



**STATE OF WASHINGTON**

**DEPARTMENT OF SOCIAL AND HEALTH SERVICES**

**FACILITIES, FINANCE AND ANALYTICS ADMINISTRATION**

**OFFICE OF CAPITAL PROGRAMS**

**Post Office Box 45848, Olympia, Washington 98504-5848**

July 21<sup>st</sup> 2020 at 10:00 AM

Location: Zoom Meeting hosted by BCRA Group

**PRESUBMITTAL INFORMATION SESSION AGENDA**

Project #2020-473 BH 48 Bed Community Residential Treatment Facility

Introductions (3 minutes)

Larry Covey – DSHS Project Manager

Jim Wolch – BCRA Associate Principal

Kent McLaren – BCRA SR. Associate

Scope (15 minutes)

- Background–
  - Reforming mental health treatment moving away from large centralized facilities.
  - Residential Treatment Facilities (RTF) are state licensed, community-based facilities that provide 24-hour inpatient care for people with mental health and/or chemical dependency disorders in a residential treatment setting.
  - Facility will be constructed on three parcels located at 6926 NE Fourth Plain Blvd in Vancouver WA.
  - Design and construct a three secure 16 bed mental health residential treatment facility.
  - Facility will be designed for patients that have been civilly committed for treatment as well as voluntary stay in a Step Down facility.
  - Patients will be under a 90-180 day commitment and/or voluntary stay
  - MACC is established at \$25,000,000
  - Full project funding will be requested in the FY 21-23 biennium.
  - Intending to start earthwork/site work before June 30<sup>th</sup> 2021.
  
- Program Requirements (10 minutes)
  - Work collaboratively with Design team (BCRA Design + more), Designated DSHS/BHA Project leaders, and Administration
  - Facility will be designed and constructed to:
    - Provide a safe and supportive environment for patients and staff.
    - Provide a state of the art mental health facility.
    - Provide a facility that is sustainable and adaptable.

- Need to address building systems – holistically, with sustainability, efficiency, maintenance and life cycle costs in mind.
  - Project will be minimum LEED Silver
  - Building goals include net zero energy (NZE) target per Executive Order 18-01 and 20-01
- Predesign Report– Predesign report available for review on DSHS website <https://www.dshs.wa.gov/ffa/office-capital-programs>. Click on “2020-401 SW BH 48 Bed Capacity”.

Process (15 minutes)

- GC/CM Manual: Please review at: <https://des.wa.gov/services/facilities-leasing/public-works-design-construction/architecture-engineering-design-consultants/current-projects-advertised-consultant-selection>
  - 2020-473 Department of Social and Health Service – BH 48 Bed Treatment Facility Vancouver
  - 9 Attachments define submittal requirements for Phase 1 and Phase 2
  - 13 Articles define contractual and performance expectations
  - Addendums will be published on this web page
- ***There will be no site visit provided in the GCCM Selection Process due to the COVID 19 safety precautions.***
- Evaluation Criteria
  - Ability & qualifications of professional personnel
  - Approach to executing the project & preconstruction services
  - Past performance in negotiated and complex project
  - Past performance with recreation centers or similar facilities
  - Project scheduling & cost control
  - Risk identification and Analysis
  - Value engineering and constructability analysis
  - Recent, current and projected workload of firm/self-performance
  - Proximity of firm to project location
  - LEED & sustainability experience
- Submittals: Phase 1: Due PRIOR to 1:00 pm, Tuesday July 28th, 2020
  - SOW will be received via email. Email SOQs to:
    - Selection Administrator: [angelina.ernst@des.wa.gov](mailto:angelina.ernst@des.wa.gov)
    - Project Manager: [coveylg@dshs.wa.gov](mailto:coveylg@dshs.wa.gov)
  - File size is limited to 20MB
  - Hard copies will not be accepted.
- Short list will be notified on or about August 7<sup>th</sup>, 2020
- Interviews tentatively scheduled for August 18<sup>th</sup> or 19<sup>th</sup>
- Phase 2 Final Proposal: Due between 1:00pm and 3:00pm, August 25<sup>th</sup> 2020

- o Bid Opening will be posted on YouTube: <https://youtu.be/hhrGLbaYgRQ>

Schedule (5 minutes)

May 4, 2020 to Sep 18, 2020	Schematic Design
Sep 21, 2020 to Dec 25, 2020	Design Development
Dec 28, 2020 to Jun 4, 2021	Construction Documents**
Apr 27 2021 to May 27, 2021	MACC Negotiations
June 2021	Building Permits
May 27 2021, to June 18, 2021	Bid & Award Subcontracts**
June 21, 2021	Start Construction**
July 2022	Substantial Completion
Aug 2022	Punch list and final commissioning
Aug, 2022	Final Acceptance

*\*\* Note: GC/CM Contractor may be asked to provide early bid packages that could include site and foundation work ahead of the building. The GC/CM will work with the owner and design team to determine specific bid packages and dates.*

Program Development (15 minutes)

Questions (5-10 minutes)

Question #1: Is there an upload link to upload the 20MB proposal?

Answer #1: **No. Please forward Statement of Qualifications to the Selection Administrator: [angelina.ernst@des.wa.gov](mailto:angelina.ernst@des.wa.gov) and Project Manager: [coveylg@dshs.wa.gov](mailto:coveylg@dshs.wa.gov) per Section 7 of the Request for Qualifications for GC/CM Services**

Question #2: Have any Addendums been issued to date?

**Answer #2: No**

Question #3: Will the scope document presented here will be issued in an Addendum?

**Answer #3: Yes**

Question #4: I see on the top of page 18 of the RFQ there is reference to Design Build - I assume this is a clerical issue - please confirm

**Answer #4: Yes, this was a clerical error.**

Question #5: I don't see any reference to a Precon fee, Will the Precon fee be a mandated amount by DSHS or will there be a line item in the final proposal?

**Answer #5: Attachment 2 Section 9, states that "the Owner has established an estimated allowance of \$250,000 for Preconstruction Services, excluding Washington State Sales Tax"**

Question #6: Will the existing Columbia River mental health facility remain or will it be demolished?

Answer #6: The existing Columbia River mental health facility will remain.

Question #7: The RFQ states the page limit of 25 double sided pages w/ some 11 x 17 - in a PDF submission, we assume the max is 50 single sided 8 1/2 x 11 - please confirm

Answer #7: Confirmed, no more than 50 pages

Questions #8: Will there be a list of those contractors attending this meeting available.

Answer #7: yes, it is part of Addendum 1

Question #9: Cost Summary indicates \$51M valuation however \$25M MACC identified, please explain

Answer #9: The project budget of \$51 million includes, land acquisition, land use and building permits, design fees, furnishings and equipment, and construction. The maximum allowable construction cost was established at \$25 million. The MACC does not include GCCM Risk Contingency, GCCM Fee, Bid General Conditions, GCCM Preconstruction Services, and NSS. The items not included in the MACC have been calculated to be worth \$9,168,909.

Question #10: RFQ indicates funding that FY 21-23 for full funding. Can you address the approach? Is it a forgone conclusion that it will be funded?

Answer #10: The legislature funded \$20 million for predesign, land acquisition, design fees, and some construction. The Department of Social and Health Services (DSHS) will be requesting the balance of funding in the FY 21-23 Capital Budget. The original funding was to provide sufficient funding to allow the DSHS to make a significant investment toward the construction of a community based residential treatment facility.