

1063 Capitol Way Block Replacement Project

July 15, 2013



Agenda

- Authorizing Legislation
- Project Overview
- High Performance Building Expectations
- Total Project Schedule
- Scope for this RFQ
- RFQ Requirements
- Q&A
- Walk the 1063 Block



Authorizing Legislation: ESSB 5035

- Section 1109 (\$13 M State Bonds)
- Section 7014 (2)(b) (\$69 M Cert. of Participation)
- Section 7015 (5) Capitol Campus Design Advisory Committee Review

Total Project Funding (\$82 Million)



Authorizing Legislation: ESSB 5035

Section 1109 (\$13 M State Bonds)

Conditions & Limitations

- Solely for predesign and bridging documents, design, competition honoraria, project management, demolition, and other planning activities including permits.
- Predesign must indicate estimated annual cost increase for state agency tenants compared to the cost of their existing leases
- The estimated cost increases may take into account estimated cost savings in staff costs and other costs that may result in more efficient building design and layout of office space.



Authorizing Legislation: ESSB 5035

Section 1109 (\$13 M State Bonds)

Conditions & Limitations (cont.)

- OFM must review these costs estimates and submit a report to the appropriate committees of the legislature indicating the budget increase that would be required 60 days prior to executing any construction contracts for the building.
- The lease for any prospective tenant may not be extended beyond the anticipated occupancy date of the building.



Authorizing Legislation: ESSB 5035

Section 7014 (2)(b)(\$69 M Cert. of Participation)

- Use design build, as defined by 39.10 RCW.
- Include guarantee for energy, operations and maintenance performance.
- Term for performance validation must not be less than five years.
- The state may use state employees for services not related to building performance.



Authorizing Legislation: ESSB 5035

Section 7014 (2)(b)(\$69 M Cert. of Participation)

- Criteria for selecting a contractor must include life cycle costs, energy costs or energy use index.
- Size: 200,000 – 225,000 square feet, based on OFM's direction for square feet and tenants identified in the programming phase including the Washington State Patrol.
- Tenant lease costs for the building may not exceed \$26 per gross square foot including debt services and operating expenses.



Authorizing Legislation: ESSB 5035

Section 7014 (2)(b)(\$69 M Cert. of Participation)

- Proposals must be received by January 31, 2014.
- This is phase 1 of a 2-phase process that includes future demolition of the current General Administration Building and construction of similar facility which may include the state library as a tenant.



Authorizing Legislation: ESSB 5035

Section 7015 (5) CCDAC Review

Capitol Campus Design Advisory Committee (CCDAC)

- CCDAC may review the proposal selected by the Dept. of Enterprise Services but must not propose changes that will affect the scope, budget, or schedule of the project.



Project Overview

- Design-Build Procurement (RCW 39.10)
- 200,000 – 225,000 Square Feet
- Achieve \$26/GSF Lease Cost
- High Performance Multi-tenant Office Building
- Open-office concept





High Performance Building Expectations

- Achieve LEED Gold minimum
- Achieve significant energy reduction compared to typical NW office building & plan for on-site renewable energy systems
- Assure air quality
- Use daylighting and occupancy sensors
- Maximize use of regional materials
- Salvage or recycle high percentage of demolition and construction waste
- Establish energy performance guarantees over a five-year validation period



Total Project Schedule

July 15, 2013	Non-mandatory informational meeting
July 22, 2013	2:00 p.m. Submittals are due
July 31, 2013	Interviews tentatively scheduled at 1500 Jefferson St., S.E., Olympia, WA
Aug. 5, 2013	Fee Proposal Due
Aug. 14, 2013	Signed Agreement & NTP
Sept. 13, 2013	Complete pre-design, bridging documents, & RFQ/RFP
Sept. 23, 2013	Issue Design-Build (DB) RFQ
Sept. 30, 2013	OFM approves pre-design document
Oct. 15, 2013	DB Statements of Qualifications (SOQs) due
Nov. 1, 2013	Review SOQs, Shortlist Finalists, & Issue RFP
Jan. 15, 2014	Proprietary Meetings & Proposals Due
Jan. 31, 2014	Evaluate Proposals & OFM Reviews Lease Cost Data
Spring 2014	Negotiate Design-Build contract
Fall 2016	Complete construction



Scope for this RFQ

- Pre-design for multiple tenants including the Washington State Patrol
 - Including:
 - Cost estimates
 - Estimated annual cost increase for state agency tenants
- Design-build bridging documents
 - Building Performance standards
- RFQ and RFP for Design-build team selection
- Participation in the selection of the Design-build team
- Potential to advise Owner during construction



RFQ Requirements

Scoring Criteria

Qualifications of Key Personnel (35 pts)

Previous Performance (35 pts)

Relevant Experience (20 pts)

MWBE Outreach Plan (10 pts)



RFQ Requirements Submittals

- Six bound sets of qualifications and one set on CD. Each set to include:
- Executive summary; Federal Form SF330, Part 2 only; and any other pertinent data to assist the Selection Panel in evaluating qualifications.
- Submit on 8-1/2" x 11" paper, printed front and back, not exceeding 30 pages total. (single 11" x 17" sheet will count as two pages.)
- **Deliver to E&AS prior to 2:00 PM, July 22, 2013**



RFQ Requirements

MWBE Outreach Plans

Provide a description of the strategies, approaches, and specific steps your firm will take to meet DES's voluntary MBE and WBE percentage utilization goals

- Education and training programs for employees about Outreach Plan
- Participation in outreach events
- Project-specific outreach
- Providing one-on-one assistance to MWBE subconsultants
- Subcontracts that encourage participation by MWBEs

Describe how your firm will monitor progress toward these voluntary goals



Questions?

Contact

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Thank You

