

**State of Washington
DEPARTMENT OF ENTERPRISE SERVICES
FACILITY PROFESSIONAL SERVICES
OLYMPIA, WA**

**NOTICE TO CONSULTANTS
REQUEST FOR QUALIFICATIONS**

Submittal Date: **October 10, 2022 prior to 2.00pm**

Design Services Required for Project No. 2020-750: Innovation and Technology Learning Center for Olympic College, 1600 Chester Ave, Bremerton, WA 98337

Scope of Work

This Request for Qualifications is for the purpose of selecting an Architect for Design Services for the Innovation and Technology Learning Center (ITLC) located at Bremerton, WA. This scope of work includes design, bidding, construction administration, closeout, and warranty services.

Olympic College provides necessary technology-based education in Cybersecurity, Software Development, and Science, Technology, Engineering, & Math (STEM) related fields. The ITLC is essential to provide a new building for the additional space needed to accommodate increased enrollment.

IMPORTANT: Selected design team will provide surveying and geotechnical services as additional services in it's agreement.

Description of Facility

The ITLC will be a new 21,760 GSF hub centered around STEM learning for current students and university and community partnerships. New building will provide a comprehensive solution to address the space needs for new ITLC with building organization and site response to balance the needs of the growing campus. It would house new STEM-focused lab spaces, faculty offices, and collaboration spaces.

The preliminary total budget for this project is MACC \$20,539,757. This Project has funding for design services through permitting and bidding. Construction funding is anticipated in 2023-2025 biennium.

Project Goals

- *This project will provide students and staff with dedicated laboratory, office, and multifunctional support spaces, with ample area to meet increased enrollment and allow for cross-disciplinary uses throughout STEM courses.*
- *Develop an environment that encourages active learning, research and innovation in spaces designed for group work, collaboration, and inter-program synergy*
- *Informal study and gathering spaces will promote student-to-faculty and peer-to-peer engagement and support high-impact teaching practices and promote innovation.*
- *Enable students the opportunity to use the latest learning techniques, tools and available technology.*

- Provide a network of gathering spaces for students and faculty, and flexible areas adapted to meet the needs of in-session classes and community outreach.
- The ITLC hub will increase social equity by removing barriers to ADA and bringing learners from multiple programs together as a community.
- The building will meet the client's long term commitment to environmental stewardship.

Submitting firms should have a strong background in the innovative design of *STEM lab teaching spaces*. Firms should also be well versed in multi-phased state agency construction, the state of Washington capital budget process, planning, life-cycle cost analysis, sustainable design, and the process to achieve LEED Silver or better certification.

Project-Specific Information

Reference Documents - - - *PREDESIGN DOCUMENT for Olympic College Innovation and Technology Learning Center can be found on the A/E Selection webpage.*

Anticipated Selection Schedule

RFQ Notice Issued	Wednesday, September 28, 2022
Informational Meeting	Monday, October 03, 2022, at 10:00 AM
Statement of Qualifications (SOQ) Due	October 10, 2022, prior to 2:00pm
Short-listed firms selected and notified	October 14, 2022
Interview Period	October 24, 2022
Firm(s) Selected and Announced	Week of October 24, 2022
Agreement(s) Executed	Mid November 2022

Informational Meeting

An informational meeting will be held **remotely** for this project.

Date/Time	Zoom Meeting Links / Call In Information
October 03, 2022 at 10:00 am PST A site tour will not be held immediately following the remote informational meeting.	https://des-wa.zoom.us/j/97765991495?pwd=ZS9kQUhVWnlxK2hnUHY5SS9YejNzQT09 Dial by your location 888 788 0099 US Toll-free 877 853 5247 US Toll-free Meeting ID: 977 6599 1495 Password: 887123

Participants for in-person meetings, including site tours, must comply with **COVID-19 Vaccination And Safety Guidelines And Requirements for Pre-Bid Meetings and Site Visits**

(https://www.des.wa.gov/sites/default/files/public/documents/Facilities/EAS/Forms/GuidanceRequirements-PreBidMtgsSiteVists_GovProc21-14.1_9-22-2021.pdf) established by the Department of Enterprise services. Failure to comply with these safety guidelines and requirements will limit access to “in-person” meetings and/or site tours.

Firms who have previously not performed business with the state are encouraged to attend. Any information provided at the Informational Meeting will be posted on our Current Projects webpage (provided above) including a Q&A sheet from the meeting.

For information about the pre-submittal informational meeting, please contact the DES project manager at yelena.semenova@des.wa.gov.

Submittal Requirements

Due to the Governor's "Stay Home, Stay Safe" order, DES is accepting only electronic submittals. All electronic submittals must be uploaded and received no later than the date and time specified.

Statement of Qualifications (SOQ) must be formatted and meet the following requirements:

- Title Page indicating: (not included in page count)

Project No. 2020-750: Olympic College Innovation and Technology Learning Center

- OLYMPIC COLLEGE, 1600 Chester Avenue, Bremerton, WA 98337
- Name of Firm
- Date of Submission
- Cover Letter (not included in page count)
- RFQ Attachment 1 (see description below) (not included in page count)
- Executive Summary
- Qualifications of Key Personnel
- Relevant Experience
- Life Cycle Cost Analysis Experience
- Sustainable Design Experience
- Past Performance
- Experience working with challenging/brown-field building sites.
- Diverse Business Inclusion Strategies
- Federal SF330 (Part II only) Form (not included in page count)

RFQ Attachment 1 must identify the Designated Point of Contact, Addresses of Multiple Office Locations of Firm (if applicable), Diverse Business Certifications, and acknowledgements related to the Governors 21-14.1 COVID-19 Vaccine proclamation. Attachment 1 must be situated behind a Title Cover or Cover Letter AND before any table of contents. Attachment 1 may be found at:

<https://des.wa.gov/sites/default/files/public/documents/Facilities/EAS/AdvertisedSelections/RFQ-Attachment1.docx>

Federal form SF330 (Part II only) may be found at:

<http://www.des.wa.gov/SiteCollectionDocuments/Facilities/EAS/EAS330AEQual.doc>

Maximum Page Count and Additional Content:

SOQs must not exceed thirty (30) pages (total) of content using 8½ x 11 size sheets. Provided informational content is not included, the following will not be counted against the maximum page count:

- Title and Back Cover Pages
- Section Dividers/Tabs
- Attachment 1 Form
- Attachment 2 Federal SF330 (Part II only) Form

When 11"x 17" size sheets or fold outs are used, each side will be counted as two 8½ x 11 sheets.

A submitting firm may elect to include any other pertinent data it deems appropriate to address the selection criteria and assist the Selection Committee in evaluating the qualifications. Additional content must remain within the maximum page count.

Amendments to this Notice

Refer to the DES website for amendments to the published public notice and/or RFQ (<https://des.wa.gov/services/facilities-leasing/public-works-design-construction/architecture-engineering-design-consultants/current-projects-advertised-consultant-selection>). It is the responsibility of the interested firms to track and obtain amendments.

How to submit the Statement of Qualifications (SOQ)

DES will create an access point for each proposer. In order to expedite your submittal process, view and complete upload instructions **two (2) business days prior to the SOQ due date**. *Your SOQ does not need to be uploaded at the time access is given.*

Please follow this link to obtain upload instructions:

<https://des.wa.gov/sites/default/files/public/documents/Facilities/EAS/AdvertisedSelections/SOQUploadInstructions.pdf>

If you have trouble accessing the upload instructions, please contact Angeline Ernst via email: angeline.ernst@des.wa.gov

Failure to submit the SOQ by the specified date and time above or adhering to the submittal requirements herein may render the SOQ as non-responsive to this notice and rejected by DES for consideration.

Selection Process

Phase 1: SOQ Evaluation (total 100 points)

Each SOQ received and deemed responsive to this notice will be reviewed and evaluated by a selection committee as determined by DES. This committee will review each SOQ for responsiveness and apply the following weighted selected criterion to determine a score for ranking:

Weighted evaluation criterion for the Phase 1

SOQ Evaluation will be used by the selection committee to score each top-rated firm as follows:

<p>Qualifications of Key Personnel Identify specific individuals and sub-consultants for key positions and show interrelationships and reporting hierarchy for your proposed team. Describe how each individual's professional experiences are relevant and bring value to the project. Provide proposed percentage of time that the Owner intends to assign each individual or sub-firm to the Project.</p>	<p>30 points</p>
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<p>Relevant Experience Discuss projects your firm has undertaken of similar scope, size and complexity within the past five to eight years. Describe attributes of past projects that have met goals similar to the Owner’s goals for this project. Identify delivery methods for each project. Provide original project budget and actual completed costs along with current contact information for reference checking.</p>	25 points
<p>Life Cycle Cost Analysis Experience Describe the Proposer’s experience with utilizing the Office of Financial Management’s (OFM) ‘Life Cycle Cost Tool’ (or similar process) for project analysis and decision making during the predesign effort and as design progresses. More information on OFM LCC Model can be located at www.OFM.wa.gov/facilities .</p>	10 points
<p>Sustainable Design Experience This project will achieve a minimum LEED silver certification. Explain the Proposer’s philosophy and approach to sustainable design. Identify examples of strategies the Owner might consider to successfully direct the project to achieve LEED Silver or better certification.</p>	15 points
<p>Past Performance Describe the approach the Proposer might utilize to achieve and maintain Owner’s project scope, schedule and budget. Describe and provide examples of how the proposer successfully developed Owner’s project scope while staying within the proposed budget. Discuss tools and methods for scheduling projects for both design and construction. Show how the interrelationship of successful management of scope, schedule, and budget creates successful projects.</p>	20 points
<p>Diverse Business Inclusion Strategies Describe strategies to increase opportunities for diverse business participation.</p>	Not scored

Based on each score, each SOQ will be ranked and a short-list of top-qualified firms will advance to Phase 2 Selection: Oral Interviews. DES reserves the right to determine the total number of top-qualified firms to advance to Phase 2 Selection.

Phase 2: Oral Interviews (total 100 points)

Top-qualified firms (or firms with highest scores) will be invited to participate in Phase 2 of the selection. Oral Interviews on a specified date and time, and will be formatted in two periods:

- Firm Presentation Period (Maximum: 30 Minutes)
- Question and Answer (Q&A) Period (Maximum: 15 minutes)

Remote Interview (Zoom) Considerations:

A meeting link and passcode for accessing the oral interview will be provided to each top-listed firm following completion of Phase 1 Selection.

Weighted evaluation criterion for the Phase 2

Oral Interviews will be used by the selection committee to score each top-rated firm as follows:

<p>Organization: Management Plan</p>	15 points
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Team Member Qualifications Capacity/Production Capabilities	
Project Management: Scope management Budgeting and Cost Control Project Scheduling	25 points
Project Approach: Understanding of this project Challenges & Opportunities	25 points
Experience: Relevant Past Projects (firm) Relevant Past Projects (key team members)	20 points
Life Cycle Cost Analysis Experience	5 points
Sustainable Design Experience	10 points
Diverse Business Inclusion Plan (written submittal)	NOT scored

Additional Considerations for Selection

Diverse Business Inclusion Plan Requirements

This submittal is a Phase 2 mandatory requirement. It is not scored, however, failure to submit will result in a firm being deemed non-responsive.

Each top-ranked firm, including diverse businesses, will be required to submit DES' Public Works Diverse Business Inclusion Plan form (https://www.des.wa.gov/sites/default/files/public/documents/Facilities/EAS/DiverseBusinessInclusionPlan_2019.pdf). A complete Diverse Business Inclusion Plan will be submitted to the DES Project Manager no later than one (1) full business day prior to the scheduled interview date and time.

The Diverse Business Inclusion Plan must demonstrate in detail the specific strategies, approaches, and steps your firm will use in seeking to help meet or exceed the state's aspirational diverse business participation goals. Achievement of the goals is encouraged.

Aspirational Goals

The Governor's Office's aspirational goals for diverse business inclusion are:

10% Minority Owned Business certified by the Washington State Office of Minority and Women Business Enterprises

6%, Women Owned Business certified by the Washington State Office of Minority and Women Business Enterprises

5% Veteran Owned Business certified by the Washington State Department of Veterans Affairs

5% Washington Small Businesses self-identified in the Washington Electronic Business Solution <https://www.des.wa.gov/services/contracting-purchasing/doing-business-state/webs-registration-search-tips> (WEBS).

Following final selection, the successful firm and its subconsultants must register and create an account with the DES Diversity Compliance program (B2Gnow). B2Gnow is designed to streamline and automate reporting requirements.

Firms may contact the following resources to obtain information on certified and registered diverse business firms for the inclusion of potential diverse business subconsultants:

- The Office of Minority and Women's Business Enterprises: 866.208.1064 or 360.664.9750 or www.omwbe.wa.gov,
- For small business information: Charles Wilson, Public Works Business Diversity Program Manager at the Washington State Department of Enterprise Services: 360.407.8455 or 360.999.7667 or charles.wilson@des.wa.gov
- The Department of Veterans' Affairs: 360.725.2169 or 360.725.2200 or www.dva.wa.gov

Evaluation and Scoring Considerations

In evaluating each of the criteria, the Selection Committee will identify significant and minor strengths and weaknesses from the submissions. The Selection Committee will then use the following guidelines to evaluate the submissions for each Selection Criterion, based on the weighting assigned in the RFQ and any addenda. After initial scoring, the selection team will come to a consensus ranking of the Firms.

1. Definition of "strength" and "weakness":

- a. The term "strength" ultimately represents a benefit to the Project and is expected to increase the Firm's ability to meet or exceed the Project Goals. A minor strength has a slight positive influence and a significant strength has a considerable positive influence on the Firm's ability to exceed the Project Goals.
- b. The term "weakness" detracts from the Firm's ability to meet the Project Goals and may result in inefficient or ineffective performance. A minor weakness has a slight negative influence and a significant weakness has a considerable negative influence on the Firm's ability to exceed the Project Goals.

2. Scoring:

- a. **Excellent** (81-100 percent of points available): The Evaluative Criteria demonstrates an approach that is considered to exceed the Project Goals and the RFQ requirements and provide a consistently outstanding level of quality. ***To be considered Excellent, it must be determined to have significant strengths and/or a number of minor strengths and few or no appreciable weaknesses.***
- b. **Good** (61-80 percent of available points): The Evaluative Criteria demonstrates an approach that is considered to meet the RFQ in a beneficial way (providing advantages, benefits, or added value to the Project) and offers quality. ***To be considered Good, it must be determined to have strengths and few, if any, significant weaknesses. Minor weaknesses are offset by strengths.***
- c. **Fair** (41-60 percent of available points): The Evaluative Criteria demonstrates an approach that contains minor and/or significant weaknesses and limited appreciable strengths.
- d. **Deficient** (0-40 percent of available points): The Evaluative Criteria demonstrates an approach that contains significant weaknesses and no appreciable strengths.
- e. **Non-Responsive:** Does not meet the Minimum Qualifications required for evaluation. In addition, the Owner, at its sole discretion, may reject any Evaluative Criteria deemed non-responsive to any of the requirements.

Other Information

The successful most-highly qualified firm will be expected to enter upon DES' standard Engineering and Architectural Services Agreement. Level of effort and relative fees will be negotiated following selection of the most-highly qualified firm. A copy of the standard agreement may be found here: <https://des.wa.gov/services/facilities-leasing/public-works-design-construction/formsreference-documents>

The state reserves the right to continue with the consultant selected or has the option to conduct a new consultant selection process for future services for this project beyond those services advertised above.

The state also reserves the right to terminate negotiations with the successful most-highly qualified firm, if mutual agreement is unachievable. The state may at its discretion enter into negotiations with the next highly qualified firm determined as a result of this selection process; or conduct a new selection process for the procurement of services necessary to complete this project.

All firms responding to this solicitation are encouraged to register in Washington's Electronic Business Solution Application (WEBS) at: <https://fortress.wa.gov/ga/webs/>

All Statements of Qualifications and submittals shall become property of the State of Washington and are subject public disclosure according to the provisions of RCW 42.56 Public Records Act.

For more information concerning this notice, please contact Angeline Ernst at 360.480.1071 or via email at: Angeline.ernst@des.wa.gov.

For questions specific to the project, please contact the Project Manager, Yelena Semenova, (360) 507-1003, yelena.semenova@des.wa.gov.

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