

**RENTON TECHNICAL COLLEGE – PRE-DESIGN
ARCHITECT SELECTION
HEALTH SCIENCES CENTER**

8 20 2021

Ariel Birtley, Project Manager EA&S

AGENDA

Process and Timeline

Introduction to the Building and Goals

Scoring RFQ

Questions and Answers

SELECTION PROCESS & TIMELINE

Selection Process and Timeline

Firms will be selected in a two-phase process:

Phase 1 – a selection panel will score and rank firms, then short-list top-ranked firms based on submitted information.

Phase 2 - oral presentations/interviews and Diverse Business Inclusion Plans of short-listed firms.

RFQ Release	Friday August 13, 2021
Informational Meeting	Friday August 20, 2021 at 11:00 AM
Statement of Qualifications (SOQ) Due	August 31, 2021, prior to 2:00 PM
Short-listed firms selected and notified	September 7, 2021
Interview Period	Week of September 13, 2021
Firm(s) Selected and Announced	Week of September 20, 2021
Agreement(s) Executed	October 1, 2021

RTC – HEALTH SCIENCE CENTER-PROJECT PARAMETERS

- New three story **70,000** gross square foot Health Science building.
- The preliminary budget for the MACC for this project is \$33,900,000.
- This Project has been funded for Pre-Design and Design Services for the 2021-2023 biennium.
- Construction funding anticipated in the 2023-2025 biennium.
- Goal to provide RTC with a premier building that supports the goals and needs of faculty and students in the allied health professions.
- Replacement of Existing outdated facilities that have significant deterioration and lack of adequate systems for health science labs.
- The building is to support the following programs: Anesthesia Technologist, Central Service Technician, Dental Assistant, Massage Therapy, Medical Assistant, Medical Coding, Ophthalmic Assistant, Pharmacy Technician, Phlebotomy Technician, Surgical Technician, Veterinary Assistant and Nursing programs.

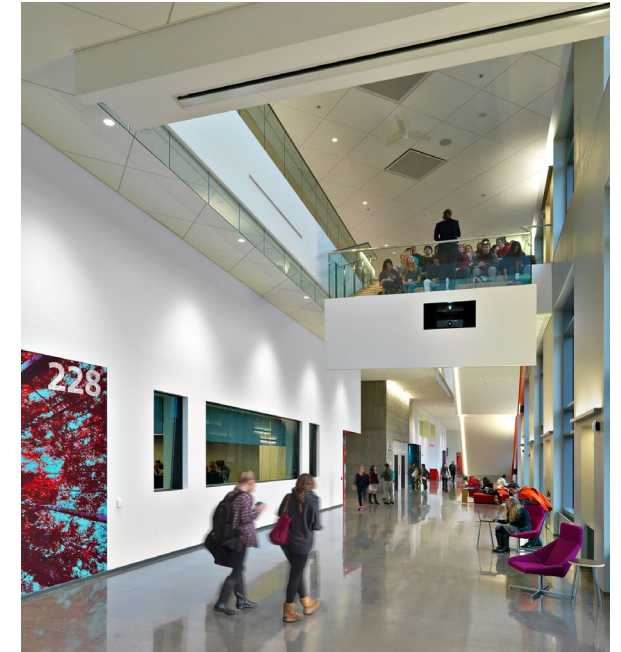
RTC – HEALTH SCIENCE CENTER-PROJECT GOALS

- Place for Innovation: Build environments that encourages active learning, collaboration, and research.
- Community Beacon: The modernized lab and classroom space with leading technologies will allow the building to act as a beacon in the community for the allied health profession.
- Opportunity for professional development activities in the allied health field to occur in concert with industry partners and supporting integrated, team-based healthcare practices.
- Attract and retain students and highly qualified faculty paving the way for sustaining critical community partnerships.
- Meet workforce demand and improve economic development in the Community.



RTC – HEALTH SCIENCE CENTER-PROJECT GOALS

- **Foster Teamwork and Collaboration:** provide multi-functional and shared program spaces to maximize resources and accommodate community and college events.
- **Maximize Program Space** and encourage conversation through flexible design, shared resources and adjacent faculty offices.
- **Teamwork and collaboration** will naturally occur through the lobby area, and informal and formal gathering and study areas.
- **Integration of faculty spaces** into associated program areas will allow students to convene easily with faculty
- **Student Collaboration** utilizing students as an integral part of the design team, with the expectation that they will be providing ongoing input throughout the design process.



RTC – HEALTH SCIENCE CENTER-PROJECT GOALS

- **Equity and Inclusion:** Design a building that embraces equity and inclusion both in the design process and through the executed design of the building and site design. Address the needs of the college's exceptionally diverse, economically disadvantaged community by support working adults, English Language Learners, and other basic skills students.
- From **Project For Public Spaces** Inclusive Design Considers the following:
 1. Inclusive Design that allows for collaboration with community groups and users.
- DESIGN FOR DIFFERING ABILITIES
- Consider Gender Dynamics and Identities.
- Provide for Cultural Activities – To often public facilities have "aggressive blandness".
- Recognize Public Spaces as the "Storyteller".
- Space and a reason to gather- Amenity



RTC – HEALTH SCIENCES CENTER-PROJECT GOALS

- **Sustainability Goal:** The building will meet the client's long term commitment to environmental.
- In 2009, the Legislature and Governor adopted the State Agency Climate Leadership Act (Engrossed Second Substitute Senate Bill 5560 – Chapter 519, Laws of 2009). The Act committed state agencies to lead by example in reducing their greenhouse gas (GHG) emissions to:
 - 15 percent below 2005 levels by 2020.
 - 36 percent below 2005 by 2035.
 - 57.5 percent below 2005 levels by 2050 (or 70 percent below the expected state government emissions that year, whichever amount is greater.)
- Identify Simple Cost Effective Means For Sustainable Building.
 - Site Placement
 - Site Design
 - Building Materials
 - Natural Light



PHASE 1 SCORING PERCENTAGES

Selection Criteria Phase 1

Firms will be considered for interviews based upon the following weighted criteria, as well as submittal requirements, as indicated, for a total of (100)%:

<p>Relevant Experience</p> <ul style="list-style-type: none"> • Provide 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. • Describe and experience with Lab/Medical Design • Describe experience with GC/CM project delivery. 	(25%)
<p>Project Approach and Innovation</p> <ul style="list-style-type: none"> • Describe your firms understanding of the project and how you may approach the project. • Describe how your firm utilizes and fosters innovative thinking as it relates to creating dynamic educational facilities that encourage students to excel. 	(25%)
<ul style="list-style-type: none"> • Describe how your firm has included and worked with stakeholders i.e. students, to create dynamic collaborative educational facilities. • Describe how your firm may approach designing a facility that is to encourage community wide partnerships. • Describe how your firm may approach design of a building to support equity and inclusion of its users. 	
<p>Qualifications of Key Personnel</p> <ul style="list-style-type: none"> • Identify specific individuals and sub-consultants for key positions. Show interrelationships and reporting hierarchy for your proposed team. • Show 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. • Show capacity and production availability. 	(15%)

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<p>Past Performance and Project Management</p> <ul style="list-style-type: none"> • Describe tools, software and approach the firm may use to achieve and maintain Owner’s project scope, schedule and budget. • Show how the firm has successfully developed similar project scopes while staying within the proposed budget and schedule. • Provide specific means and methods showing how your firm has worked collaboratively with the identified project team to successfully assure the delivery of design documents and to oversee construction administration. 	(15%)
<p>Sustainable Design Experience</p> <ul style="list-style-type: none"> • This project will achieve a minimum LEED silver certification. • Describe firm’s philosophy and approach to sustainable design. • Show previous examples of projects including building and site design that achieved LEED Silver or better certification. 	(15%)
<p>Life Cycle Cost Analysis Experience</p> <ul style="list-style-type: none"> • 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. 	(5%)
<p>Diverse Business Equity and Inclusion Strategies</p> <ul style="list-style-type: none"> • Describe strategies for increasing equity and inclusion of diverse firms. 	Mandatory, but not scored

PHASE 2 SCORING PERCENTAGES

Selection Criteria Phase 2

Phase 2 consists of oral presentations (approx. 20 minutes), interviews (approx. 30 minutes), and Diverse Business Inclusion Plans of short listed firms.

Organization: Management Plan	(15%)
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Team Member Qualifications Capacity/Production Capabilities	
Project Management: Scope management Budgeting and Cost Control Project Scheduling Tools and Software Use	(20%)
Project Approach: Understanding of this project Challenges & Opportunities Fostering Innovation in Design Student Inclusion During Design Process Ideas to Foster Equity and Inclusion in Design of Building and Site	(25%)
Experience: Relevant Past Projects (firm) Relevant Past Projects (key team members)	(25%)
Life Cycle Cost Analysis Experience	(5%)
Sustainable Design Experience	(10%)
Diverse Business Inclusion Plan (written submittal)	NOT scored

Diverse Business Inclusion

Phase 1 Submittal Requirements (**Mandatory requirement**, Not Scored):

SOQs shall describe strategies for increasing equity and inclusion of diverse firms.

Phase 2 Submittal Requirements (mandatory requirement, Not Scored):

THANK YOU



Ariel.Birtley@des.wa.gov



360.628.2823



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