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SPOKANE
203 N. Washington
Ste. 400
Spokane, WA
99201
P 509.838.8568

alscarchitects.com

Tri-Cities Readiness Center
Request for Proposals (RFP)
Addendum No. 01
June 24th, 2020

I. Design Build Proposal Requirements

1. See attached Response to Questions for clarifications that do not change the RFP documents.

2. I. Design Build Proposal Requirements
2.0 Project Description and RFP information:
Revise fourth paragraph as follows: Performance: The project will comply with NGB Standards and achieve LEED V4 or V4.1 BD&C Silver Certification.

3. 2.0 B Milestone Dates:
Change: Second Proprietary Meeting to July 1st and July 2nd, 2020.
Change: Third Proprietary Meeting to July 16th and July 17th, 2020.

4. I. Design – Build Proposal Requirements, 5.0 Submission Details, A. Proposal Evaluation process. Add the following sentence to the first paragraph:
Evaluation of Five past performances on similar projects will be based upon information submitted in the Statement of Qualifications. (SOQ)

5. II. Design – Build Contract
Change project number on page II.2 to 2018-586.

6. II. Design-Build Contract, Paragraph 3.6.6. Safety Coordinator: Revise the third sentence, delete "and shall have no additional responsibilities other than safety."

7. IV. Design Program Requirements
8.0 Structural Design Criteria, C Design Loads.
Change B as follows:
Codes and Standards: The following national Codes and Standards will be the criteria for the project:
2012 International Building Code ASCE/SEI 7-16 Minimum Design Loads for Buildings and Other Structures

UFC 4-010-01 DoD Minimum Anti-terrorism Standards for Buildings.
Army National Guard DG 415-1 Readiness Centers Design Guide
Army National Guard DG 415-5 General Facilities Information Design Guide

Change C as follows:
Building Risk Category: IV. Essential Facility
Importance Factors: Ie = 1.50, Is = 1.20.

8. IV. Design Program Requirements
8.0 Structural Design Criteria, E. Special Considerations
3 – Anti terrorism / force protection (AT/FD): Add B. Explosive weight i. 50 lbs. with a controlled perimeter, ii. 220 lbs. outside a controlled perimeter (Note, this information is for official use only.)

9. IV. Design Program Requirements, 12.0 Electrical – Power Distribution Criteria, A. 6 Standby Power: Revise as follows: A standby power system that consists of a diesel generator and automatic transfer switch sized to 38% of the load shall be provided.

10. Appendix III B, Acknowledgement of Receipt of RFP and / or Addendum, See attached Revised Acknowledgement of Receipt of RFP and / or Addendum. (Revised 06/23/2020)

    This form shall be submitted to Dave Hickman after receipt of each addendum.

11. Appendix III D, Base Contract Proposal: See attached revised form titled Appendix III D Base Contract Proposal, (Revised 6/23/20.)

12. Appendix III E, Price Proposal Cost Estimate Form: See attached revised form titled Appendix III E, Price Proposal Cost Estimate, (Revised 6/23/20.)

13. Appendix III H, Proposal Stage Memorandum of Understanding: See attached revised, III H, Proposal Stage Memorandum of Understanding. (Revised 06/23/2020).

14. Appendix III I. Design Builder / Owner Responses Matrix
    Change: General Building Permit fees to “By Design Builder”.

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June 24th, 2020

RFP Design Build Proposal Requirements

Responses to Questions

1. There is no limit to the number of pages allowed in the proposal.

2. Conversation between meetings: all questions between proprietary meetings must be submitted in writing to Dave Hickman. Answers, clarifications, or changes will be issued via Addendum.

3. Evaluation Committee:
   Dave Hickman – DES Project Manager
   Jeff Gonzalez - DES Project Manager
   Ron Cross – WA-ARNG Project Manager
   Bradford Olson –
   Garner Miller – Private Sector Architect

4. The extent of the commissioning shall be determined by applicable codes and the LEED credits pursued. The Owner will reimburse up to $79,000 for commissioning fees. Any commissioning fees above this amount shall be included in the Design – Build Proposal price.

5. I. Design – Build Proposal Requirements, 1.0 Introduction Design – Build Team List:

   1. Absher Construction Company and W2IA-dc Design Collaborative

   2. Fowler General Construction and TVA Architects

   3. Garco Construction and Bernardo-Wills Architects

7. I. Design Build Proposal Requirements, 5.0 Submission details A.2 Overall Management Approach: Proposers shall include the information requested by this item under Proposal Content Item No. 7. Project Approach Additions.

8. Design Builder shall comply with all current codes at the time building permits are obtained. See IV. Design Program Requirements, 2.0 Basic Codes and Regulatory Requirements, paragraph B. Codes.

9. UFG 1-200-01 – General Building Requirements is referenced under 7.0 Site / Civil Standards, A. Codes and Standards, RFP, IV. Design Program Requirements.

## BASE CONTRACT PRICE PROPOSAL FORM
## (Revised 6/23/2020)

PROPOSAL TO: *Dave Hickman*
*State of Washington*
*Department of Enterprise Services*
*Engineering & Architectural Services*
*1500 Jefferson Street SE*
*Olympia, WA 98501*

PROPOSAL:

Having carefully examined the Request for Proposal for Design-Build Services for the Tri-Cities Readiness Center at Richland, WA, dated May 19, 2020 (RFP) as prepared by the State of Washington Department of Enterprise Services (DES), and Addenda No.___ through___ inclusive, receipt of which is hereby acknowledged, we propose to perform the Work identified in the RFP and Addenda, described in our Proposal, under the terms and conditions contained in the RFP for the Lump Sum Price of

_____ Dollars
Words

$_____

This Lump Sum Price includes all applicable federal, state, county, and municipal taxes, including Washington State Sales Tax, as well as all fees, licenses, permits, business and occupational taxes for the Work which are legally enacted on the date indicated herein above.

ALLOWANCES

Not Applicable

TIME OF COMPLETION

The undersigned hereby agrees to complete the Work by the proposed Date of Substantial Completion as described in the RFP, and which date shall commence after the date of the Issuance by DES's Representation of a Notice to Proceed with Design Work, and 90 calendar days beyond the Substantial Completion will be the date of Final Completion, or such date as may only be changed by the parties pursuant to a Change Order.

PROPOSAL GUARANTEE

The undersigned agrees that this Proposal may be accepted by DES anytime within the one hundred twenty (120) calendar days immediately following the date indicated herein below, and the undersigned further agrees to submit a fully executed Agreement, insurance certificates, and performance and payment bond within seven (7) calendar days after receipt of the Notice of Contract Award from DES.

PROPOSAL FROM:

_____
(Candidate firm name)

_____
(Authorized Candidate representative's signature)

_____
(Representative's printed name and title)

Date: _____

Address: _____

_____

_____

Phone/Fax: _____

State of Washington Contractor's License No: _____

# Proposal Stage Memorandum of Understanding

(Revised 06/23/2020)

This Proposal Stage Memorandum of Understanding is between the State of Washington Department of Enterprise Services (hereinafter "DES") and the design-build competition finalist named _____ (hereinafter "Candidate").

Having previously reviewed qualifications presented by the Candidate, DES hereby agrees to review and consider the Candidate's future proposal to design and build the new Tri-Cities Readiness Center at Richland, WA, so long as that proposal is presented in accordance with the requirements listed in the Request for Proposal (RFP) document prepared by DES and already now reviewed by the Candidate.
The Candidate hereby attests that it has had ample opportunity to review DES's RFP document and the Candidate is now committed to fully and completely respond to it by the deadline time and date stated in that RFP.

It is mutually agreed by DES and the Candidate that the deadline date for DES receipt of design-builder proposals will not be changed unless by mutual consent.

Except in the instance of cancellation of the project by DES, in return for a proposal from the Candidate that fully satisfies the requirements of the RFP, if the Candidate is not awarded the design-build services contract, DES promises to pay the Candidate the lump sum honorarium amount of $100,000.00. Any such honorarium payment will be made after the design-builder selection process has been completed and after a contract for design-build services has been fully executed with the winning proposer.

If for any reason DES should cancel the Tri-Cities Readiness Center project before a contract for design-build services has been executed, DES agrees to reimburse the Candidate for reasonable and actual expenses incurred toward the preparation of the herein authorized design-builder proposal, up to a maximum reimbursement of $100,000.00.

In exchange for DES payment to the Candidate for proposal work performed, Candidate agrees to relinquish all proposal work product to DES for DES to review, copy, distribute, and potentially use for its Tri-Cities Readiness Center project, even though the Candidate may not become signatory to a design-build services contract with DES, so long as the work product is not patented or otherwise protected as a uniquely proprietary work product.

Mutually agreed this date of _____ by:

| | |
|---|---|
| _____<br>(Design Build Candidate) | State of Washington,<br>Department of Enterprise Services |
| _____<br>(Signature, Authorized Candidate representative) | _____<br>(Signature, Authorized DES Representative) |
| _____<br>(Print name and title, Authorized Candidate rep) | Dave Hickman, Program Manager<br>(Authorized DES Representative) |

Proposer: _____

Date: _____

Appendix 3 E
Addendum No. 1

## Price Proposal Cost Estimate (Revised 6/23/20)

| | Qty | Unit | Labor including burden | Materials | Equipment | Purchase Order / Subcontract | Total |
|---|---|---|---|---|---|---|---|
| **A. Substructure** | | | | | | | |
| **A10 Foundations** | | | | | | | |
| A1010 Standard Foundations | | | | | | | - |
| A1020 Special Foundations | | | | | | | - |
| A1030 Slab on Grade | | | | | | | - |
| | | | | | | | |
| **A20 Basement Construction** | | | | | | | |
| A2010 Basement Excavation | | | | | | | - |
| A2020 Basement Walls | | | | | | | - |
| **B. Shell** | | | | | | | |
| **B10 Superstructure** | | | | | | | |
| B1010 Floor Construction | | | | | | | - |
| B1020 Roof Construction | | | | | | | - |
| | | | | | | | |
| **B20 Exterior Enclosure** | | | | | | | |
| B2010 Exterior Walls | | | | | | | - |
| B2020 Exterior Windows | | | | | | | - |
| B2030 Exterior Doors | | | | | | | - |
| | | | | | | | |
| **B30 Roofing** | | | | | | | |
| B3010 Roof Covering | | | | | | | - |
| B3020 Roof Openings | | | | | | | - |
| **C. Interiors** | | | | | | | |
| **C10 Interior Construction** | | | | | | | |
| C1010 Partitions | | | | | | | - |
| C1020 Interior Doors | | | | | | | - |
| C1030 Fittings | | | | | | | - |
| | | | | | | | |
| **C20 Stairs** | | | | | | | |
| C2010 Stair Construction | | | | | | | - |
| C2020 Stair Finishes | | | | | | | - |
| | | | | | | | |
| **C30 Interior Finishes** | | | | | | | |
| C3010 Wall Finishes | | | | | | | - |
| C3020 Floor Finishes | | | | | | | - |
| C3030 Ceiling Finishes | | | | | | | - |
| **D. Services** | | | | | | | |
| **D10 Conveying Systems** | | | | | | | |
| D1010 Elevators & Lifts | | | | | | | - |
| | | | | | | | |
| **D20 Plumbing** | | | | | | | |
| D2010 Plumbing Fixtures | | | | | | | - |
| D2020 Domestic Water Distribution | | | | | | | - |
| D2030 Sanitary Waste | | | | | | | - |
| D2040 Rain Water Drainage | | | | | | | - |
| D2090 Rain Water Harvesting Systems | | | | | | | - |
| D2090 Other Plumbing Systems | | | | | | | |
| **D30 HVAC** | | | | | | | |
| D3010 Energy Supply | | | | | | | - |
| D3015 Geothermal Systems | | | | | | | - |
| D3020 Heat Generating Systems | | | | | | | - |
| D3030 Cooling Generating Systems | | | | | | | - |
| D3040 Distribution Systems | | | | | | | - |
| D3050 Terminal & Package Units | | | | | | | - |
| D3060 Controls & Instrumentation | | | | | | | - |
| D3070 Systems Testing & Balancing | | | | | | | - |
| D3090 Other HVAC Systems & Equipment | | | | | | | - |
| | | | | | | | |
| **D40 Fire Protection** | | | | | | | |
| D4010 Sprinklers | | | | | | | - |
| D4010 Fire pump | | | | | | | - |
| D4020 Standpipes | | | | | | | - |
| D4030 Fire Protection Specialities | | | | | | | - |
| D4040 Other Fire Protection Systems | | | | | | | - |
| | | | | | | | |
| **D50 Electrical** | | | | | | | |
| D5010 Electrical Service & Distribution | | | | | | | - |
| D5020 Lighting & Branch Wiring | | | | | | | - |
| D5030 Communication & Security Systems | | | | | | | |
| D5031 Public Address & Music Systems | | | | | | | - |
| D5032 Intercom & Paging Systems | | | | | | | - |
| D5033 Telephone Systems | | | | | | | - |
| D5034 Call Systems | | | | | | | - |
| D5035 Televisions Systems | | | | | | | - |
| D5036 Clock & Program Systems | | | | | | | - |
| D5037 Fire Alarm Systems | | | | | | | - |
| D5038 Security & Detection Systems | | | | | | | - |
| D5039 Local Area Networks | | | | | | | - |
| D5040 Distributed Antenna Systems | | | | | | | - |
| D5041 Audio-Visual Systems | | | | | | | - |
| Owner Provided AV Allowance | | | | | | | |
| D5090 Other Electrical Systems | | | | | | | |
| D5091 Grounding | | | | | | | - |

Proposer: _____

Date: _____

Appendix 3 E
Addendum No. 1

## Price Proposal Cost Estimate (Revised 6/23/20)

| | Qty | Unit | Labor including burden | Materials | Equipment | Purchase Order / Subcontract | Total |
|---|---|---|---|---|---|---|---|
| D5092 Emergency Power Systems (emerg ltg to be included in D5020) | | | | | | | - |
| D5092 UPS Systems | | | | | | | - |
| | | | | | | | |
| **E. Equipment & Furnishings** | | | | | | | |
| **E10 Equipment** | | | | | | | |
| E1010 Commercial Equipment | | | | | | | - |
| E1020 Institutional Equipment | | | | | | | - |
| E1030 Vehicular Equipment | | | | | | | - |
| E1040 Other Equipment | | | | | | | - |
| | | | | | | | |
| **E20 Fixed Furnishings** | | | | | | | |
| E2012 Fixed Casework | | | | | | | - |
| E2013 Blinds and Other Window Treatment | | | | | | | - |
| **F. Special Construction & Demolition** | | | | | | | |
| **F10 Special Construction** | | | | | | | - |
| **G. Building Sitework** | | | | | | | |
| **G10 Site Preparation** | | | | | | | |
| G1010 Site Clearing | | | | | | | - |
| G1020 Site Demolition & Relocation | | | | | | | - |
| G1030 Site Earthwork | | | | | | | - |
| G1040 Hazardous Waste Remedation | | | | | | | - |
| | | | | | | | |
| **G20 Site Improvements** | | | | | | | |
| G2010 Roadways | | | | | | | - |
| G2020 Parking Lots | | | | | | | - |
| G2030 Pedestrian Paving | | | | | | | - |
| G2040 Site Development | | | | | | | - |
| G2050 Landscaping | | | | | | | - |
| | | | | | | | |
| **G30 Site Civil/Mechanical Utilities** | | | | | | | |
| G3010 Water Supply | | | | | | | - |
| G3020 Sanitary Sewer | | | | | | | - |
| G3030 Storm Sewer | | | | | | | - |
| G3040 Heating Distribution | | | | | | | - |
| G3050 Cooling Distribution | | | | | | | - |
| G3060 Fuel Distribution | | | | | | | - |
| G3090 Other Site Mechanical Utilities | | | | | | | - |
| | | | | | | | |
| **G40 Site Electrical Utilities** | | | | | | | |
| G4010 Electrical Distribution | | | | | | | - |
| G4020 Site Lighting | | | | | | | - |
| G4030 Site Communications & Security | | | | | | | - |
| G4040 Other Site Electrical Utilities | | | | | | | - |
| **Direct Construction Cost Subtotal** | | | | | | | **-** |
| **Z10 General Requirments** | | | | | | | |
| Z1010 Administrative & Quality Requirements (General conditions/Project Management and Coordination) | | | | | | | - |
| Z1010 BIM | | | | | | | - |
| controls | | | | | | | - |
| Z1030 Mock-ups | | | | | | | - |
| Z1030 Hoisting | | | | | | | - |
| Z1040 Closeout | | | | | | | - |
| Z1050 Permits, Insurances & Bonds | | | | | | | |
| Permits | | | | | | | |
| Use | | | | | | | - |
| Building (paid by owner) | | | | | | | - |
| Trade | | | | | | | - |
| Insurances | | | | | | | |
| General liability/Professional Liability | | | | | | | - |
| Builder's risk/All risk | | | | | | | - |
| Bonds | | | | | | | |
| General contract P&P | | | | | | | - |
| Subcontractors P&P | | | | | | | - |
| Z1060 Fee | | | | | | | - |
| Z1070 Business & Occupation Tax | | | | | | | - |
| **Z20 Contingencies** | | | | | | | |
| Z2010 Contingency | | | | | | | - |
| Z2020 Escalation | | | | | | | - |
| **Indirect Construction Cost Subtotal** | | | | | | | **-** |
| **Z30 Professional Fees** | | | | | | | |
| Z3010 Preconstruction Services | | | | | | | - |
| Z3020 Design Professionals, Basic Sevices | | | | | | | |
| Pre-design | | | | | | | - |
| Design | | | | | | | - |
| Construction Administration | | | | | | | - |
| Z3030 Design Professionals, Extra Services | | | | | | | - |
| Pre-design | | | | | | | - |
| Design | | | | | | | - |
| Construction Administration | | | | | | | - |
| Z3040 Five year performance guarantee | | | | | | | - |
| **Professional Fees Subtotal** | | | | | | | **-** |

Proposer: _____

Date: _____

Appendix 3 E
Addendum No. 1

## Price Proposal Cost Estimate (Revised 6/23/20)

| | Qty | Unit | Labor including burden | Materials | Equipment | Purchase Order / Subcontract | Total |
|---|---|---|---|---|---|---|---|
| **Z90 Taxes** | | | | | | | |
| Z9010 Washington State Sales Tax | EXCLUDED | | | | | | |
| **Taxes Subtotal** | | | | | | | - |
| **Proposed Guaranteed Maximum Price** | | | | | | | - |

| **List All Percentage Mark-Ups within Proposed GMP** | | **Comments** |
|---|---|---|
| **Labor Burden / Taxes** | % | |
| **Fee** | % | |
| **Small Tools** | % | |
| **B & O / Excise Taxes** | % | |
| **Insurance** | % | |
| **Bonding** | % | |
| **List all percentages not shown above** | | |
| | | |

| **Additional Budget / Pricing Information Requested:** | | |
|---|---|---|
| **Design Builder to provide a sample Change Order form indicating all mark-ups, percent add ons to direct costs and subcontractor costs. Outline the methodology for change order pricing** | | |
| **Design Builder to provide a hourly rate sheet that distinguishes between construction labor, subcontracting labor and design consulting labor indicating markups, labor taxes and any fees.** | | |
| | | |
| | | |
| | | |