consists of an optional proprietary meeting and an interview followed by Phase Three submission of fee proposal. Phases Two and Three involve final short-listed firms only.

The short-listed finalists will provide no less than five and no more than 10 references on the DES provided Performance Evaluation Questionnaire (Attachment 4). The selection committee reserves the right to make reference checks beyond those provided by the short-listed firms.

**11.0 PHASE TWO – INTERVIEW**

After scoring proposals, the selection committee will select a short-list of the most highly qualified firms as finalists to interview.

Should a firm be invited to interview, questions will be directed solely to the proposed project team. At a minimum, the project executive dedicated to the project, the project manager, the superintendent, at least one project engineer, estimator, and other key individuals responsible for Preconstruction Services shall attend the interview. In addition to presenting their qualifications, experience, and approach to the project the project team will be expected to respond to questions from the selection committee regarding the proposal as well as additional questions that might have been posed in the notification letter to the firm.

The selection committee will evaluate oral interviews, with feedback from reference checks, with emphasis on the following items as they relate to this project.

<b>Criteria</b>	<b>Value</b>
Ability and qualification of professional personnel	15
Risk analysis, mitigation and management	10
Value engineering, constructability/interdisciplinary review and approach to executing the project	15
Approach to Preconstruction Services, integration with design team, and cost estimating	15
Time and budget requirements; schedule management	15
Past performance on similar complex or negotiated contracts	15
Final Proposal (Bid)	15
Diverse Business Inclusion Plan (Mandatory Requirement)	Not Scored

Accident Prevention Program (Mandatory Requirement)	Not Scored
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**Diverse Business Inclusion Plan** **Mandatory Requirement**  
 Each Finalist team shall present its project Diverse Business Inclusion Plan during its interview. See Section 14.0 and Attachment 6 for Plan requirements.

**Accident Prevention Program** **Mandatory Requirement**  
 A copy of an accident prevention plan and safety program shall be provided that is similar to that to be developed for this project, identifying specific criteria applicable to this project.

## 12.0 FINAL PROPOSALS

The Finalists that the selection committee believes to be the most highly qualified based upon their Phase 1 proposal scores will be requested to Interview and submit a Final Proposal for GC/CM Percent Fee. Final proposals will be computed as follows:

### **Lowest Conforming Proposal (bid) / Proposal being evaluated (bid) X 15**

Firms asked to submit Final Proposals will submit a bid number for the GC/CM Percent Fee on a Final Proposal form to be provided. The terms GC/CM Percent Fee work will be specifically defined in the Request for Final Proposal (RFFP).

- State your Percent Fee as a percentage and multiply it by the estimated “MACC” indicated in the RFFP document to determine a single lump sum number for the dollar amount of the Percent Fee.
- In completing the Final Proposal form, the proposer must enter a number for the Percent Fee. No other entries, modifications, or qualifications shall be made to the bid. Failure to comply fully with these requirements will be grounds for a bid being declared non-responsive. The Owner reserves the right to reject any or all bids, and to waive informalities or non-material irregularities in the
- bids received.
- The name, address, and contractor's registration number shall be typed or printed on the Final Proposal form in the space provided.
- Bids must be (1) submitted on the forms furnished by DES or on copies of those forms, and (2) manually signed in ink, or electronically signed with date and time.
- Proposers shall submit bid amounts in the format provided in the Request for Final Proposal form. Only the amounts and information asked for in the Final Proposal form furnished will be considered as the bid. All blank spaces must be filled in.
- Request for Final Proposal will be submitted to BOX. DES will provide a second access point for each short-listed proposer. Short listed proposers will need to request access, instructions below:

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- Please follow this link to obtain upload instructions:  
<https://des.wa.gov/sites/default/files/public/documents/Facilities/EAS/AdvertisedSElections/SOQUploadInstructions.pdf>
- If you have trouble accessing the upload instructions, please contact Angeline Ernst via email: [angeline.ernst@des.wa.gov](mailto:angeline.ernst@des.wa.gov)

### **13.0 FINAL SELECTION**

The Finalist with the highest score resulting from the selection committee's scoring of the Interview and the results of the Final Proposal will be selected to provide Preconstruction Services and for MACC negotiations. Interview scores amongst the panelists will be averaged in each category to determine final points. In the event of a tie in total score, the firm with the lowest conforming Final Proposal (bid) will be selected.

### **14.0 DIVERSE BUSINESS INCLUSION PLAN (see also Attachment 6)**

Each Finalist team shall present its project Diverse Business Plan during its interview. In accordance with legislative findings and policies set forth in [Chapter 39.19 RCW](#), the state of Washington encourages participation in all contracts by firms certified by the Office of Minority and Women's Business Enterprises ("OMWBE"), and set forth in [RCW 43.60A.200](#) for firms certified by the Washington State Department of Veterans Affairs, and set forth in [RCW 39.26.005](#) for firms that are Washington Small Businesses. Participation may be either on a direct basis or on a subcontractor basis. However, no preference on the basis of participation is included in the evaluation of Diverse Business Inclusion Plans submitted at the time of finalist interviews, and no minimum level of minority- and women-owned business enterprise (MWBE), Washington Small Business, or Washington State certified Veteran Business participation is required as a condition for receiving an award of the GC/CM Contract. Any affirmative action requirements set forth in any federal Governmental Rules included or referenced in the contract documents will apply. Further instructions will be included in the RFFP.

### **15.0 APPRENTICESHIP REQUIREMENT**

In accordance with [RCW 39.04.320](#) the state of Washington requires Apprenticeship Participation for this project. Apprenticeship participation requirement shall be 15% of the total labor hours. On applicable bid packages, the bid advertisement and Bid Proposal form shall establish a minimum required percentage of apprentice labor hours compared to the total labor hours as described in Article 7. Bidders may contact the Department of Labor and Industries, Specialty Compliance Services Division, Apprenticeship Section, P.O. Box 44530, Olympia, WA 98504-4530, or by phone (360) 902-5320 to obtain information on available apprenticeship programs. The GC/CM and all trade partners shall, at least monthly, file weekly certified payroll on L&I's website.

The selected GC/CM shall determine the best method of obtaining apprentice participation and shall provide an Apprentice Utilization Plan for Owner review using the Attachment 7 Apprenticeship Utilization Plan form. The plan will demonstrate how and when the GC/CM intends to achieve the Apprenticeship Utilization requirements. The Contractor shall upload the completed plan to the Labor and Industries (LNI) project page through the Contractor portal prior

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to proceeding with the buyout phase of the project. The Contractor shall provide and updated Plan during the course of construction when there are significant changes to the Plan which may affect their ability to meet the Apprenticeship Utilization requirement.

The GC/CM's performance in meeting the apprentice requirement for this project will be evaluated and may be considered when selecting GC/CM's for future projects.

## 16.0 CONTRACTOR RESPONSIBILITY CRITERIA

**Mandatory Responsibility Criteria:** Proposers must comply with RCW **39.04.05.350** (1), which provides that:

1. Before award of a public works contract, a bidder must meet the following responsibility criteria to be considered a responsible bidder and qualified to be awarded a public works project. The bidder must:
  - a) At the time of bid submittal, have a certificate of registration in compliance with [Chapter 18.27](#) RCW;
  - b) Have a current state unified business identifier number;
  - c) If applicable, have industrial insurance coverage for the bidder's employees working in Washington as required in Title [51](#) RCW; an Employment Security Department number as required in Title [50](#) RCW; and a state excise tax registration number as required in Title [82](#) RCW;
  - d) Not be disqualified from bidding on any public works contract under RCW [39.06.010](#) or [39.12.065](#)(3); and
  - e) If bidding on a public works project subject to the apprenticeship utilization requirements in RCW [39.04.320](#), not have been found out of compliance by the Washington State Apprenticeship and Training Council for working apprentices out of ratio, without appropriate supervision, or outside their approved work processes as outlined in their standards of apprenticeship under chapter [49.04](#) RCW for the one-year period immediately preceding the date of the bid solicitation.
  - f) Public Works and Prevailing Wage Training/Exemption. Bidders shall have received training on the requirements related to public works and prevailing wage under this chapter and chapter [39.12](#) RCW. The bidder must designate a person or persons to be trained on these requirements. The training must be provided by the department of labor and industries or by a training provider whose curriculum is approved by the department. The department, in consultation with the prevailing wage advisory committee, must determine the length of the training. Bidders that have completed three or more public works projects and have had a valid business license in Washington for three or more years are exempt from this subsection. The department of labor and industries must keep records of entities that have satisfied the training requirement or are exempt and make the records available on its website. Responsible parties may rely on the records made available by the department regarding satisfaction of the training requirement or exemption. <http://lni.wa.gov/TradesLicensing/PrevWage/Contractors/Training.asp>
  - g) Within the three year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgement entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW [49.48.082](#), any provision of RCW [49.46](#), [49.48](#), or [49.52](#). A bidder shall submit a

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signed Contractor Certification form **with the bid or within two (2) business days of request by Owner** regarding this wage theft prevention responsible bidder criteria.

### **Contract Documents**

Article 0	Instructions to Proposers
Article 1	General Conditions for Washington State Facilities Construction
Article 2	Supplemental Conditions for COVID19
Article 3	Modifications to the Washington State General Conditions
Article 4	Form of Contract (Examples)
Article 5	Preconstruction Services
Article 6	Elements of the Total Contract Price
Article 7	Apprenticeship Requirements
Article 8	Quality Control/Quality Assurance
Article 9	Coordination & Meetings
Article 10	Budget
Article 11	Contract Changes
Article 12	Schedule Management
Article 13	Substantial Completion / Project Closeout
Article 14	Definitions

### **Attachments**

Attachment 0	Proposer Contact Page / Vaccine Declaration Form
Attachment 1	Advertisement for GCCM
Attachment 2	Request for Final Proposal (RFFP) for GC/CM Services
Attachment 3	Final Proposal Form
Attachment 4	Performance Evaluation Questionnaire
Attachment 5	Cost Responsibility Matrix
Attachment 6	Phase 2 Diverse Business Inclusion Plan Criteria
Attachment 7	Apprentice Utilization Plan Form
Attachment 8	Protest Procedures – Phase One
Attachment 9	Protest Procedures – Phase Two
Attachment 10	RCWs Relevant to GCCM
Attachment 11	Retainage Bond
Attachment 12	Change Order Proposal
Attachment 13	Field Authorization
Attachment 14	Team Change Memo
Attachment 15	Wage Theft Prevention Form

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**Reference Documents**

Legislative Campus Modernization Predesign Report- [18-527PredesignReport.pdf \(wa.gov\)](#)

Legislative Campus Modernization Predesign Report: Addendum 3: Pritchard Validation Study- [18-527-LCM-PredesignReport-Addendum-030312022.pdf \(wa.gov\)](#)