



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson Street SE, Olympia, WA 98501

06/08/2021

ADDENDUM TO HISTORIC & PRESERVATION CONSULTING SERVICES RFQ
DOCUMENT

**PROJECT NUMBER: 2018-527 PRITCHARD BUILDING
REHABILITATION/EXPANSION VALIDATION**

RE: **Addendum #1**

- Attachment A- List of informational meeting attendees
- Attachment B- Project Goal, Challenges and Work Plan Memorandum
- Attachment C- Informational Meeting presentation

Attachment A**ATTENDANCE LIST**

State of Washington
 Department of Enterprise Services
 Facility Professional Services

DATE: JUNE 3, 2021	LOCATION: ZOOM MEETING
Time: 10:00am – 11:00am	
Project No: 2018-527 Pritchard Building Rehabilitation/Expansion Validation – Historic Preservation Consultant RFQ Informational Meeting	

NAME	REPRESENTING (FIRM)	EMAIL
Tricia Forsi Preservation Planner	Peter Meijer Architect, PC	triciaf@pmapdx.com
Dave Roccasalva Marketing Director	Page & Turnbull	roccosalva@page-turnbull.com
Peter Birkholz Principal	Page & Turnbull	birkholtz@page-turnbull.com
Brian D. Rich Principal AIA, APT-RP, LEED BD+C, CCCA, PMP, sUAS	Richaven Architecture & Preservation	brian@richaven.com
JulieAnn Murphy Architectural Historian Project Manager	Rincon Consultants, Inc	jmurphy@rinconconsultants.com
Walter Schacht FAIA	Mithun	walters@mithun.com
Clarissa Easton	DES	clarissa.easton@des.wa.gov
Majid Jamali	DES	majid.jamali@des.wa.gov
Cara McClarty	DES	Cara.mcclarty@des.wa.gov
Bill Frare	DES	
Kelci Karl-Robinson	House	
Sarian Scott	Senate	

Memorandum

To: Clarissa Easton, AIA, DES Project Director
Majid Jamail, DES Project Manager

Date: June 3, 2021

Project No.: 2018-527

From: Walter Schacht, FAIA, Mithun Partner

Project: Legislative Campus Modernization
Pritchard Building
Rehabilitation/Expansion
Validation

Re: Pre-submittal Meeting

The following was shared at today's pre-submittal meeting:

Project Goals

- Identify a strategy to rehabilitate the Pritchard Building and meet all of the program requirements identified in the pre-design.
- Provide information that informs decision makers.

Project Challenges

- Stabilization of steep hillside immediately adjacent to west side of existing Pritchard Building.
- Rehabilitation of existing structure.
- Rehabilitation of existing envelope.
- Identifying an appropriate strategy to add space to accommodate program requirements.

Work Plan

The work plan is divided into two phases that correspond to the project challenges.

Phase 1

- Identify strategies to stabilize hillside and rehabilitate Pritchard Building's structure and envelope to meet code requirements. The historic preservation consultant will support the team by recommending strategies that are appropriate to the character defining features of the historic building. Issues will include aesthetic impacts of reinforcing concrete beams and columns, adding lateral resisting elements, and creating a code compliant thermal envelope where concrete elements bridge from outside to inside.

Phase 2

- Evaluate options to provide additional space to meet program requirements, which may include an addition. Develop a strategy that is appropriate to the historic structure and can be used as a model for cost estimating. The goal is to inform the project budget and decision-making, not to design a solution. The historic preservation consultant will participate in planning workshops and independently evaluate the options.

The historic preservation consultant will work with the pre-design team that includes Mithun architects, a structural engineer, a geotechnical engineer, a deep foundation contractor and a general contractor.

Independent Historic Preservation Consultant

The pre-design did not fully evaluate rehabilitation/expansion of the Pritchard Building. That created an impression that Mithun recommended demolition of the historic structure, which is not correct. Mithun suggested an independent historic preservation consultant for the rehabilitation/expansion study to make it clear that the evaluation would consider the alternatives in a fair manner. In addition, Mithun appreciates the opportunity to bring a fresh set of eyes to solving a difficult problem.

Attachment C

PRITCHARD BUILDING
REHABILITATION/EXPANSION VALIDATION
SUB-PROJECT OF LEGISLATIVE CAMPUS MODERNIZATION (LCM)

HISTORIC PRESERVATION CONSULTANT
REQUEST FOR QUALIFICATIONS (RFQ)
PROJECT NO. 2018-527

PRE-PROPOSAL MEETING

06/03/2021

Clarissa Easton AIA, Project Director
Facility Professional Services



AGENDA

- Summary of Phase 3 goals.
- Recap of selection process.
- Submittal requirements.
- RFQ evaluation criteria.
- Questions?

PROJECT INTENT

Pritchard Building Rehabilitation/Expansion Validation

- Pritchard is listed on the National Register of Historic Places.
- Historic Preservation consultant will be an essential part of integrated team:
 - Ensure study complies with Secretary of the Interior's Standards for the Treatment of Historic Properties;
 - Participate in validation study that considers rehabilitation and expansion of existing Pritchard Building.
- Phases 1 and 2 of Predesign Study have reviewed multiple options for Pritchard that accommodate legislative agency and House of Representatives office space.
- LCM legislative bill requires *"high performance building that meets net-zero-ready energy standards, with an energy use intensity of no greater than 35."*

WASHINGTON STATE GOVERNMENT STAKEHOLDERS

- House of Representatives
- Senate
- Legislative Support Services
- Code Reviser
- LegTech
- Department of Enterprise Services
- Department of Archaeology and
Historic Preservation
- Office of Financial Management

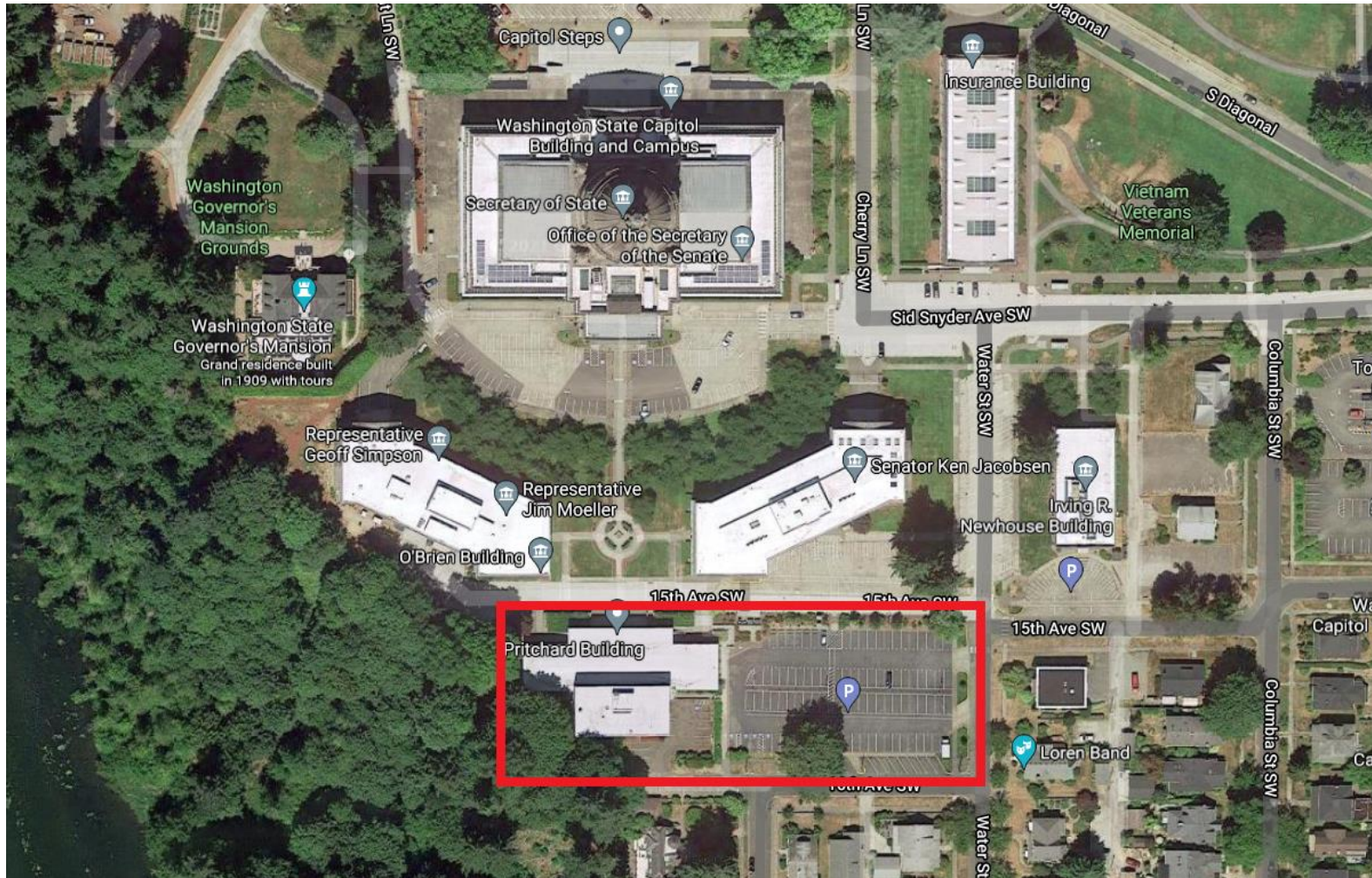
AND MANY LOCAL AND
PRIVATE SECTOR
STAKEHOLDER GROUPS.



PROJECT SCOPE

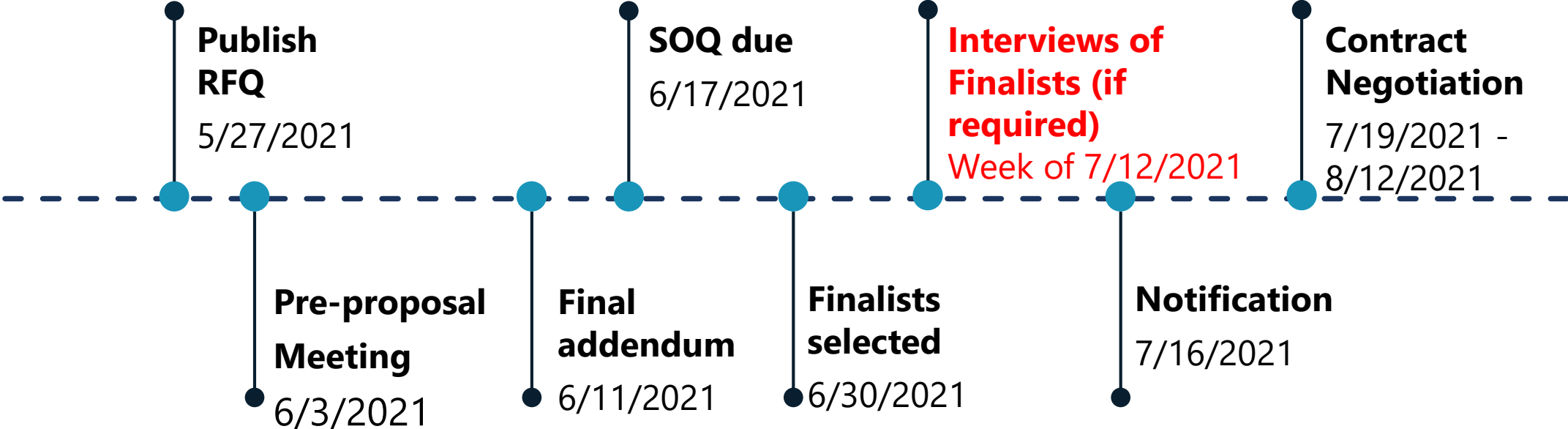
- Legislative action was passed April 24, 2021 and is found at: <http://lawfilesexternal.wa.gov/biennium/2021-22/Pdf/Bills/House%20Passed%20Legislature/1080-S.PL.pdf?q=20210428150650>
- Predesign Study was completed February 5, 2021.
 - Multiple options were analyzed; see Predesign Study at: <https://des.wa.gov/services/facilities-leasing/capitol-campus/capitol-campus-projects/legislative-campus-modernization>
- Imperative to accommodate programmatic requirements identified in Predesign Report.
 - Code Reviser, Legislative Agency, and public functions currently located in existing Pritchard Building;
 - House of Representatives member offices; members' support space; and a hearing room.
- How do possible changes to Pritchard Building affect Capitol Campus and South Capitol Neighborhood?
 - Paul Thiry's original study of scale and proportions of Legislative Building mirrored in Pritchard Building design.
- Mithun will lead validation study including seismic, geotech, building codes, planning, constructability, and cost estimating.
- Study will identify options and make recommendation for design strategy with Pritchard Building.
 - Is it possible to maintain parts of the historic building while meeting programmatic requirements?
 - What are the "baseline" improvements required to make use of all or parts of existing Pritchard Building?
- Phase 3 Validation study begins in August 2021, and recommendations are due in March 2022.

EXISTING SITE



Existing Pritchard site

CONSULTANT PROCUREMENT SCHEDULE



PROJECT SCHEDULE



PHASE 3 PROJECT BUDGET

Technical study (Mithun team; Shannon & Wilson)	\$150,000
Historic Preservation Consultant	\$30,000

PROJECT EXPECTATIONS

- Study will be complete by March 2022.
- Historic Preservation consultant will provide independent perspective on best practices.
- Study will comply with Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as Washington's Executive Order 21-02 review process.
- Design must fit gracefully into historic Capitol Campus and respect the context.

SELECTION PROCESS

- Last addendum issue will be 6/11/2021.
- All questions must be received by 6/8/2021.
- Statement of Qualifications (SOQ) are due by 6/17/2021 2:00 PM PDT.
- Phase 1
 - Selection Panel will review and score the SOQ's.
 - Ranking will be established, and decisions made regarding possible interviews.
 - Letter of notice for Phase 1 process results will be sent by 6/30/2021.
- Phase 2
 - If required, interviews will be held week of 7/12/2021.
 - Selection panel will score the interviews and determine "most qualified" firm.
- Public announcement of scores will be made by 7/16/2021.
- Negotiation will begin after formal notice.

SELECTION PROCESS

- **Selection Panel**

- Department of Enterprise Services/Legislative Campus Modernization staff;
- State of Washington House of Representatives designees;
- Private sector architect with historic preservation expertise.

RFQ/SOQ SUBMITTAL REQUIREMENTS

- Maximum 15 total pages of content
 - 8½ X 11 size sheets (oversized sheets count based on multiple equivalent of 8½ x 11 sheets);
 - Federal Form 330 (Part II only);
 - Any pertinent data to assist Selection Panel in evaluating the Statement of Qualifications (SOQ).
- Submit a single PDF (less than 25 MB in size).
- As stated in RFQ, pages in SOQ that are **NOT** counted toward the total page count are cover sheet, dividers, table of contents, nor Federal Form 330 Part II sheets.

RFQ/SOQ EVALUATION CRITERIA

- Phase 1
 - Qualifications of Key Personnel (30 points);
 - Relevant Experience (20 points);
 - Previous Performance (20 points);
 - Project Approach (30 points).
- Focus
 - Historic preservation projects and adaptive reuse;
 - Experience on 1966 National Historic Preservation Act's Section 106 review process and Washington's Executive Order 21-02 review process.

ADDENDA

Addenda, with Q&A as a separate log; list of attendees who submitted their name during Pre-proposal Meeting; and a PDF of this presentation will be posted to:

<https://des.wa.gov/services/facilities-leasing/public-works-design-construction/architecture-engineering-design-consultants/current-projects-advertised-consultant-selection>

QUESTIONS & ANSWERS

Please email your questions to Clarissa Easton AIA at clarissa.easton@des.wa.gov

Answers to questions will be addressed through addenda.

THANK YOU



clarissa.easton@des.wa.gov



360-701-0088



www.des.wa.gov