

**LEGISLATIVE CAMPUS MODERNIZATION (LCM)
PRITCHARD/O'BRIEN PROJECT
GC/CM INFORMATIONAL MEETING**

06 14 2022

Clarissa Easton AIA, LCM Project Director
Facility Professional Services

BEFORE WE START, PLEASE SIGN IN.

- **Please go to the chat box and type in the following:**
 - Your name
 - Your email address
 - Your company
- Please save your questions for the end of the presentation.

Thank you!



AGENDA



Introductions



Project Overview

Summary of project scope, schedule, and budget as well as site issues.



RFQ/RFP Process

Discuss the details of the selection process including the submittal requirements, evaluation criteria, and Q&A.

INTRODUCTIONS

House of Representatives

- Melissa Palmer, Deputy Chief Clerk
- Kyle Overmiller, Technology & Facilities Director
- Alec Osenbach, Policy Counsel, House Democratic Caucus
- Stephanie Barnett, Deputy Policy Director, House Republican Caucus

Department of Enterprise Services (DES) Facility Professional Services (FPS)

- Clarissa Easton AIA, LCM Project Director
- Ariel Birtley, LCM Project Manager
- Sidney Hunt, LCM Project Manager
- Amy Kim, LCM Project Manager
- Anneliese Irby, LCM Project Coordinator
- Angeline Ernst, Management Analyst



INTERNAL STAKEHOLDERS

- Tara Smith | Director, Department of Enterprise Services (DES)
- Jason Marquiss | Chief Operating Officer, DES
- William Frare | DES Facility Professional Services (FPS), Assistant Director
- George Carter | DES Building and Grounds, Assistant Director
- Justin Rogers | DES Facilities and Capital Budget Manager
- Bernard Dean | House of Representatives, Chief Clerk
- Melissa Palmer | House of Representatives, Deputy Chief Clerk
- Kyle Overmiller | House of Representatives, Technology & Facilities Director
- Kelci Karl-Robinson | House of Representatives, Capital Budget Coordinator

SELECTION PANEL

House of Representatives

- Melissa Palmer, Kyle Overmiller, Alec Osenbach, Stephanie Barnett

Pritchard/O'Brien Architect TBD

DES/FPS/LCM

- Clarissa Easton AIA, LCM Project Director
- Sidney Hunt AIA, LCM Project Manager

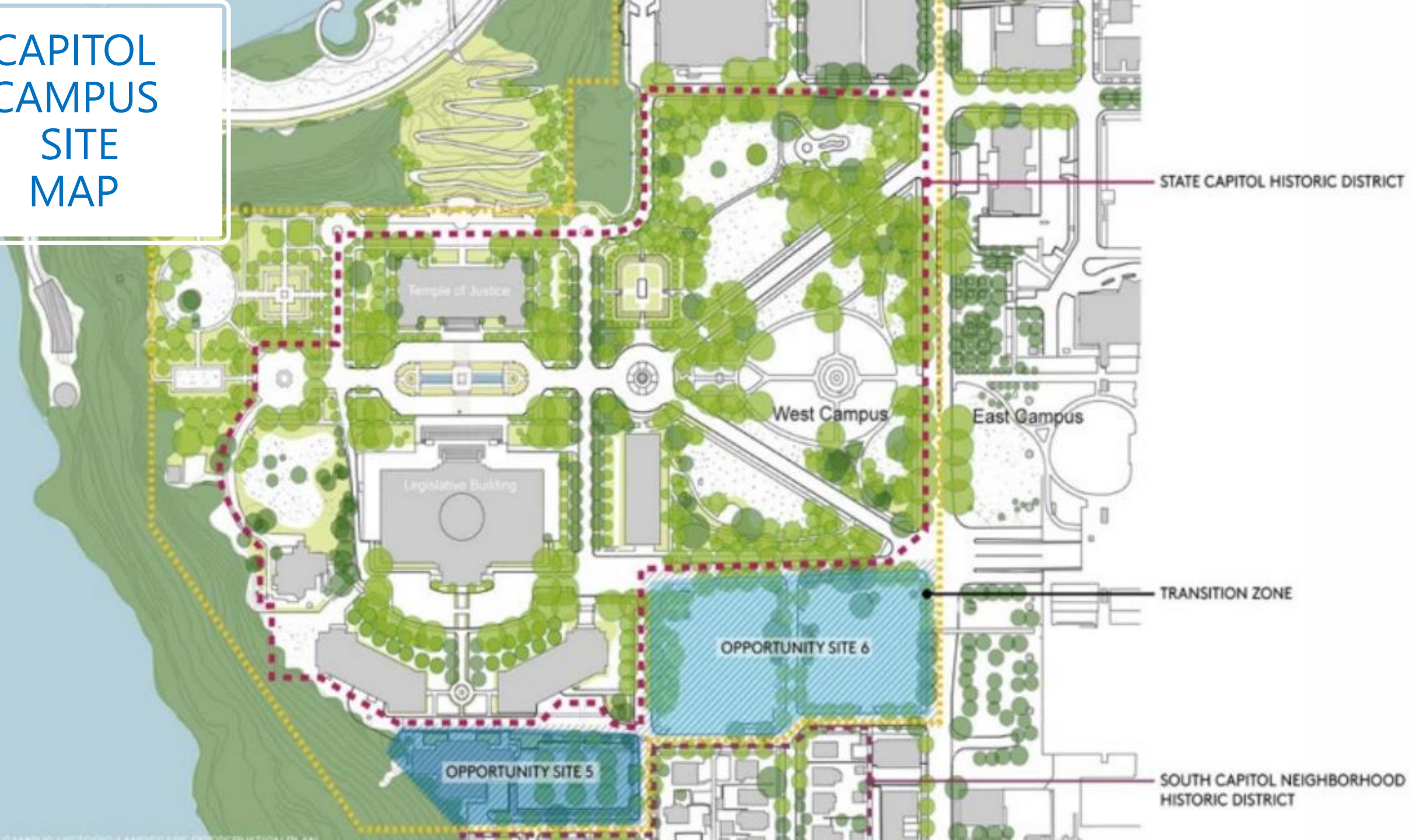
PROJECT OVERVIEW

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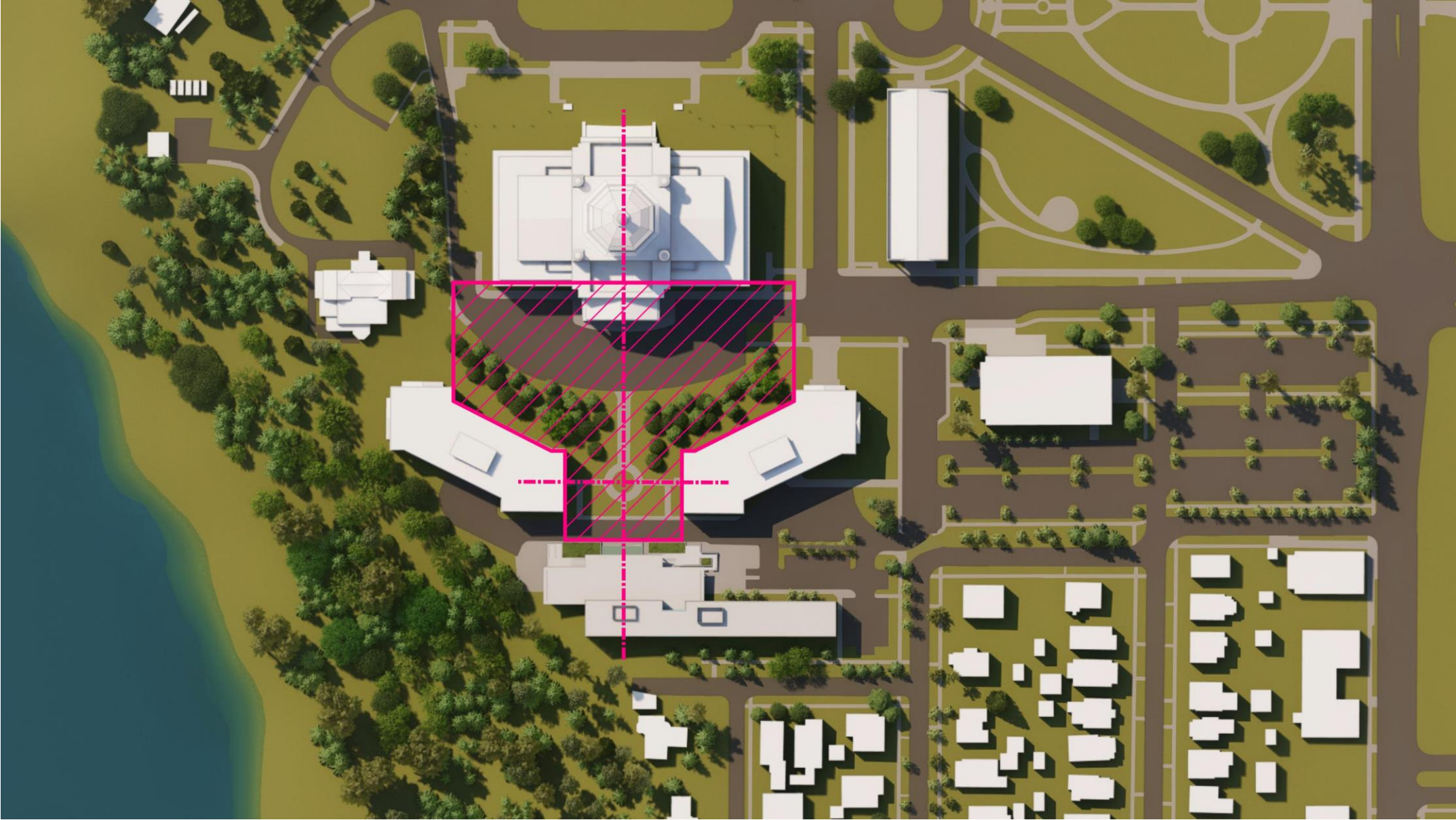
DES requests Statement of Qualifications from firms interested in providing General Contractor/Construction Manager (GC/CM) services for the Legislative Campus Modernization (LCM) Pritchard and O'Brien Project (project number 2022-554).

- 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. The library relocated in 2001 to a new site. Building occupants currently include Code Reviser offices; Legislative Support Services; and Legislative Service Center.
- The proposed O'Brien renovation will combine existing space on floors 3 and 4 to create more appropriately-sized offices for 29 House of Representative members and staff. After Pritchard is rehabilitated and expanded, approximately 35 members and staff will relocate from O'Brien building to lessen over-crowding. Floorplates in O'Brien are approximately 25,000 sq feet.
- DES intends to award a construction contract using a competitive negotiation process authorized by RCW 39.10
- Accommodate all space requirements for occupants while expertly rehabilitating an historic landmark.
- Successfully meet scope, schedule, and budget parameters through great teamwork.

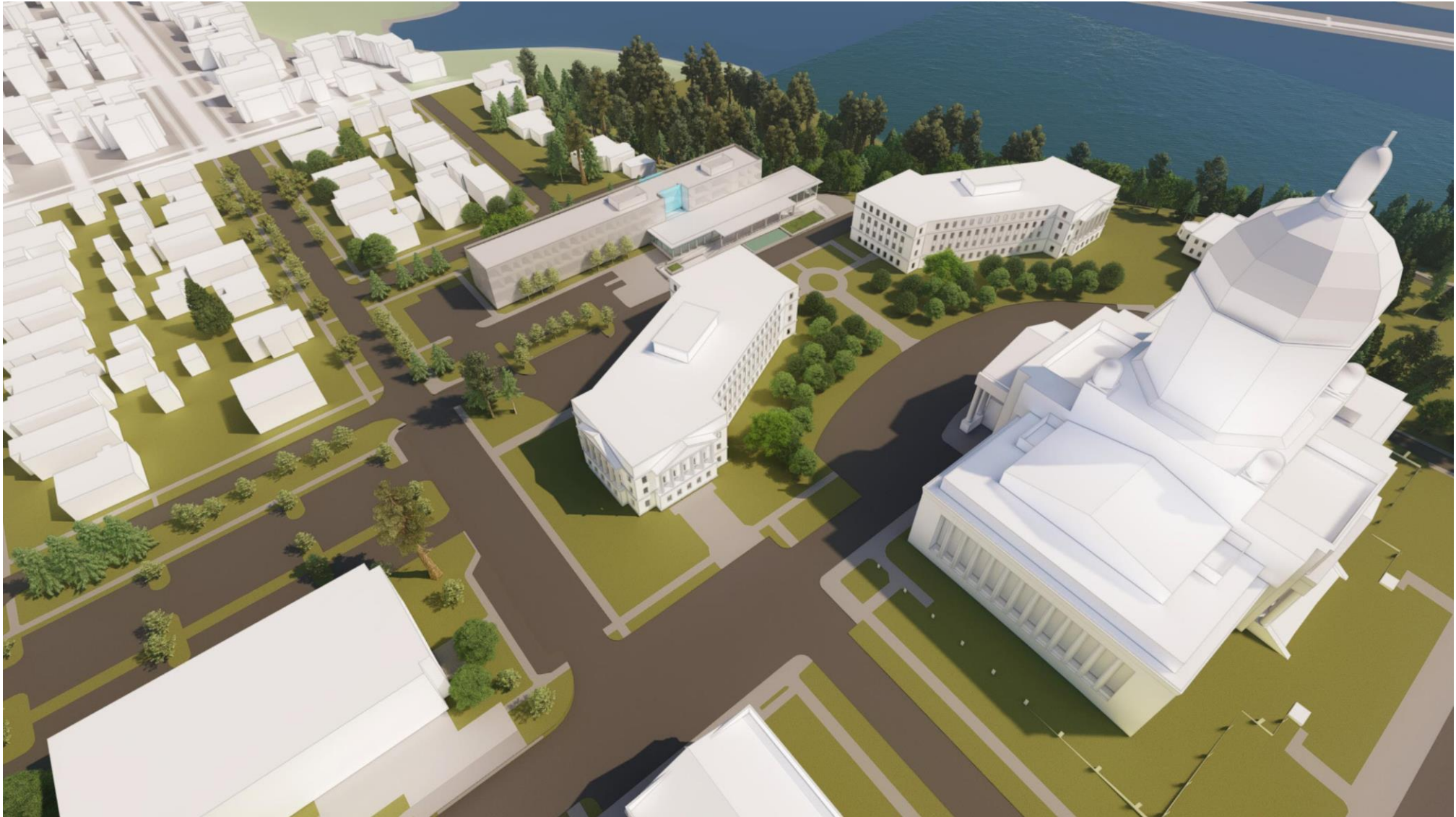
CAPITOL CAMPUS SITE MAP



PRITCHARD BUILDING REHABILITATION/EXPANSION OPTION A



PRITCHARD BUILDING REHABILITATION/EXPANSION OPTION A



Looking at campus from northeast

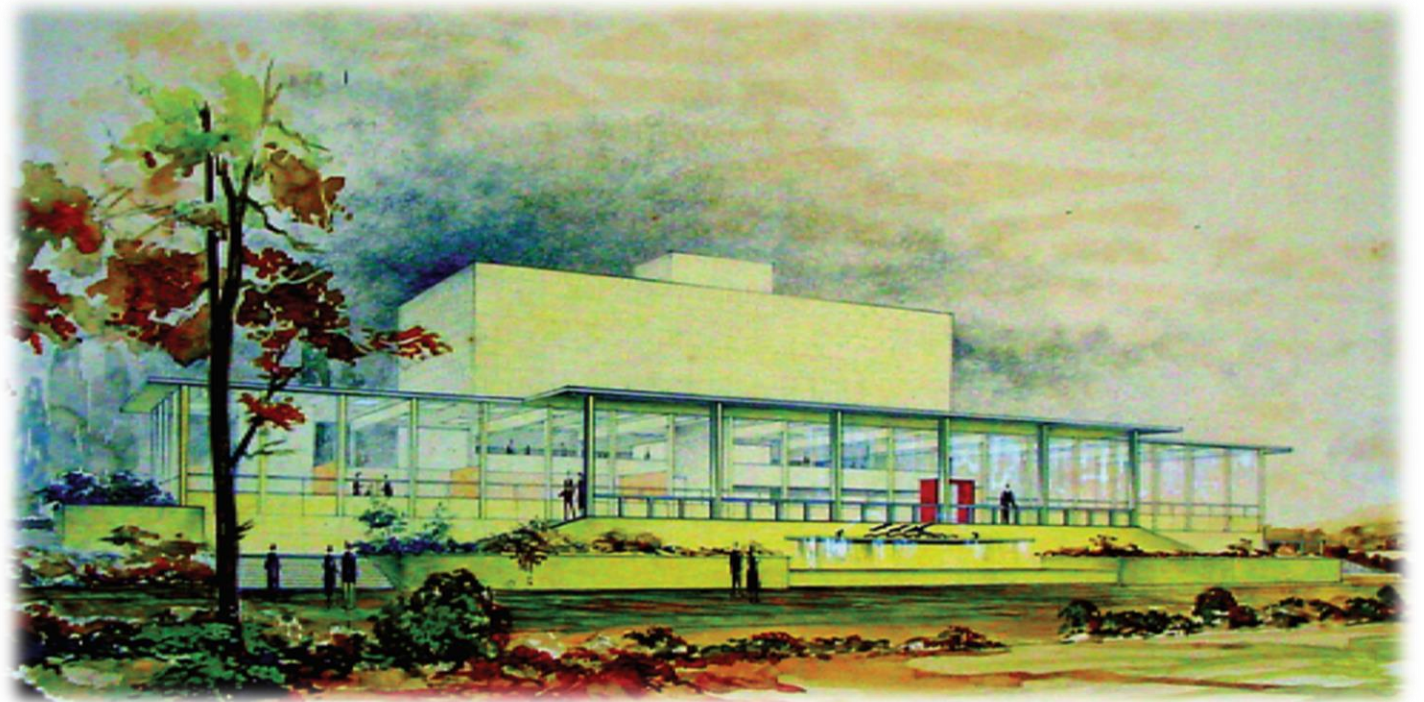
Primary Goals for the Rehabilitation of the Pritchard Building:

1. Develop an effective strategy to reuse the Pritchard Building to serve Legislative functions (as required by the Legislative Campus Modernization project)
2. Address the building's life safety, accessibility, and building code deficiencies with minimal visual and spatial impact to the historic character defining features of the building
3. Restore the Wilkeson sandstone façade cladding
4. Restore the Reading Room façade by replacing the non-original, incompatible window system with an appropriate un-divided window system to match the original
5. Remove incompatible alterations to the Reading Room interior where possible, such as ductwork and interior dividing walls
6. Preserve original public artworks at building interior and exterior



PLANNED TENANTS FOR PRITCHARD

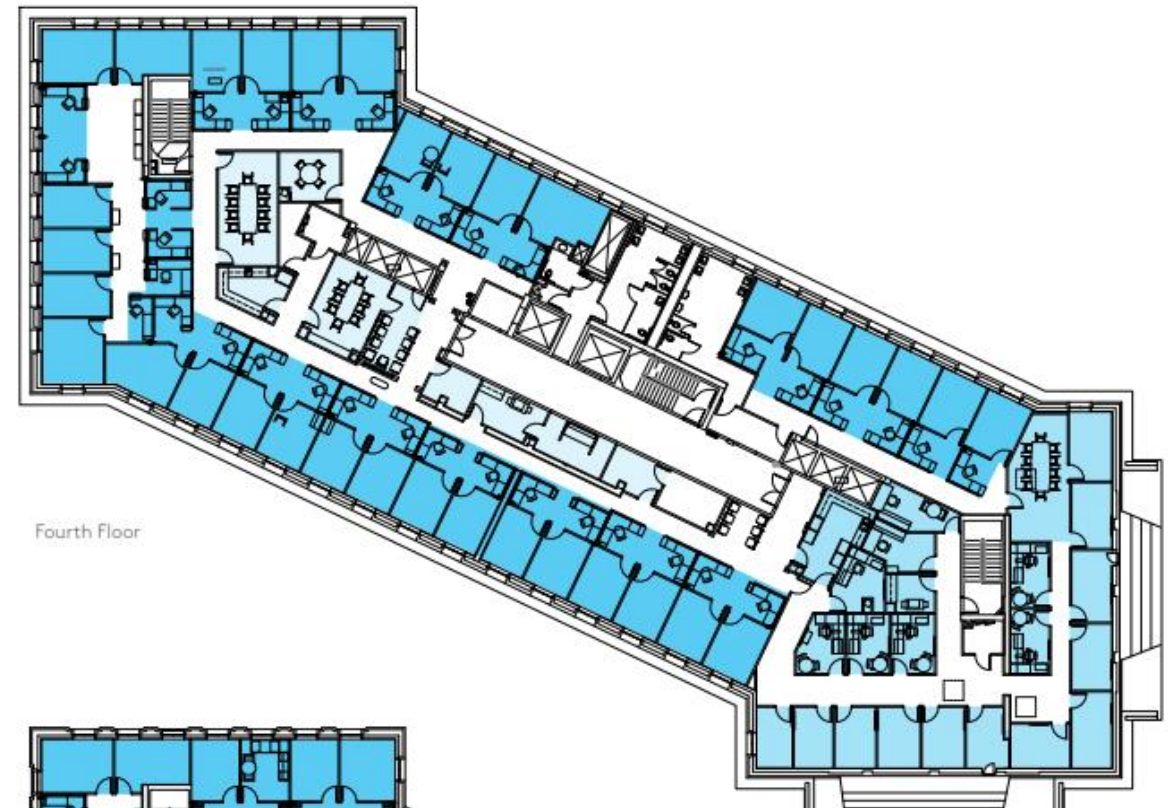
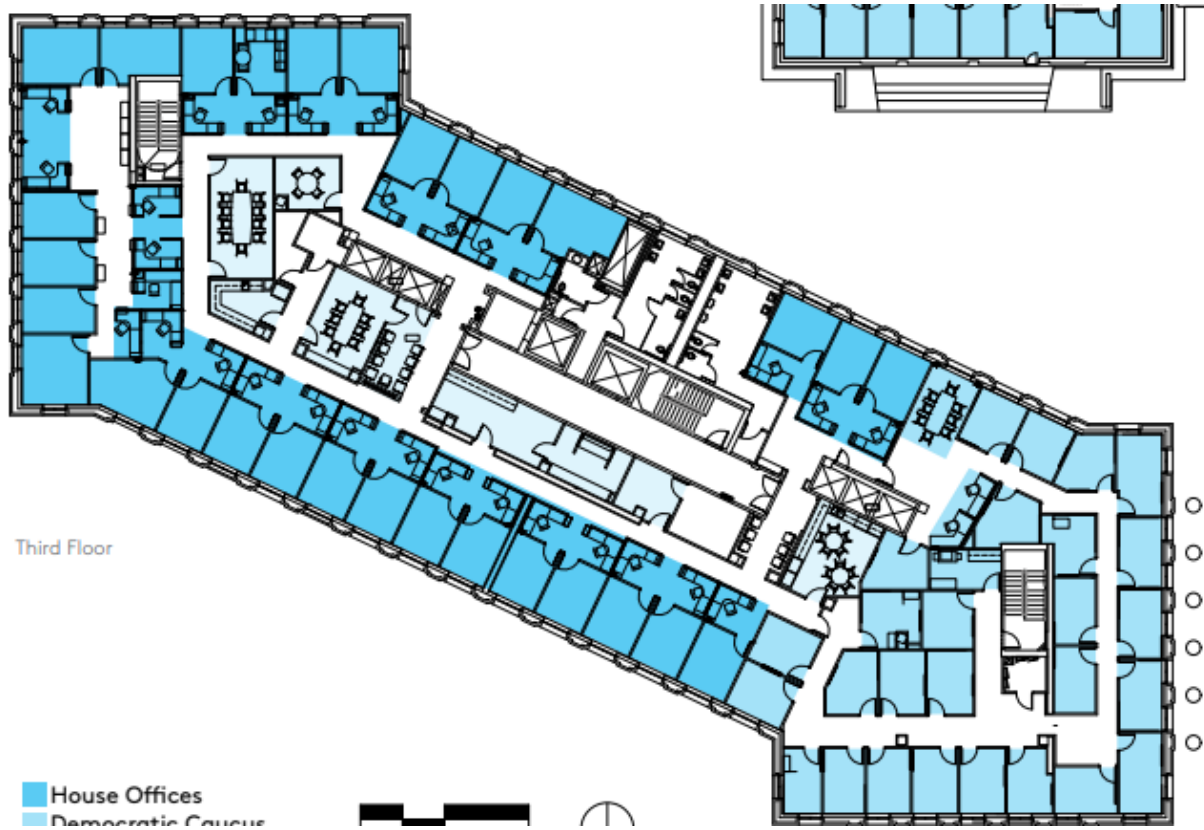
- House of Representatives
- Legislative Support Services
- Code Reviser
- Legislative Service Center



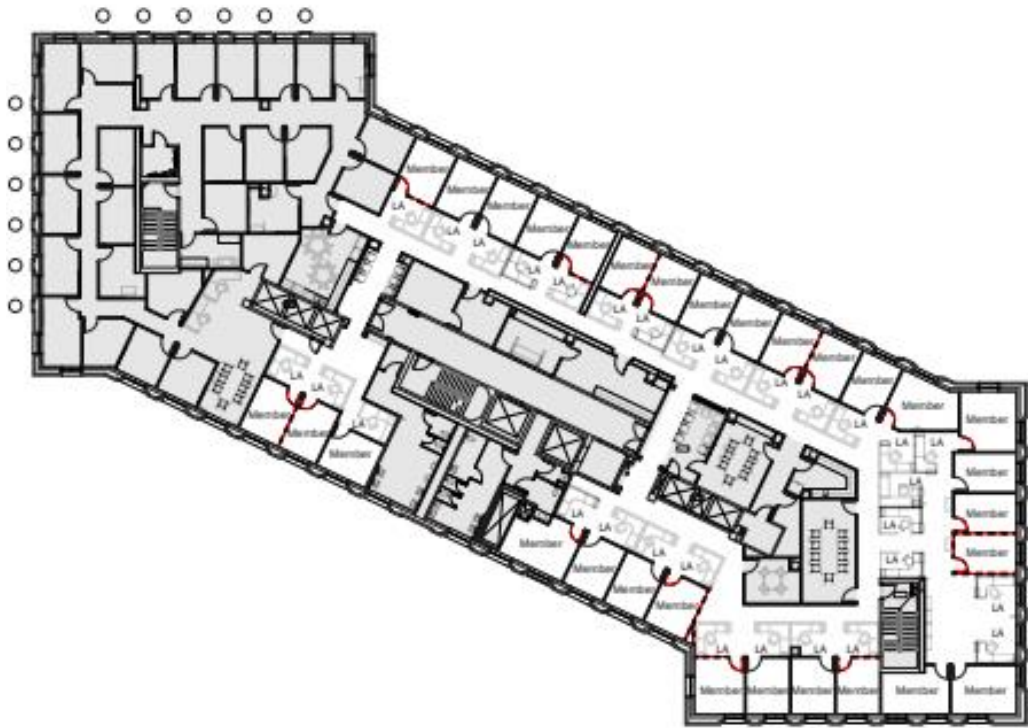


O'BRIEN RENOVATION

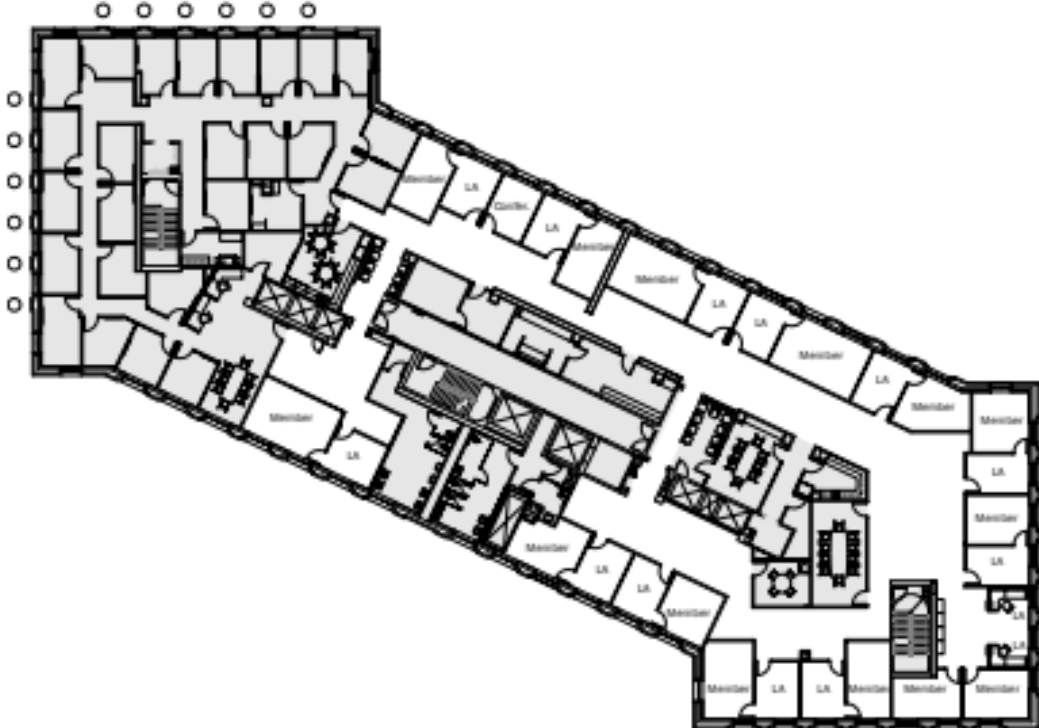
EXISTING O'BRIEN FLOOR PLANS



O'BRIEN BUILDING RENOVATION FLOOR 3

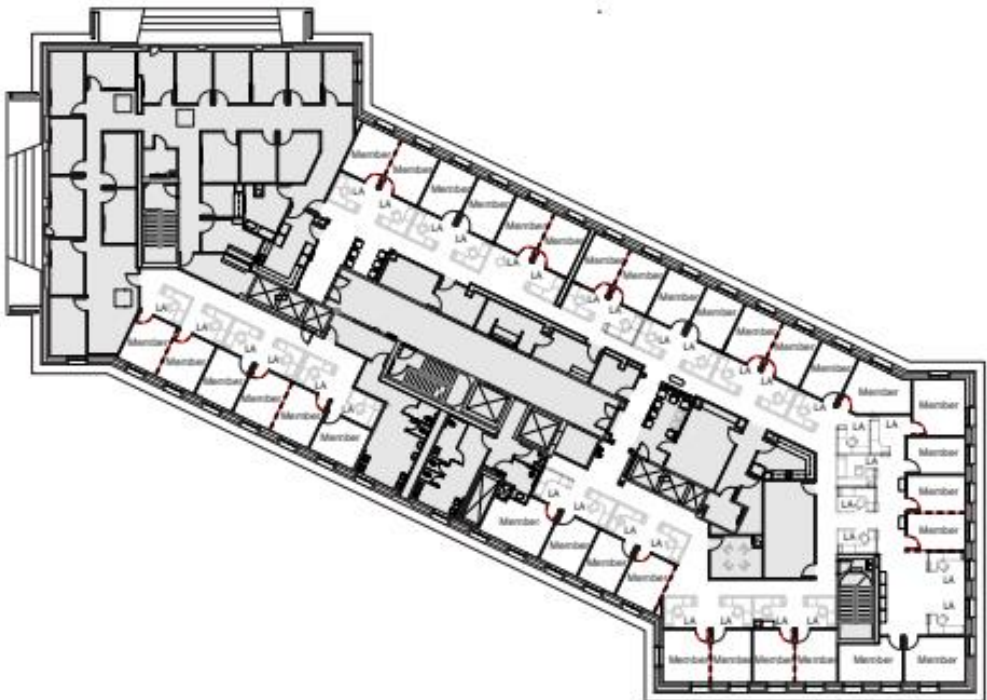


FLOOR 03 DEMOLITION PLAN

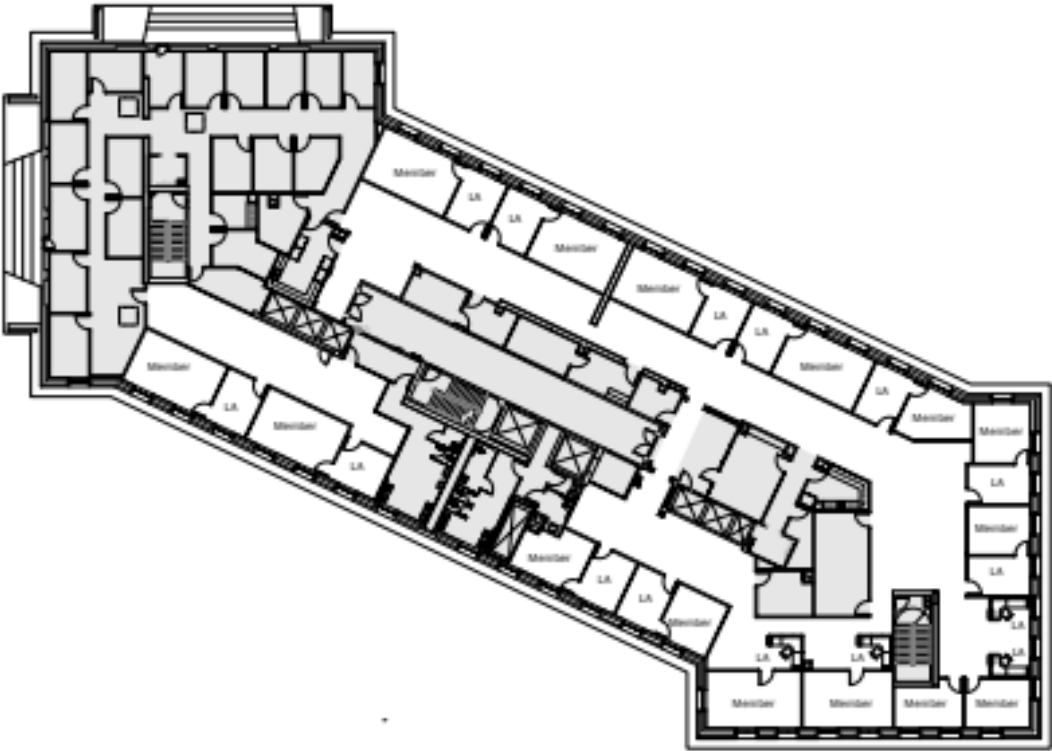


FLOOR 03 RENOVATION PLAN

O'BRIEN BUILDING RENOVATION FLOOR 4



FLOOR 04 DEMOLITION PLAN



FLOOR 04 RENOVATION PLAN

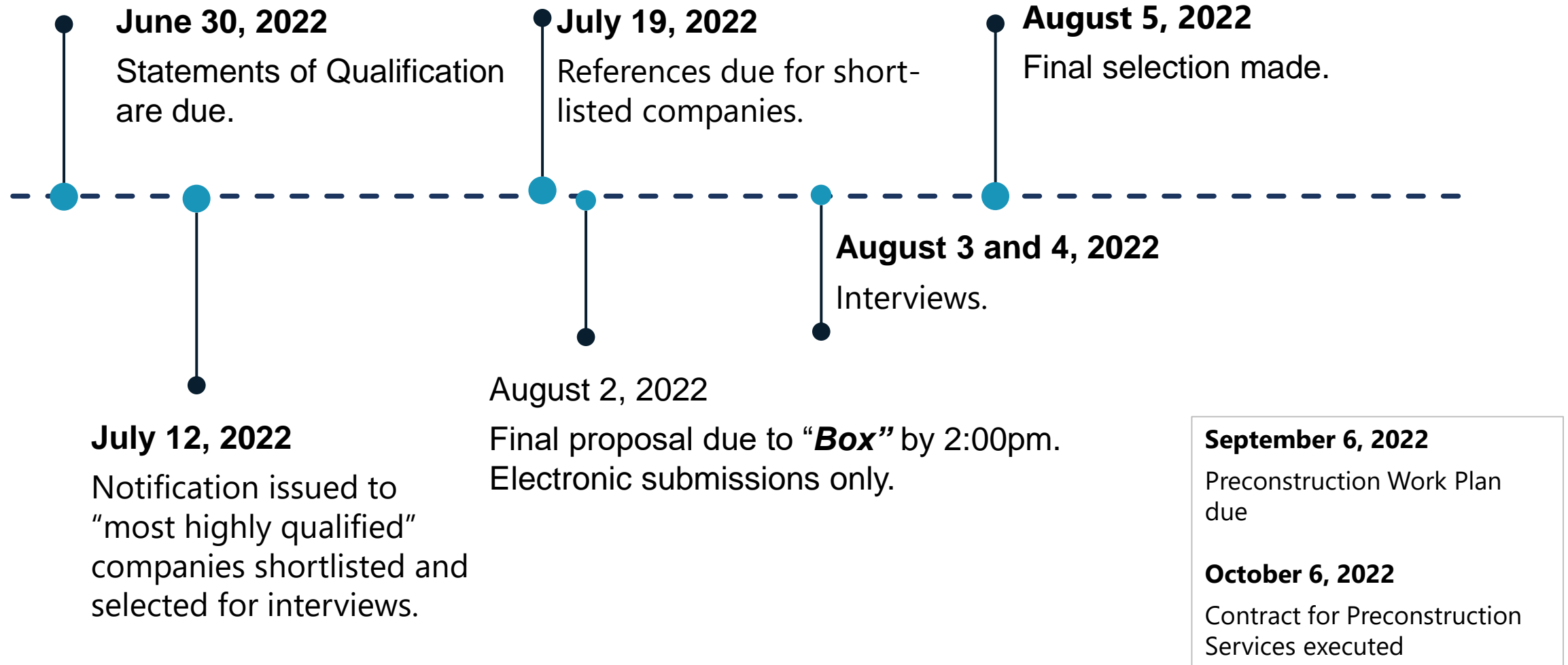
Anticipated Design and Construction

PROPOSED PROJECT SCHEDULE

December 2022 to February 2023	Schematic Design
March to May 2023	Design Development
June 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

RFQ/RFP PROCESS

GC/CM SELECTION PROCESS SCHEDULE



SCOPE OF THE GC/CM SERVICES

The Project includes 2 subprojects – need to be tracked and billed separately.

Pritchard Building

See RFQ/RFP for a full description of work.

Estimated MACC: \$68,800,000

O'Brien 3rd and 4th Floors

See RFQ/RFP for a full description of work.

Estimated MACC: \$2,800,000



SELECTION AND AWARD PROCESS

1. Selection Committee will identify significant and minor strengths and weaknesses from the submissions and interviews.
2. Based on the prescribed evaluation criteria, companies will be scored and ranked.
3. At least (3) “most highly qualified” companies (short-listed companies) will be invited to Phase 2 interviews.
4. Following the interviews, short-listed companies must submit a Final Proposal providing a bid for GC/CM fee.
5. Phase 2 Final Proposal will be evaluated, scored, and added to the interview scores.



PHASE 1 SOQ FORMAT

- Preferred page size is 8.5" x 11. Fold-outs measuring 11"x17" are permitted and are limited to 8 maximum. This size sheet will be counted as 2 pages when included in the 25-page count.
- Must not exceed (25) pages, single-sided.
- All other pages or sheets within the SOQs containing information, graphics, or data about the project, company, team qualifications, experience, etc. count *toward* the total 25-page maximum.
- Cover page (and/or) cover letter, Table of Contents, dividers, and bond documents **do not** count.
- 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 PDT.**
- For questions regarding Box or selection process logistics, please contact Angeline Ernst, Selections Administrator, at (360) 480-1071 or angeline.ernst@des.wa.gov.

SOQ EVALUATION CRITERIA

Criteria	Points
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
Total	100

PHASE 2 INTERVIEW

- After scoring proposals, the selection committee will select a short-list of “most highly qualified” firms as finalists to interview.
- The selection committee will evaluate oral interviews, with feedback from reference checks and emphasis on the following criteria.

Criteria	Value
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

FINAL PROPOSALS

- The finalists identified as “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 include 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).
- In completing the Final Proposal form, the proposer must enter a number for the Percent Fee.
- Firm’s final proposal will be submitted via BOX.

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

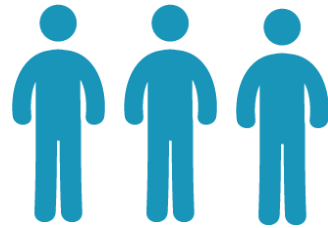
FINAL PROPOSAL COMPUTATION EXAMPLE

Let's assume the following for 3 bids.

Company	Proposed Bid (\$)	Final Score
A	110	$(90/110) \times 15 = 12.27$
B	100	$(90/100) \times 15 = 13.5$
C	90	$(90/90) \times 15 = 15$

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

FINAL SELECTION



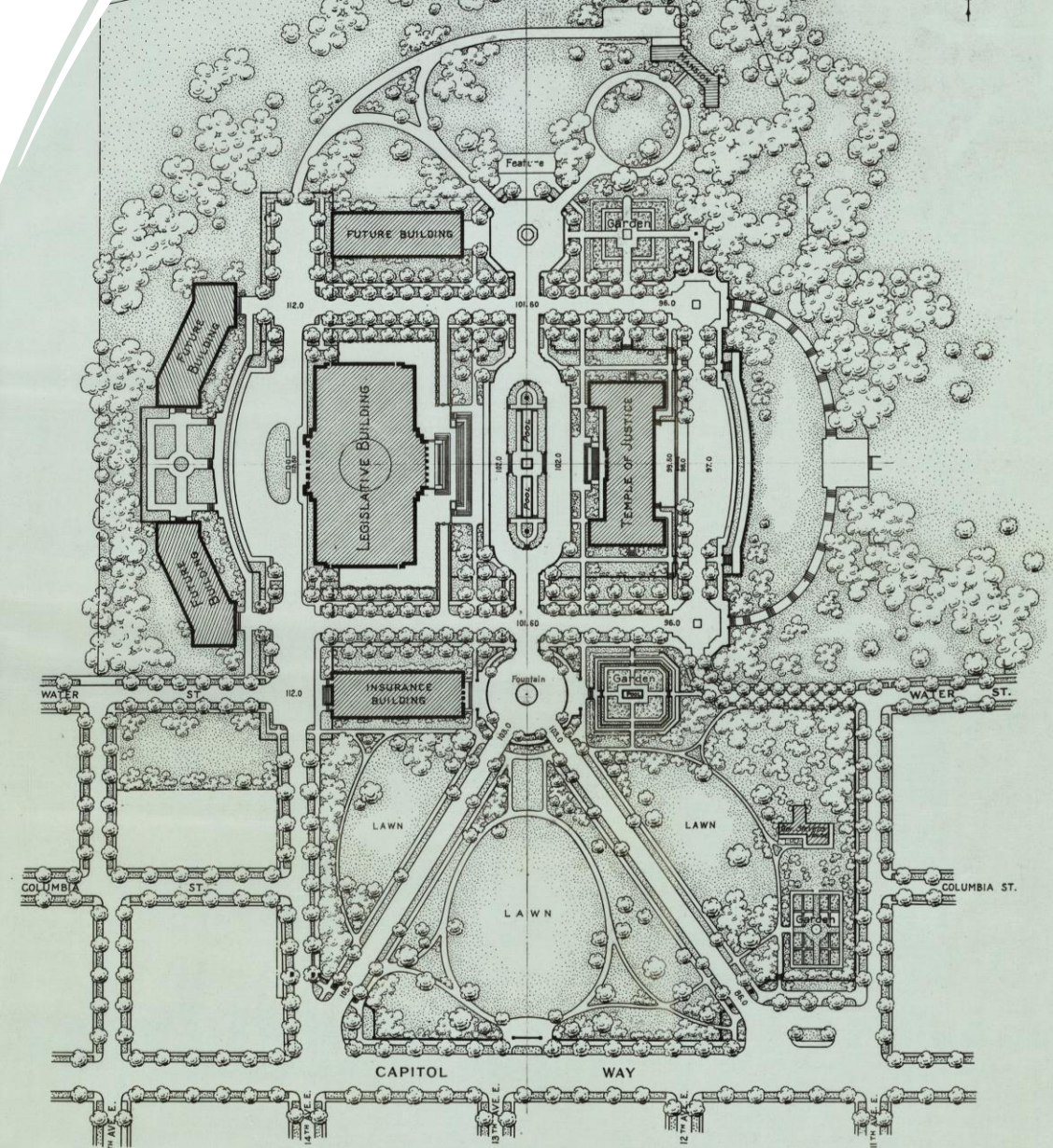
Phase 2 Score (100 points total possible)	
Interview	Final Proposal
85 points	15 points

The Finalist with the highest score after the Interview and the results of the Final Proposal will be selected to provide Preconstruction Services and for MACC negotiations.

Q&A

Please submit all questions via chat function.

- For additional explanation or interpretation of this RFQ/RFP, please write sidney.hunt@des.wa.gov no later than June 20, 2022, which is (10) calendar days before the Phase 1 submittal due date of June 30, 2022. Final addendum to answer last questions will be issued June 23, 2022.
- For other technical questions related to submission/upload of SOQ, please request help in writing from angeline.ernst@des.wa.gov.



WASHINGTON STATE CAPITOL GROUNDS
OLYMPIA-WASHINGTON
GENERAL PLAN

SCALE OF FEET
0 100 200 300 400 500

OLMSTED BROTHERS LANDSCAPE ARCHITECTS
WILDER AND WHITE ARCHITECTS

WASHINGTON STATE CAPITOL COMMITTEE
GOVERNOR ROLAND H. HARTLEY - CHAIRMAN

THANK YOU



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sidney.hunt@des.wa.gov



360-701-0088



des.wa.gov