

LEGISLATIVE CAMPUS MODERNIZATION PRITCHARD AND O'BRIEN PROJECTS

WASHINGTON STATE CAPITOL CAMPUS

RFQ Informational Meeting – May 4, 2022

10:00 – 11:30 AM PDT

DES Project No. **2022-554**

Clarissa Easton AIA, Project Director

Facility Professional Services

WELCOME

Thank you for your interest in serving the State of Washington as part of the Legislative Campus Modernization project, which was approved by Legislature on April 24, 2021. Details in Section 1111 can be found [here](#).



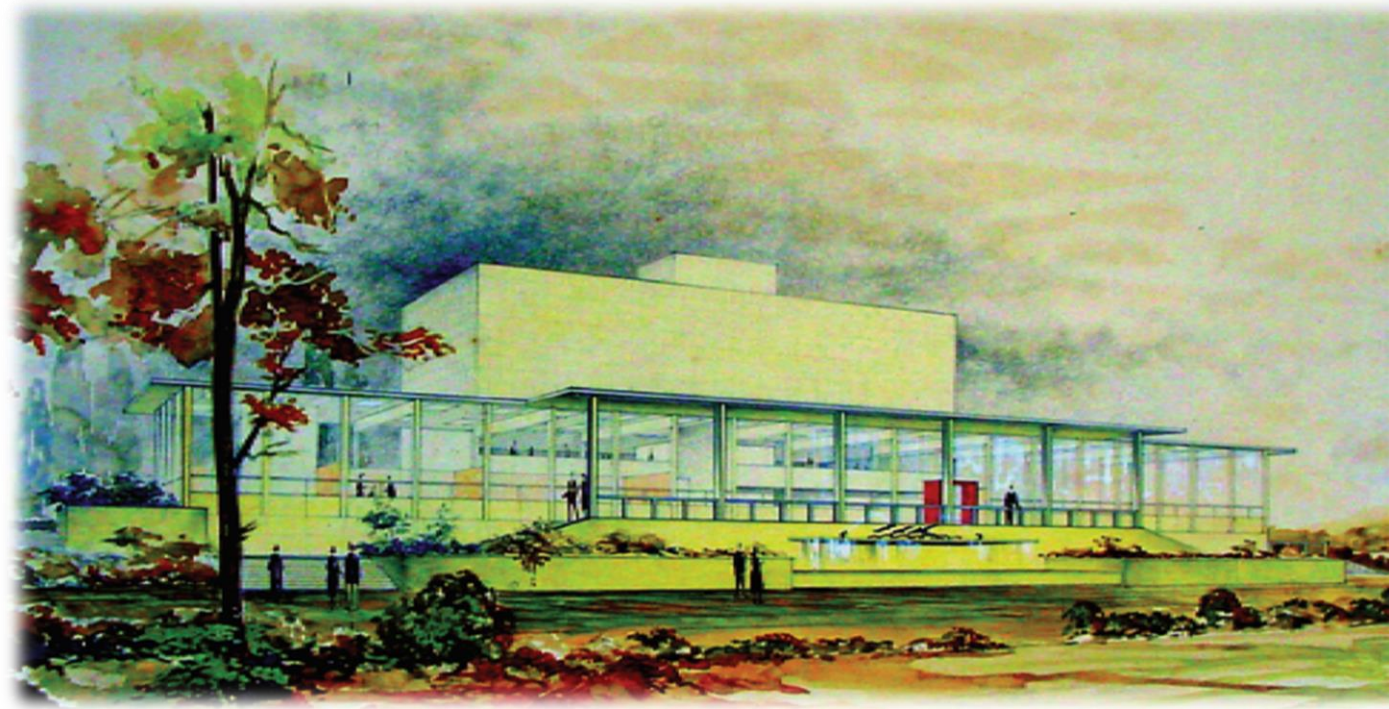


RFQ INFORMATIONAL MEETING LOGISTICS DES PROJECT #2022-554

- Please keep your microphone muted except when speaking.
- Please use the chat box to **sign in** with your **name**, **company**, **email** address and **phone** number.
- Please hold questions until the Q&A session.
- Presentation and sign-in information will be posted today.

AGENDA

- **Introductions and Project Information**
 - House of Representatives staff
 - DES/FPS/LCM staff
 - Selection Panel Members
 - Project background
- **Consultant Selection Process**
 - Important dates
 - Selection criteria
 - *Diverse Business Inclusion Plan*
- **SOQ Submission**
- **Q&A**



INTRODUCTIONS

House of Representatives

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

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

- Anneliese Irby, LCM Project Coordinator
- Clarissa Easton AIA, LCM Project Director
- Amy Kim PhD LEED AP (BD+C) Newhouse Project Manager
- Angeline Ernst, Management Analyst



SELECTION PANEL

House of Representatives

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

Department of Archaeology and Historic Preservation (DAHP)

- Nicholas Vann AIA, DAHP Deputy Director

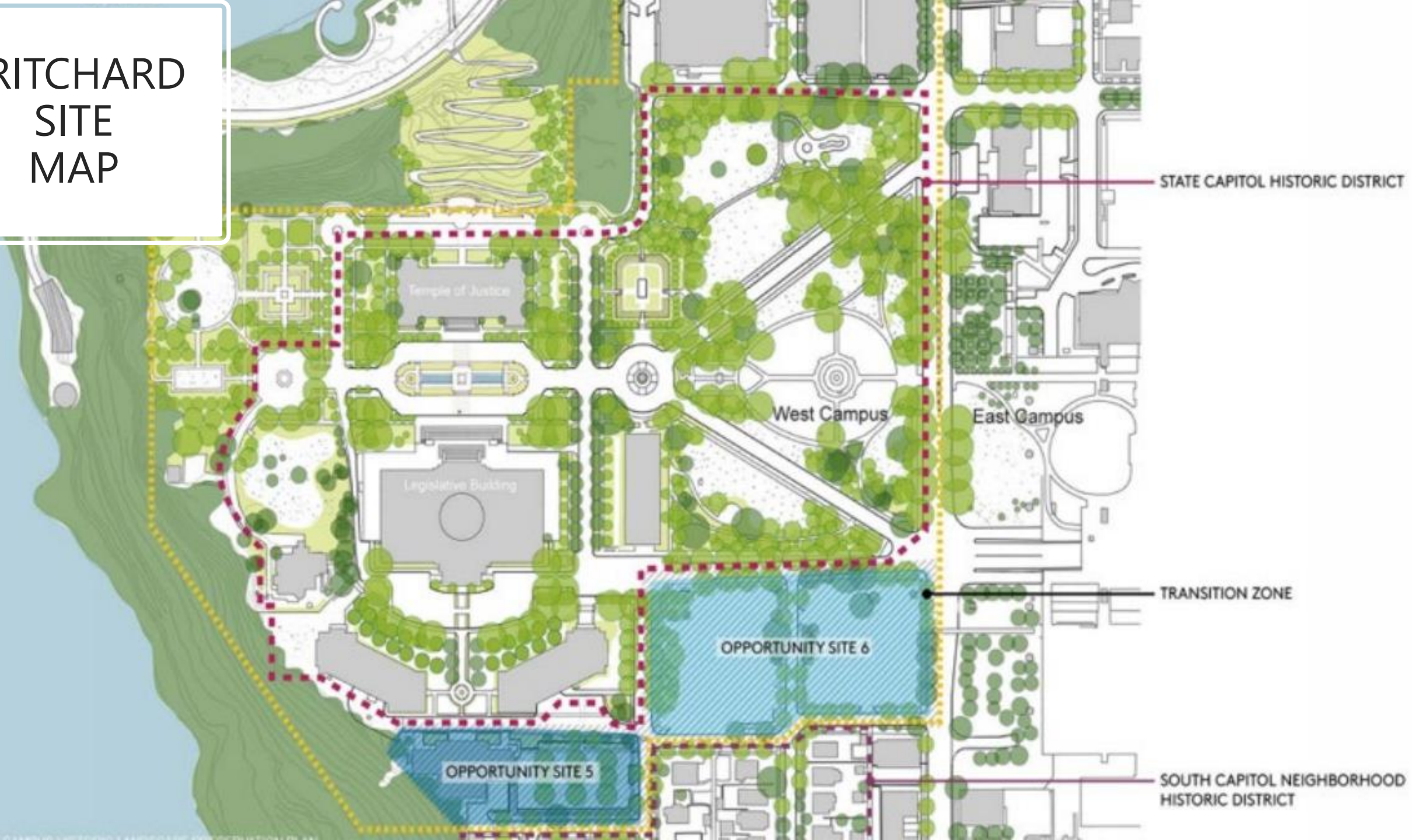
DES/FPS/Program and Planning Delivery (PPD)

- John Lyons AIA, Assistant Program Manager - Planning

DES/FPS/LCM

- Clarissa Easton AIA, LCM Project Director

PRITCHARD SITE MAP



HOUSE BILL 1080 2021– 22: PRITCHARD BUILDING PROVISO

PROGRAM

- (a) A high-performance building that meets net-zero-ready energy standards, with EUI < 35
- (b) Sufficient program space required to support House of Representatives' offices and support functions
- (c) Additional office space necessary to offset House of Representatives' members and staff office space eliminated in the renovation of 3rd and 4th floors of the John L. O'Brien Building

PROCESS

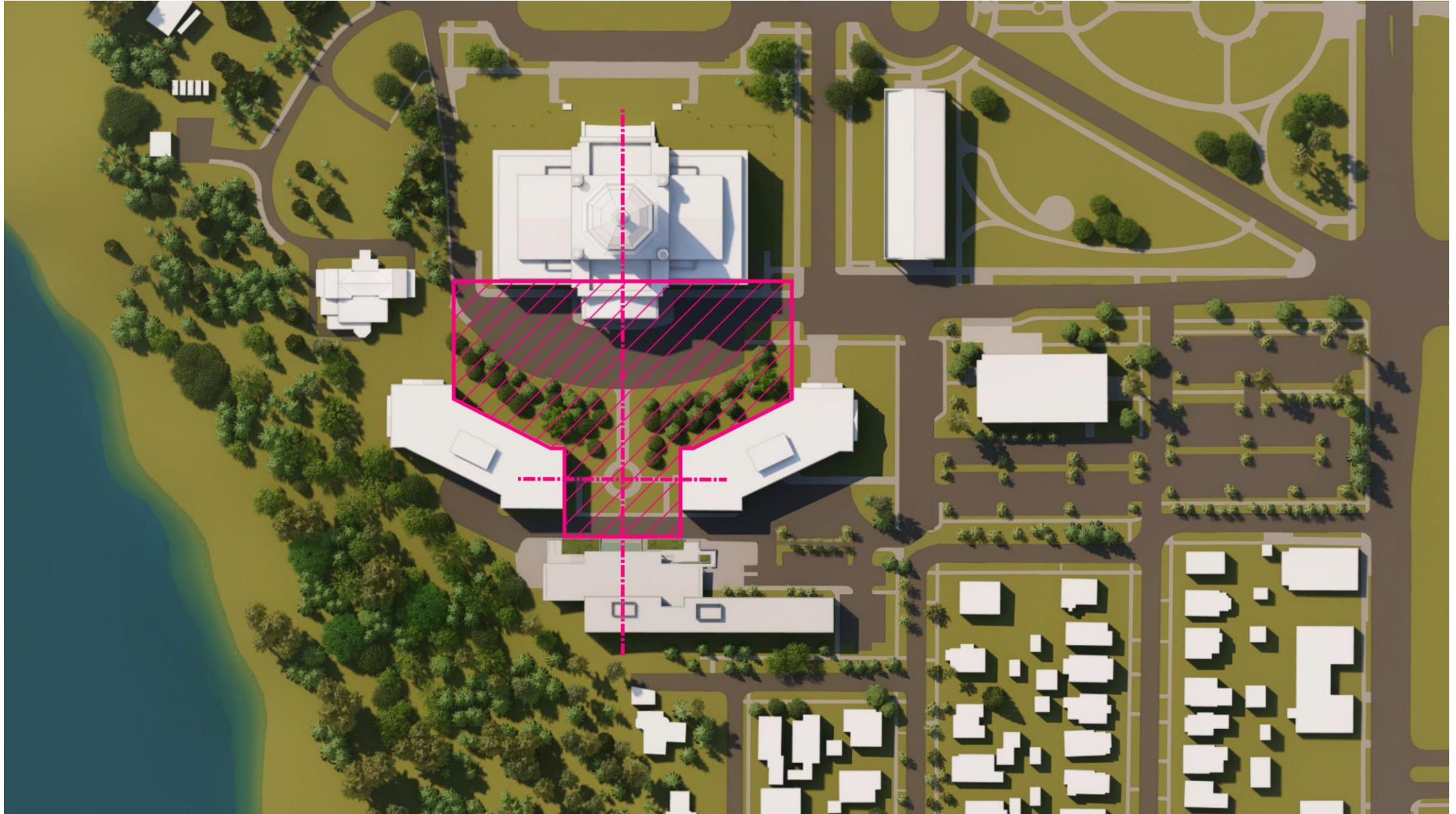
- analysis of seismic, geotechnical, building codes, constructability, and costs associated with renovation and expansion of the Pritchard Building to accommodate tenant space needs
- a third-party historic preservation specialist to ensure compliance with the Secretary of the Interior's standards and other applicable standards for historic rehabilitation
- a public engagement process including CCDAC and SCC

Primary Goals for the Rehabilitation of the Pritchard Building:

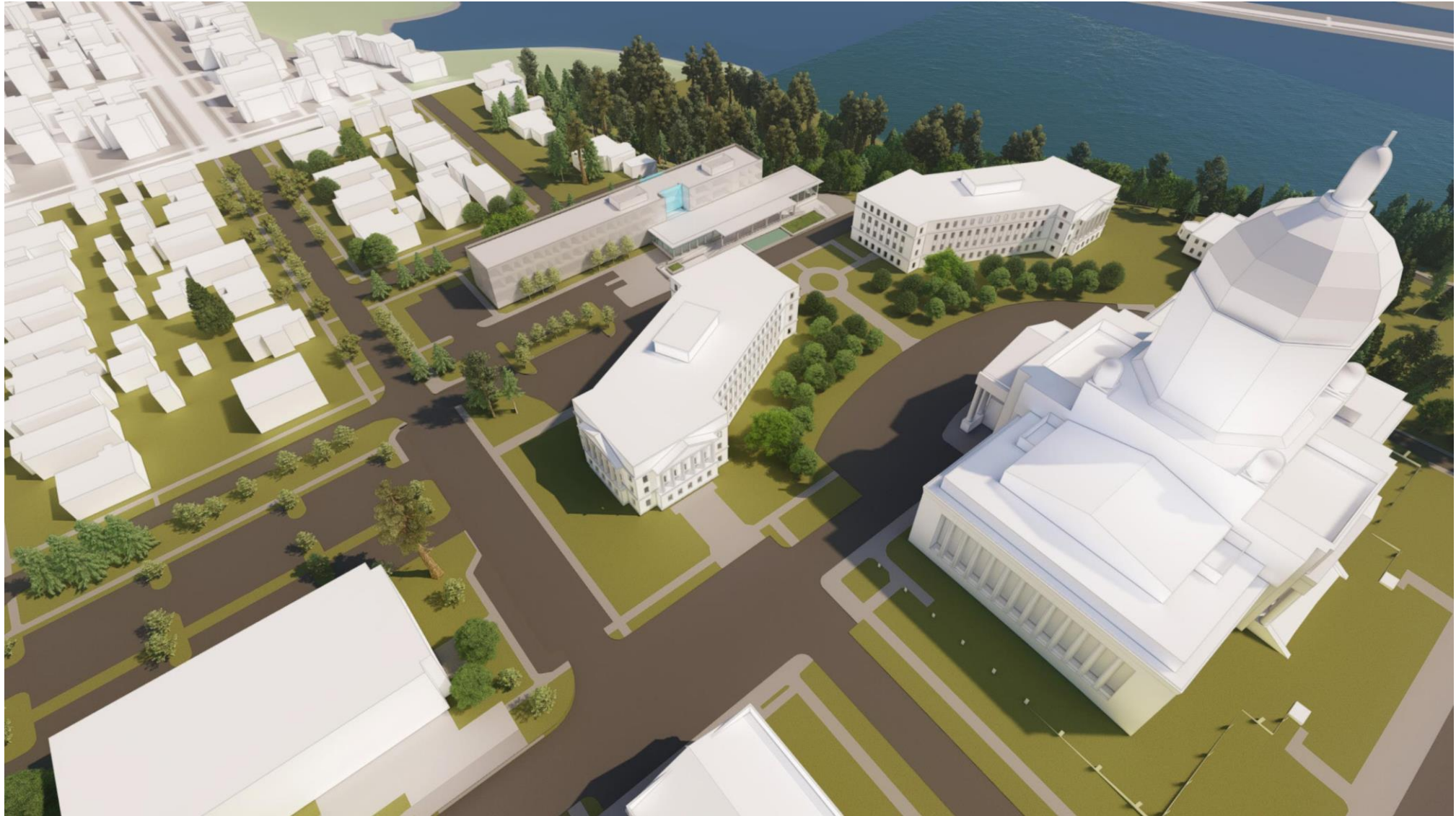
1. Develop an effective strategy to reuse the Pritchard Building to serve Legislative functions (as required by the Legislative Campus Modernization project)
2. Address the building's life safety, accessibility, and building code deficiencies with minimal visual and spatial impact to the historic character 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



PHASE 3 – REHABILITATION/EXPANSION OPTION A: RELATIONSHIP TO OLMSTED PLAN

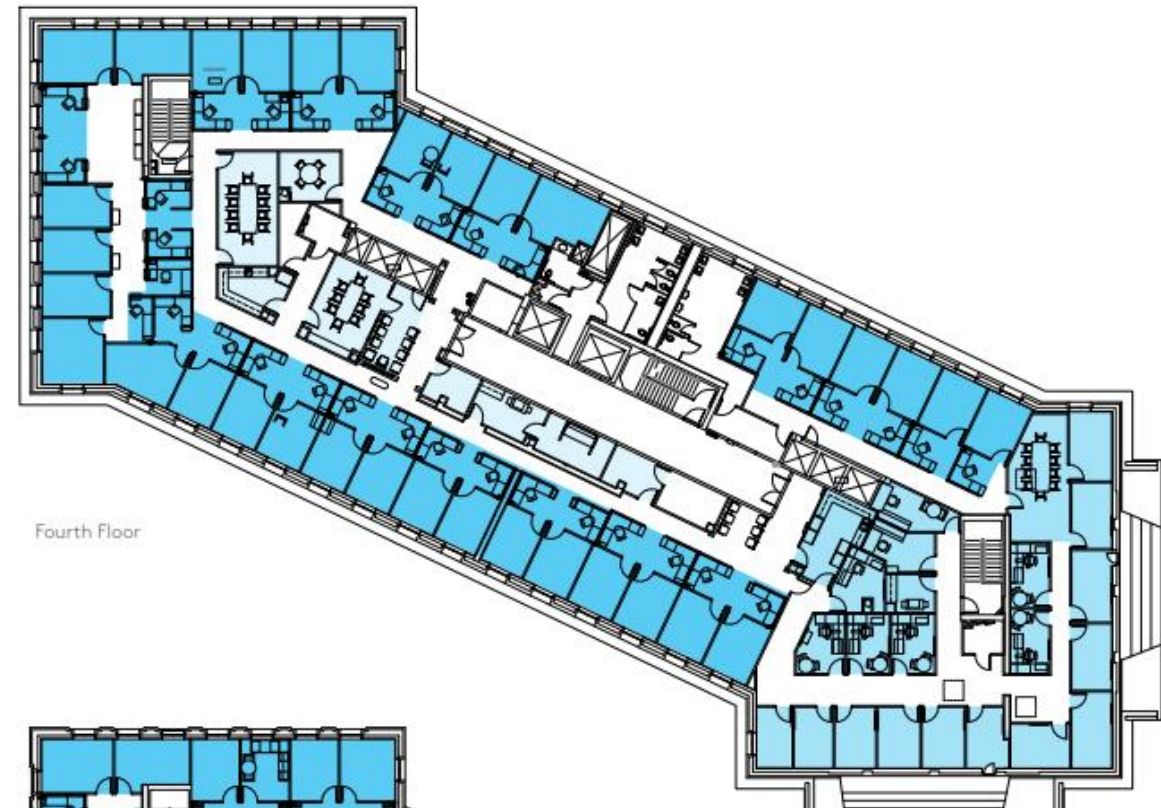
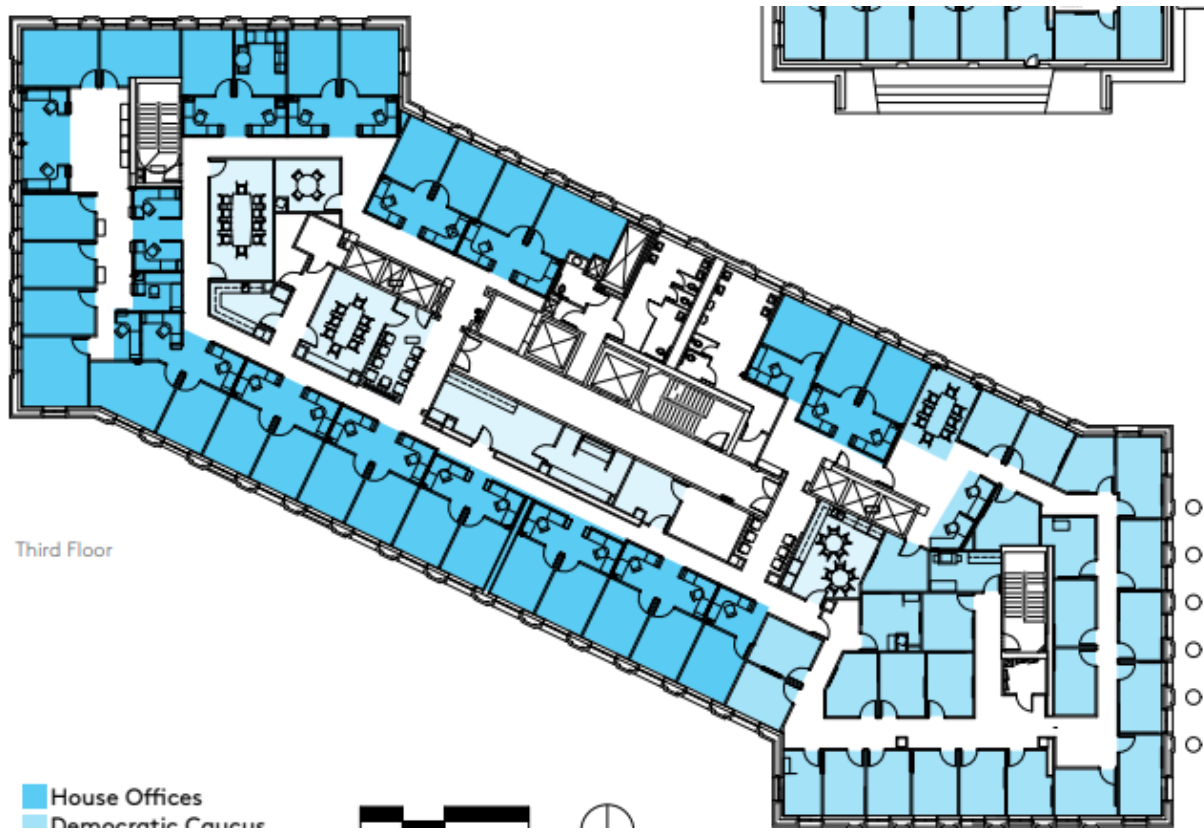


BUILDING REHABILITATION/EXPANSION OPTION A

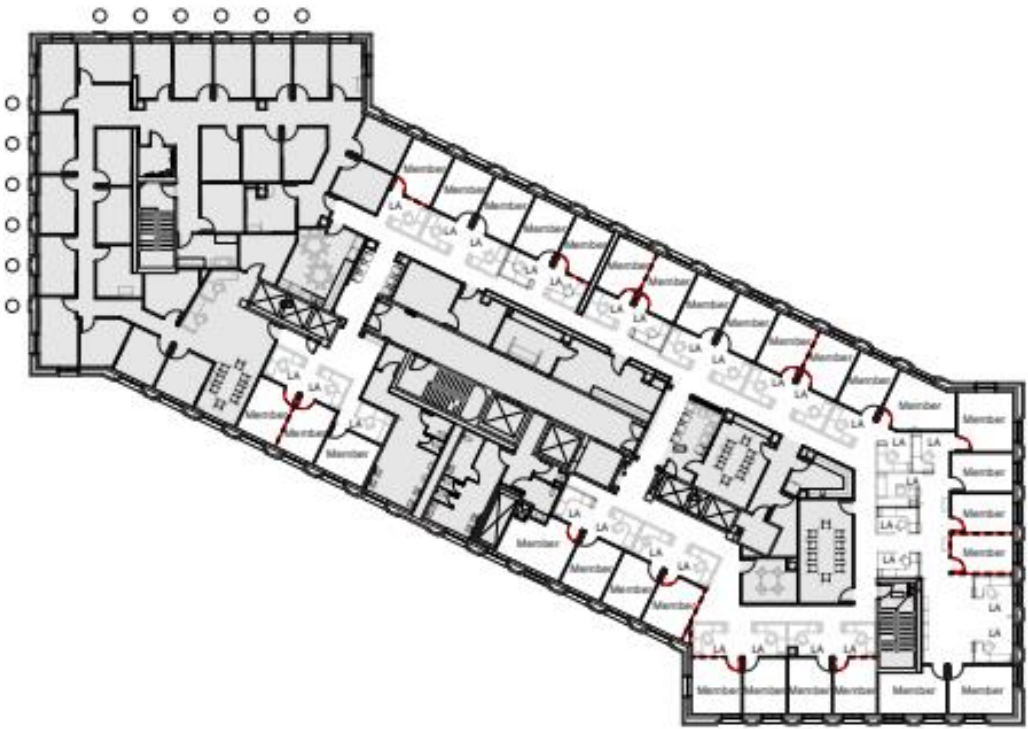


Bird's eye view

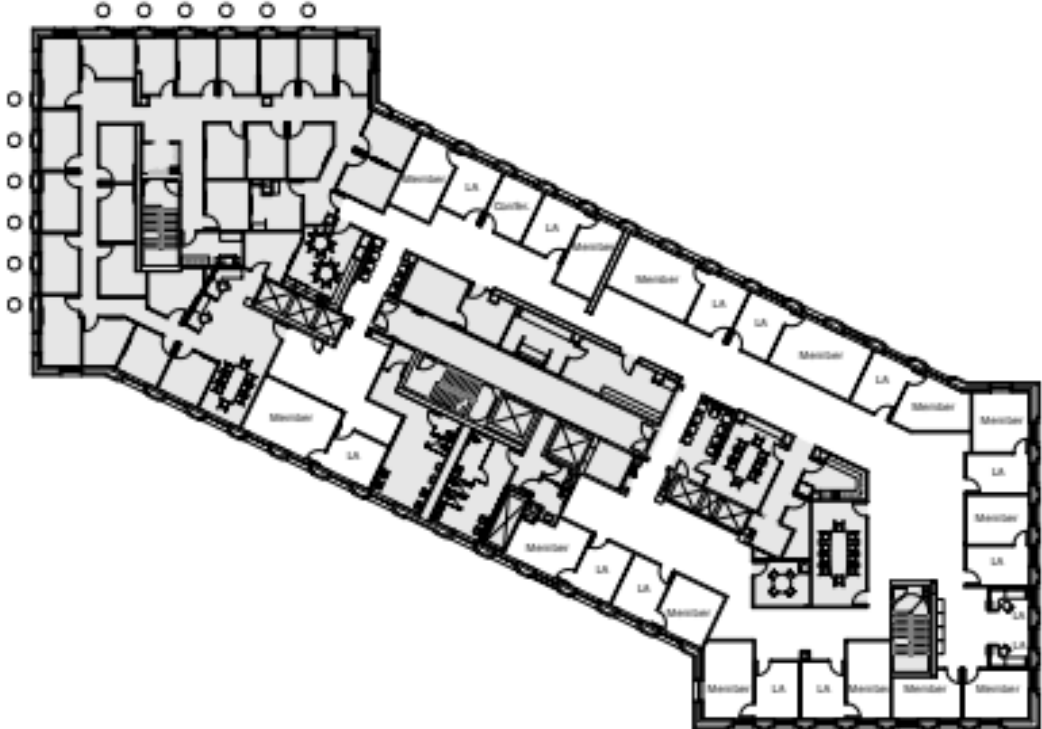
EXISTING O'BRIEN FLOOR PLANS



O'BRIEN BUILDING RENOVATION FLOOR 3

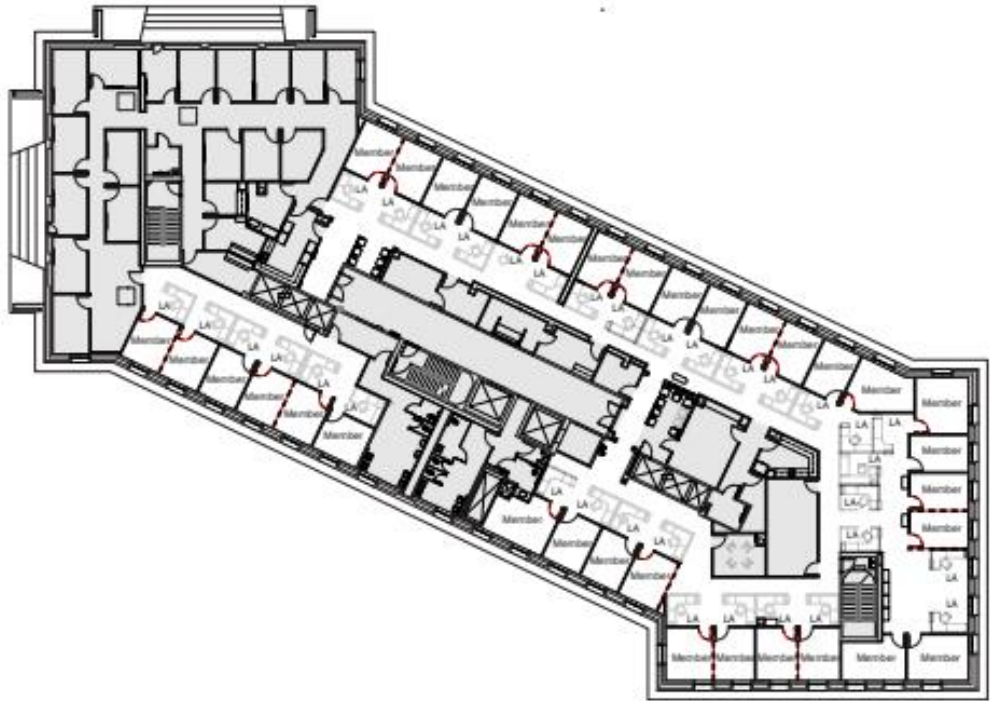


FLOOR 03 DEMOLITION PLAN

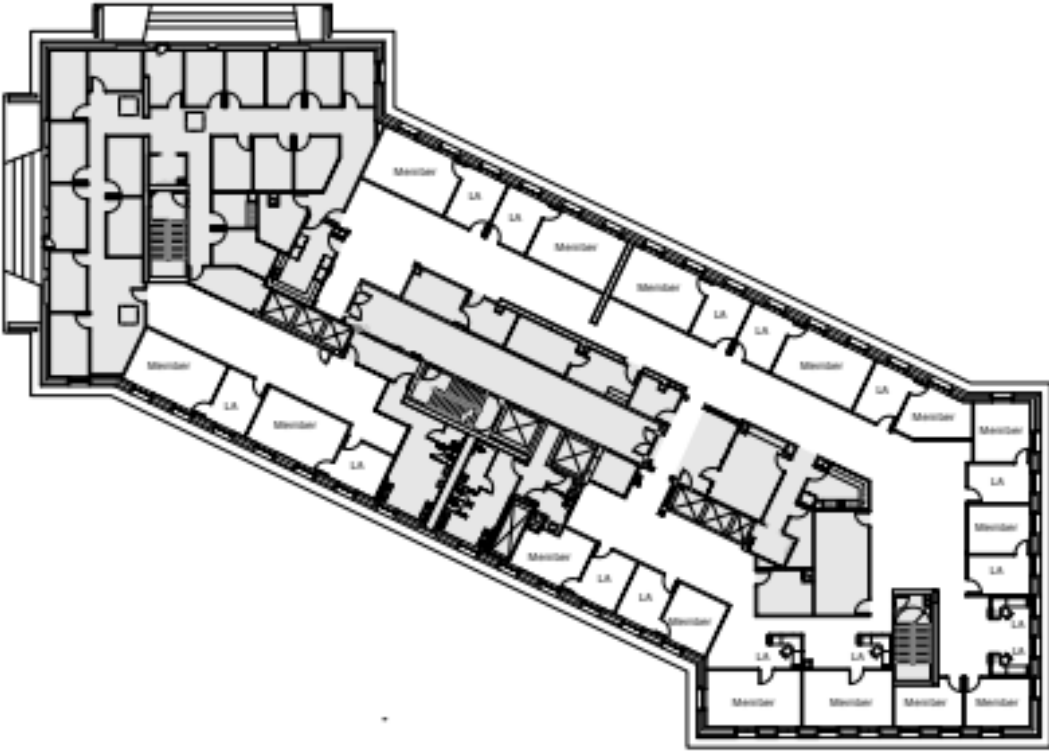


FLOOR 03 RENOVATION PLAN

O'BRIEN BUILDING RENOVATION FLOOR 4



FLOOR 04 DEMOLITION PLAN



FLOOR 04 RENOVATION PLAN

SELECTION PROCESS

PRITCHARD AE SELECTION SCHEDULE



SELECTION CRITERIA

Phase 1: Evaluation and shortlisting of consultant teams based on *Statement of Qualifications*.

- Qualifications of Key Personnel - 50 points
- Relevant Experience -50 points
- Life Cycle Cost Analysis Experience - 20 points
- Sustainable Design Experience – 40 points
- Past Performance – 40 points
- Diverse Business Inclusion Strategies – Not Scored

SELECTION CRITERIA

Phase 2: Oral presentations and interviews with short-listed consultant teams.

- Organization – 35 points
- Project Management – 20 points
- Project Approach – 15 points
- Experience – 20 points
- Life Cycle Cost Analysis Experience – 5 points
- Sustainable Design Experience – 5 points
- Diverse Business Inclusion Plan – Not scored

SOQ SUBMISSION

SOQ FORMAT

Each SOQ will include:

- Cover letter with acknowledgement of any DES-issued addenda.
- RFQ Attachment 1, identifying a single point of contact;
- Table of Contents;
- Federal Form 330 (Part II only);
- Any other pertinent data to assist the Selection Panel in evaluating qualifications.

Note: SOQ's are limited to twenty-five (25) 8.5"x11" single-sided numbered pages. Font size shall be no less than 10 point. 11"x 17" can be included as one page if used only for schedules, charts or pictures. Any with text will be counted as two pages. Submit an electronic version text searchable PDF.

- **The page count includes:**
 - Response to selection criteria;
 - Resumes and references.
- **The page count does not include:**
 - Standard Form 330, Part 2;
 - Dividers/Tabs (unless they contain more information than category name);
 - Cover Page (unless it has more information than project number, project title, firm name and address block)
 - Attachment 1.



ELECTRONIC SUBMISSIONS

- All submissions will be electronic through the DES Box platform.
- Angel Ernst of DES will provide electronic submission instructions.
 - Any questions, contact angeline.ernst@des.wa.gov
- Complete the upload instructions for electronic submittals at least two days prior to SOQ submittal due date.
- Upload Instructions can be found: <https://des.wa.gov/sites/default/files/public/documents/Facilities/EAS/AdvertisedSelections/SOQUploadInstructions.pdf>



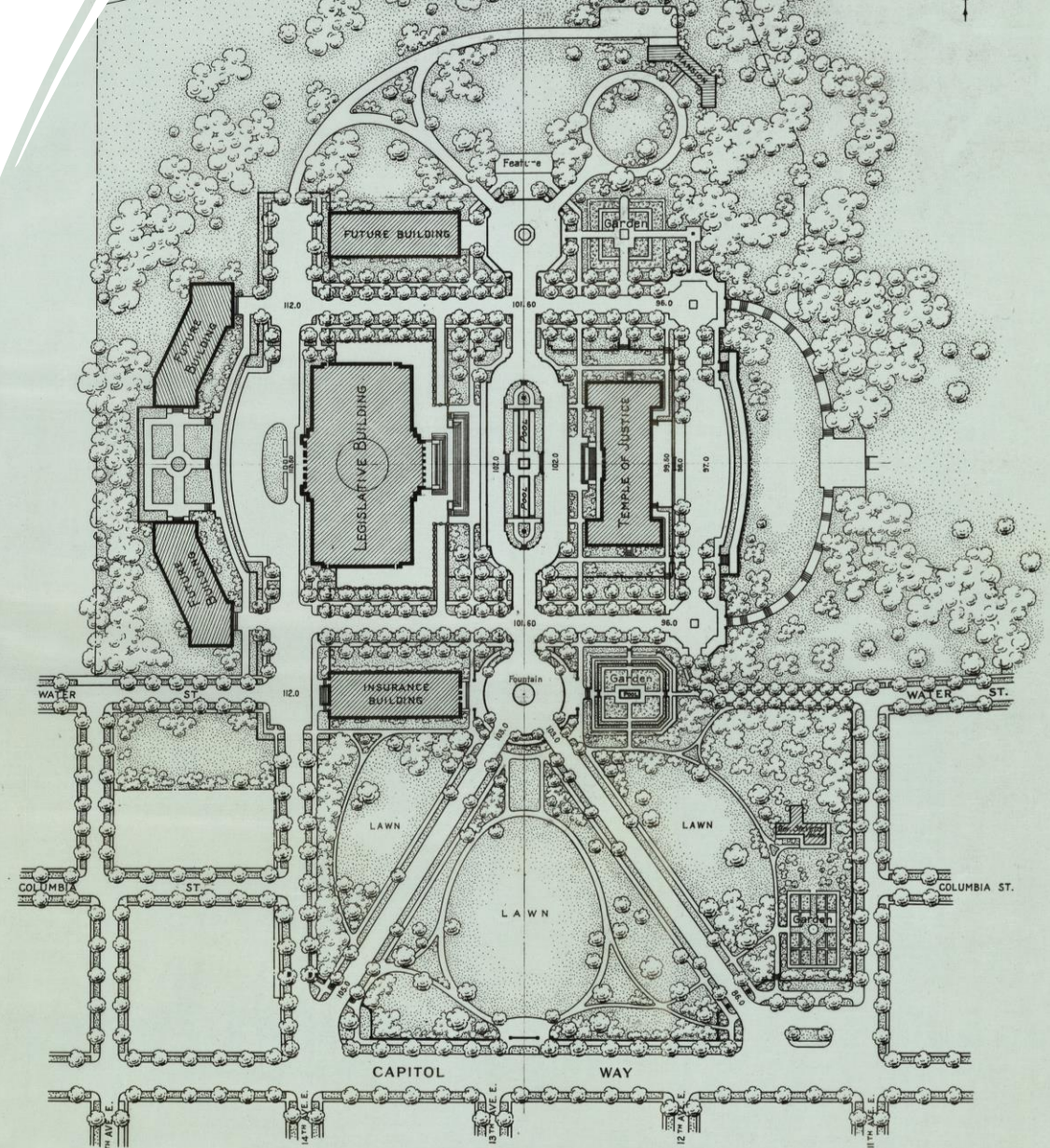
DIVERSE BUSINESS INCLUSION PLAN

- There are Diverse Business Participation Goals for this project.
- The inclusion plan is required only of the Finalists.
 - Cannot have “zero” as a goal in the inclusion plan.
- Contact Charles Wilson, DES Public Works Diverse Business Manager, with any questions @ charles.wilson@des.wa.gov



Q&A

Please submit all questions via chat function.



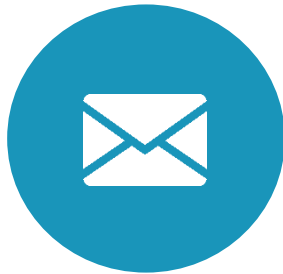
WASHINGTON STATE CAPITOL GROUNDS
OLYMPIA-WASHINGTON
GENERAL PLAN

SCALE OF FEET
100 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



Clarissa.Easton@des.wa.gov



360-701-0088



des.wa.gov