

# NEWHOUSE BUILDING REPLACEMENT PROJECT 2021-180

(RFQ/RFP FOR GC/CM INFORMATIONAL MEETING)

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Clarissa Easton AIA, Project Director

Amy Kim PhD, LEED AP(BD+C), Project Manager

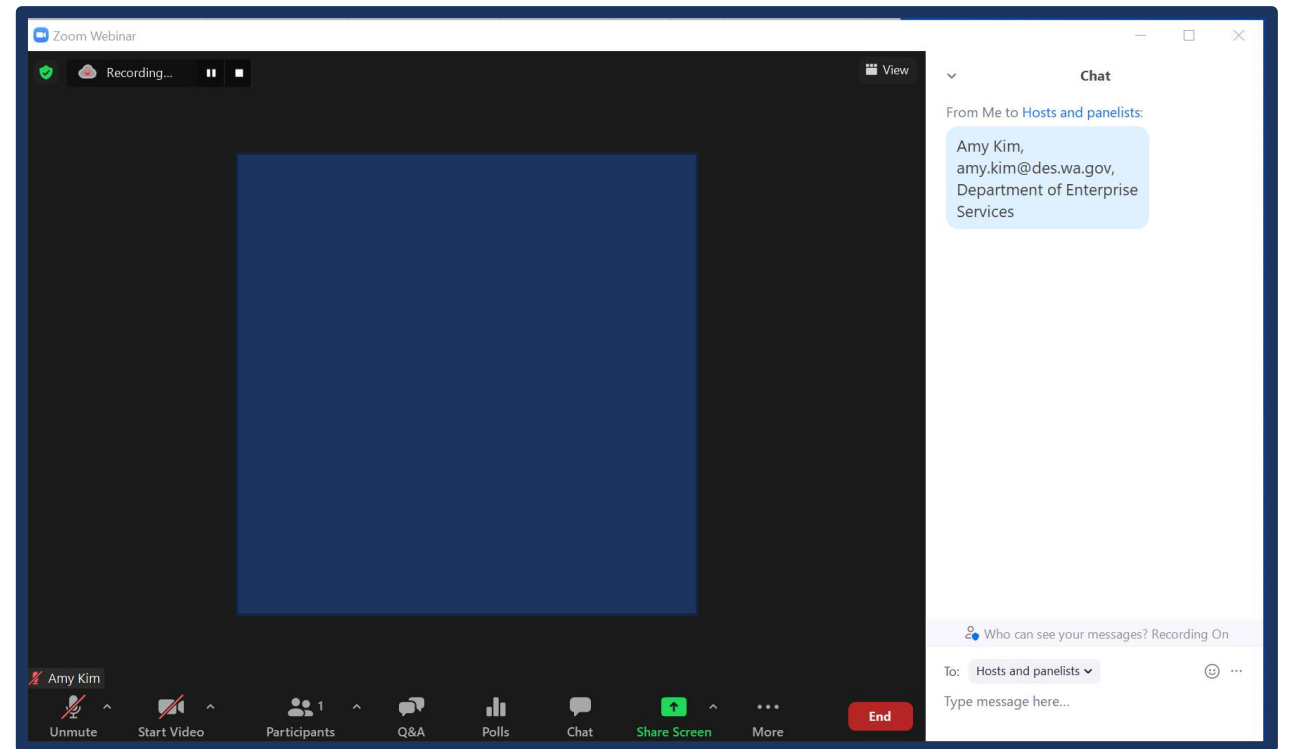
Legislative Campus Modernization | Facility Professional Services

# BEFORE WE START WE NEED YOU TO SIGN IN – THANK YOU!

**Please go to the chat box  
and type in the following**

- Your name
- Your email address
- Your company

\*Please note that this meeting is being recorded.



# PURPOSE

DES requests Statement of Qualifications from GC/CM companies to provide preconstruction services and construct Newhouse Building Replacement, project number 2021-180.

- The existing 25,000 GSF Newhouse Building has significant health and life safety hazards and must be replaced. The proposed solution is a new four-story building.
- The project meets the criteria established in RCW 39.10.340 for use of GC/CM procedure.

# AGENDA



## Stakeholders

Introduce internal and external stakeholder team that will be involved throughout the project.



## Project Overview

Summary of project scope, schedule, and budget as well as site issues.



## RFQ/RFP Process

Discuss the details of the selection process including the submittal requirements, evaluation criteria, and Q&A.

# STAKEHOLDERS

Stakeholder engagement and integration are important in generating superior outcomes and greater sense of ownership.

- Senate (primary occupants)
- House of Representatives
- Legislative Support Services
- Office of Financial Management
- Department of Enterprise Services
- Other public, local and government jurisdiction agencies

# STAKEHOLDERS

William Frare | DES Facility Professional Services (FPS), Assistant Director

Majid Jamali | DES FPS, Project Manager

Justin Rogers | DES, Facilities and Capital Budget Manager

Sarian Scott | Senate, Senior Fiscal Analyst, Capital

Paul Campos | Senate, Staff Coordinator, Republican Caucus

Sarah Bannister | Senate, Deputy Secretary of the Senate

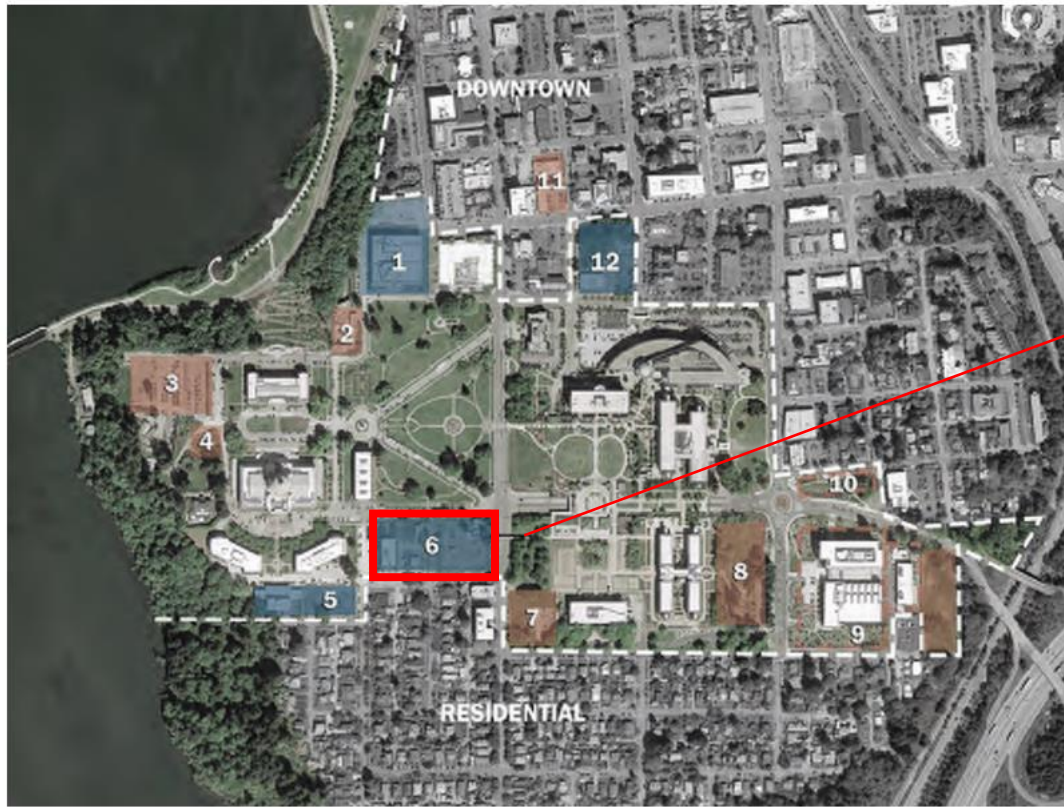
Kelci Karl-Robinson | House of Representatives, Capital Budget Coordinator

Mathew Albores | The Miller Hull Partnership, LLP, Senior Associate

# PROJECT OVERVIEW

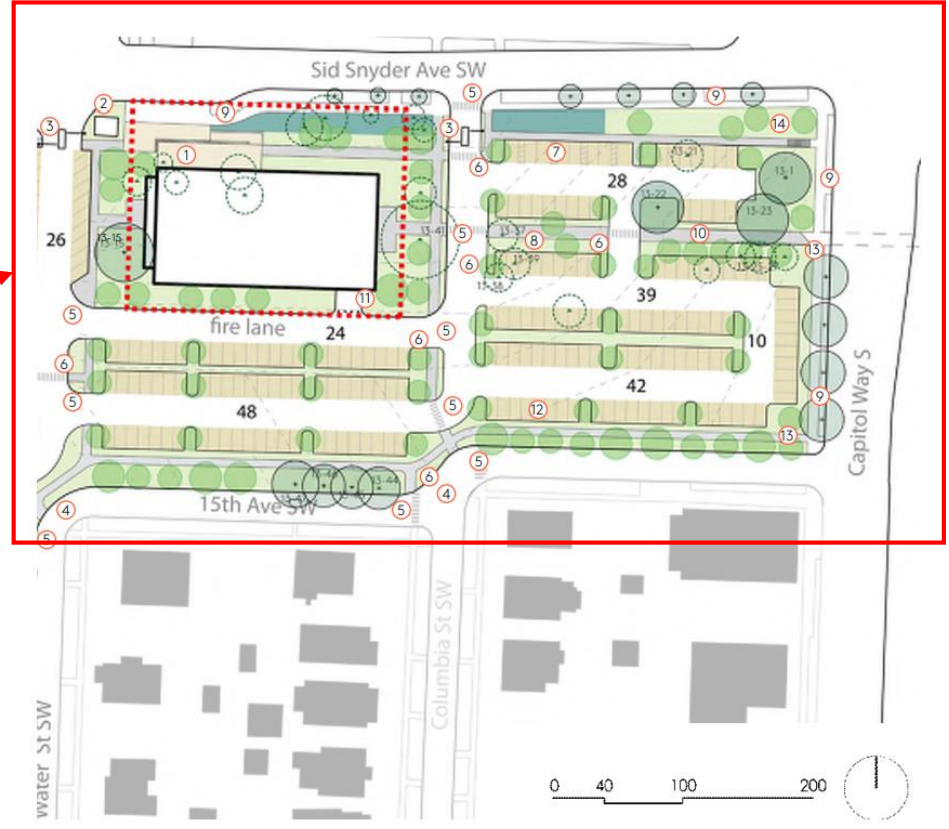
# THE PROJECT

[FIGURE 40] 2017 DEVELOPMENT STUDY OPPORTUNITY SITES



■ PREDESIGN OPPORTUNITY SITES  
■ OTHER OPPORTUNITY SITES

[FIGURE 31] NEWHOUSE BUILDING SITE PLAN



Figures do not represent final design and are from Legislative Campus Modernization Predesign Report, February 05, 2021. RFQ/P is opportunity 6 only.



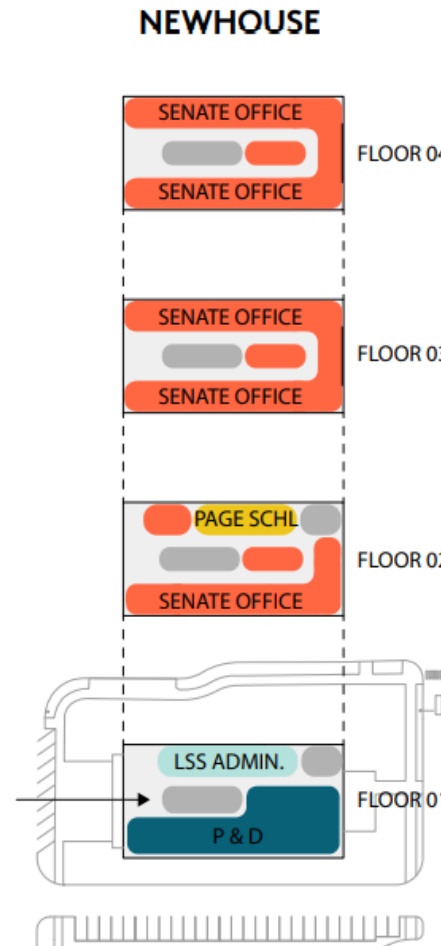
# PROJECT GOALS

[FIGURE 18] OPTION B.2

The proposed solution is a four-story building with American Neoclassical façade expression using modern construction methods and materials.

The new building will provide space for: Senate member offices, support functions, caucus staff, Senate administration, Senate security, the Senate and Joint legislative page schools, legislative ethics, and legislative support services.

The project will be a high-performing, and energy efficient facility that meets net-zero energy standards, with an energy use intensity (EUI) of no greater than 35.



[FIGURE 47] NET ZERO ENERGY BUILDING ATTRIBUTES

Net Zero Energy Building Attributes		
Achieve an energy use intensity (EUI) of 35 kbtu/ft <sup>2</sup> /yr or better	Avoid use of current central campus plant	High efficiency heat recovery
Better than code envelope	Hydronic heating and cooling distribution in the building	Low infiltration
Heat pump technology used to generate heating	Dedicated Outside Air	On-site PV to offset site energy use
Efficient cooling system	Occupants working to reduce energy usage	Window to wall ratio ~30% or lower
Provide connection for future campus plan when it implements more efficient technology	Taller floor to floor heights	Smart building controls to save energy

# PROPOSED PROJECT SCHEDULE

Timeframe	Project Phase
December 1, 2021 ~ March 2022	Schematic Design
April 2022 ~ July 2022	Design Development
August 2022 ~ December 2022	Construction Documents**
December 15, 2022	Staff relocation begins
December 2022 ~ February 2023	Building Permits
February 2023 ~ March 2023	Bid & Award Subcontracts**
July 1, 2023	Complete staff relocation to temporary buildings
September 2023	Start Construction**
April 2025	Substantial Completion
May 2025 ~ June 2025	Punchlist and final commissioning

*\*\* 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.*

# RFQ/RFP PROCESS

# GC/CM SELECTION PROCESS SCHEDULE



# SCOPE OF THE GC/CM SERVICES

The Project includes 2 subprojects – need to be tracked and billed separately.

## Newhouse subproject

See RFQ/RFP for a full description of work.

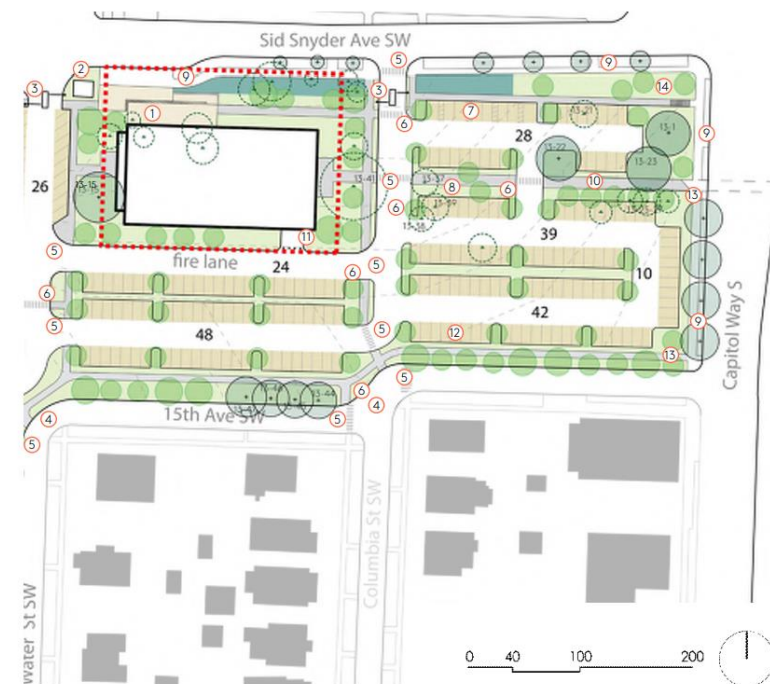
Estimated MACC: \$41,617,482.00

## LCM global subproject

See RFQ/RFP for a full description of work.

Estimated MACC: \$3,408,942.00

[FIGURE 31] NEWHOUSE BUILDING SITE PLAN



# SELECTION AND AWARD PROCESS

1. Selection Panel will identify significant and minor strengths and weaknesses from the submissions and interviews.
2. Based on the prescribed evaluation criteria, companies will be scored and ranked.
3. The three most highly qualified companies (short-listed companies) will be invited to Phase 2 interviews.
4. Following the interviews, short-listed companies submit a Final Proposal providing a bid for GC/CM fee.
5. Phase 2 Final Proposal will be evaluated, scored and added to the interview scores.

# SELECTION AND AWARD PROCESS

Selection Panel will identify significant and minor strengths and weaknesses from the submissions and interviews.

<b>Scoring</b>	<b>Percent of points available in each criteria</b>
Excellent	81-100
Good	61-80
Fair	41-60
Deficient	0-40
Non-Responsive	Does not meet the Minimum Qualifications required for evaluation.

# PHASE 1 SOQ FORMAT

- Preferred page size is 8.5" x 11." 11" x 17" pages are permitted but limited to 2 maximum. Each 11" X 17" counted as 2 pages.
- Must not exceed (25) pages, printed single-sided.
- All pages or sheets within the SOQs containing information, graphics, or data about the project, company, or team qualifications, experience, etc. count toward the total 25-page maximum.
- Table of Contents, blank covers, and dividers do not count.
- **Tabs without printing**, other than index names, **are not counted** in the 25-page maximum. **Tabs with printing**, in addition to index names, **are counted** in the 25-page maximum.
- Electronic copy shall be submitted in a single PDF file not exceeding 30MB in size.



# SOQ EVALUATION CRITERIA

The responses must be in the same order as listed below

<b>Criteria:</b>	<b>Points</b>
Bonding Phase One Requirement	N/A
Ability and Qualification of Professional Personnel	20
Approach to Executing the Project / Preconstruction Services	20
Past Performance in Negotiated and Complex Projects	15
Past Performance with Government Office Buildings	5
Project Scheduling & Cost Control	15
Risk Identification and Analysis	5
Value Engineering and Constructability Analysis	5
Recent, Current and Projected Workload of Company/Self Performance	5
Proximity of Company to Project Location	5
LEED Experience	5

# PHASE 2 INTERVIEW

At a minimum, the Project Executive, Project Manager, the Superintendent, at least one Project Engineer, Estimator, or other key individual responsible for Preconstruction Services should attend the interview.

The Selection Panel will evaluate interviews, with feedback from reference checks, with emphasis on the following items as they relate to this project.

- Project approach; execution; understanding of challenges, opportunities, budget, and schedule 100 points
- Ability and qualifications of professional personnel, and communication 30 points
- Relevant experience of project team on similar projects including value engineering, constructability, risk and schedule management 40 points
- Diverse Business Inclusion Plan (Mandatory Requirement) Pass/Fail
- Accident Prevention Program (Mandatory Requirement) Pass/Fail

# FINAL PROPOSALS

See Request for Final Proposal (RFPP), Attachment 2.

Document your bid on Final Proposal, Form Attachment 3.

The Final Proposal Scores will be computed as follows:

**(Lowest Conforming Bid Proposal Received / Proposal Being Evaluated) X 30**

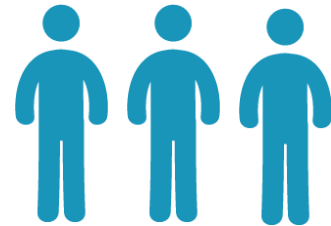
# FINAL PROPOSAL COMPUTATION EXAMPLE

Let's assume the following for 3 bids.

Company	Proposed Bid (\$)	Final Score
A	110	$(90/110) \times 30 = 24.5$
B	100	$(90/100) \times 30 = 27$
C	90	$(90/90) \times 30 = 30$

**$(\text{Lowest Conforming Bid Proposal Received} / \text{Proposal Being Evaluated}) \times 30$**

# FINAL SELECTION



Phase 2 Score (200 points total possible)	
Interview	Final Proposal
170 points	30 points

The company with the highest Phase 2 score will be selected to provide (1) Preconstruction Services and (2) MACC negotiations.

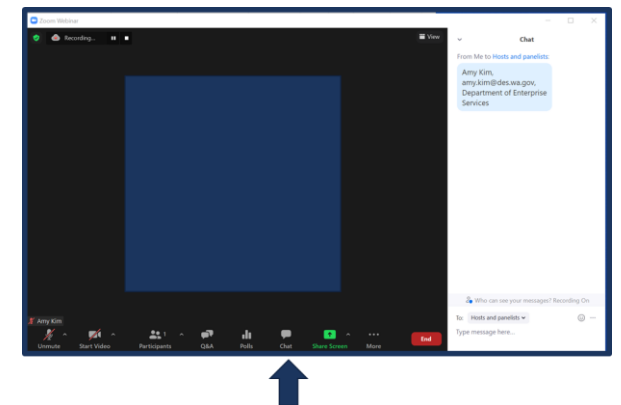
# Q&A AND KEY REMINDERS

Please make sure you sign into the chat box.

For additional explanation or interpretation of this RFQ/RFP, please request in writing to [amy.kim@des.wa.gov](mailto:amy.kim@des.wa.gov) no later than August 10, 2021, which is seven (7) calendar days before the Phase 1 submittal due date of August 17, 2021.

For other technical questions related to submission/upload of SOQ, please request help in writing to [Angeline.Ernst@des.wa.gov](mailto:Angeline.Ernst@des.wa.gov).

Project name	Project documents	Due Date/ Selected Firm
<b>GCCM Consultant Services</b> Washington State Department of Enterprise Services - Newhouse Building Replacement Olympia	<a href="#">2021-180 RFQ-RFP</a> <i>Attachments &amp; Articles Included</i> <a href="#">2021-180 Addendum 1 - added</a> 7/30/2021 <a href="#">2021-180 Addendum 2 - added</a> 8/2/2021	8/17/2021



# THANK YOU



[amy.kim@des.wa.gov](mailto:amy.kim@des.wa.gov)



360-480-0022



[2021-180-GCCM-RFQ-RFP.pdf \(wa.gov\)](#)