

Tacoma Community College Center for Innovative Learning and Engagement

GCCM Selection Project Informational Meeting

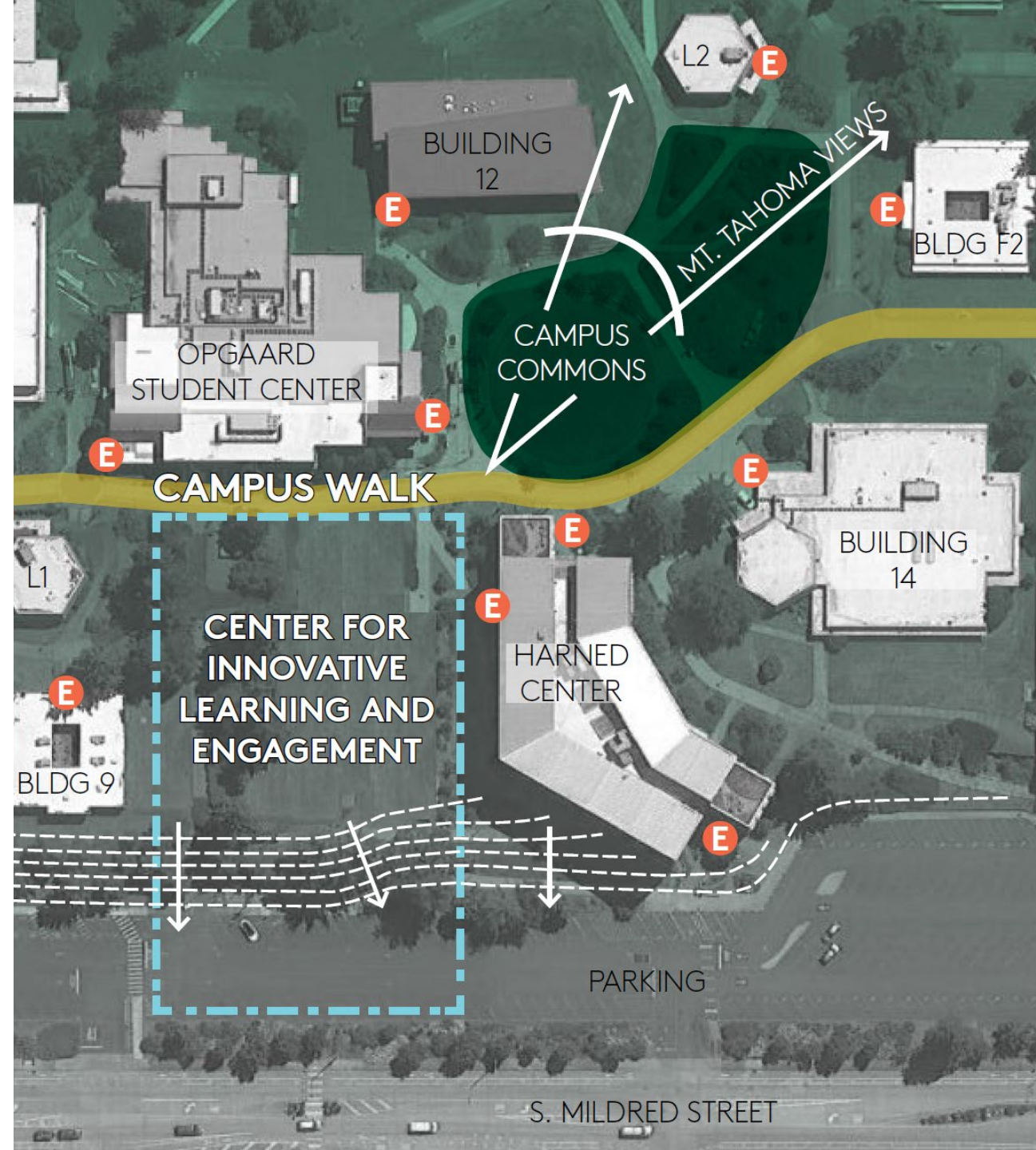
May 5, 2022

MITHŪN



Agenda

- Introductions
 - TCC Overview
 - DES Overview
 - Pre-Design Overview
 - Q&A
 - Site Walk
-



TCC Overview

TCC Values

- Community
- Responsibility
- Integrity
- Equity, Diversity & Inclusion
- Agility
- Excellence



TCC Core Themes

Advancing equity, diversity and inclusion

- MWBE Subcontractors

Cultivating exceptional learning

- Technology
- Accessibility

Strengthening community partnerships

- Local Partnerships

Enhancing institutional vitality

- Environmental Sustainability



Project Problem Statement

- Tacoma Community College (TCC) lacks the contemporary learning spaces needed to implement **new pedagogies and emerging practices**.
- Programs lack **simulation spaces** that will allow each program to **infuse instruction with artifacts and activities**, to better prepare learners for the workplace or transfer.
- Programs lack **integration spaces that create synergies towards emerging competencies** which are now recognized across disciplines. Business, Humanities, and Social Science courses are currently taught in 10 different campus buildings
- Two of TCC's current buildings (10 and F1) have **exceeded their reasonable life span** and need to be replaced.

TCC Overview

Center for Innovative Learning & Engagement (CILE)

- Co-locate Business, Humanities & Social Sciences courses to create synergistic learning opportunities.
- Create flexible, technology-laden spaces that model contemporary workspaces and encourage collaboration.
- Primary Program Space Categories:
 - Business Pathways
 - Humanities & Social Sciences Pathways
 - Student/Faculty Engagement (Program-related Faculty Office & Student Support Services)
 - Departmental Library/Learning Resource Center

Project Goals

- Create centrally located, state-of-the-art learning facilities that implements pedagogies and emerging practices to meet desired learning outcomes
- Create a multi-disciplinary hub with technology-rich, team based, innovative learning environments
- Sustainable project that is LEED Silver certification minimum; with expanded goals of Net Zero energy, use of healthy & local materials, etc
- Create a facility that fosters a mixture of differences and similarities in its organizational and community values, beliefs, experiences, and backgrounds.
- Emphasis on MWBE and local subcontractors and partners

DES Overview – Schedules

3.1 Anticipated Design and Construction

July 2022 to Sept 2022	Schematic Design
Oct 2022 to Dec 2022	Design Development
Jan 2023 to June 2023	Construction Documents**
May 2023 to July 2023	Building Permits
June 2023 to July 2023	Bid & Award Subcontracts**
July 2023	Start Construction**
Sept 2024	Substantial Completion
Aug/Sept 2024	Punch list and final commissioning
November 2024	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.

3.2 GC/CM Selection Process Schedule

April 28	First publication of Request for Qualifications & Proposal (RFQ/RFP) for GC/CM Services
May 5	Project Informational Meeting (see Section 6.0)
May 17	<u>Phase One</u> Statements of Qualification submittal due
May 26	Selection and notification of Finalist firms (short list) to move forward to Phase Two.
June 9	Performance Evaluation forms due from Finalists
June 16	<u>Phase Two</u> Interviews
June 16	<u>Phase Two</u> Final Proposal (Bid) submittal deadline
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June 21	Notification of successful and unsuccessful firms
July 1	Preconstruction Work Plan due
July 15-22	Contract for Preconstruction Services executed
July 15-22	Start (or join in progress) Schematic Design

DES Overview - Selection Process

PHASE ONE, Request for Qualifications

- Written Statement of Qualifications (SOQ), submittal requirements per Section 7
 - Submit SOQ in PDF format, electronically online to BOX, **deadline May 17th, 2:00 PM**, but be aware of May 13th deadline to notify DES of your intent to submit the SOQ, after following the link in Section 7 to obtain upload instructions
 - Format, per Section 8
 - Limit of sheets/pages, and what will not be counted toward the limit.
 - Content and Evaluation Criteria, per Section 9
 - Used to select a minimum of three of the of the most qualified firms to proceed to Phase Two.

Criteria	Value
Bonding Phase One Requirement (mandatory requirement)	Not Scored
Experience and technical competence of key professional personnel	25
Approach to Executing the Project / Preconstruction Services	20
Past Performance in negotiated and similarly complex projects	15
Project scheduling & cost control	5
The proposer's capacity to perform the work	5
Risk Identification and Analysis	10
Value Engineering and Constructability Analysis	5
Proximity of Firm to Project Location / Self Performance, of past performance with local subcontractors and firms within the College's service district of Greater-Tacoma and Lower Key Peninsula.	5
Sustainable environmental and LEED experience	5
The proposers past performance in utilization of disadvantaged business enterprises, small business entities and their inclusion plan for these entities.	5
Total	100

DES Overview - Selection Process

PHASE TWO, Interview and Request for Proposal

- As determined by Phase One Scoring, the most qualified firms (AKA Finalists) will be invited to participate in the Phase Two processes.
- Selection & notification of the Finalists is expected to be made on May 26th.
- Phase Two consists of two basic parts: 1) Interviews, and 2) Final Proposal.
- **Interview,**
 - 5 to 15 references will be expected to complete a Performance Evaluation Questionnaire (Attachment 4) and email them to the DES project manager by 3:00 PM, Thursday June 9th.
 - All interviews are expected to be conducted in-person, at TCC, on June 16th.
 - Finalist firm team members, expected to attend the interview, are listed in Section 11.
 - Finalist teams will be expected present their qualifications, experience, and approach to the project.
 - Finalist teams will be expected to respond to questions from the selection committee, and any questions that might have been posed in the notification letter to the firm.

DES Overview - Selection Process

PHASE TWO, Interview and Request for Proposal (cont.)

- **Interview (cont.),**
 - The selection committee will evaluate oral interviews, with feedback from reference checks, with emphasis on the items in the chart below, as they relate to this project.

- **Final Proposal,**

- Finalists shall submit a bid number for the GC/CM Percent Fee, on Attachment 3 – GC/CM Request For Final Proposal Form, completing the form fully.
- Use Attachment 2 - Request for Final Proposal, for guidance in completing the form.
- Final proposals will be scored as follows:
 - Lowest Conforming Proposal (bid) / Proposal being evaluated (bid) X 15

Criteria	Value
Ability and qualification of professional personnel	15
Risk analysis, mitigation, and management	10
Value engineering, constructability/interdisciplinary <u>review</u> and approach to executing the project	15
Approach to Preconstruction Services, integration with design team, and cost estimating	15
Time and budget requirements; schedule management	15
Past performance on similar complex or negotiated contracts	15
Final Proposal (Bid)	15
Diverse Business Inclusion Plan (Mandatory Requirement)	Not Scored
Accident Prevention Program (Mandatory Requirement)	Not Scored

- **Final Selection,** The Finalist with the highest score resulting from the selection committee's scoring of the Interview, plus the score of the Final Proposal will be selected to provide Preconstruction Services and for MACC negotiations.

DES Overview – Additional Requirements

- **Diverse Business Inclusion Plan**, refer to Section 14 and Attachment 6
 - Past performance considered for scoring in Phase One.
 - Finalists to submit and discuss as part Phase Two – Interviews, but not scored; refer to Section 11.
- **Accident Prevention Program**
 - Finalists to submit a sample from similar project as part of Phase Two – Interviews, but not scored; refer to Section 11.
- **Apprenticeship Participation**, refer to Section 15 and Attachment 7
 - 15% required during construction, but no requirements for preconstruction.
- **Contractor Responsibility Criteria**, refer to Section 16

Predesign Overview—

Consultant Team

MITHUN (architecture & landscape architecture)

AHBL (civil)

PCS (structural)

BCE (MEP)

AEI (AV)

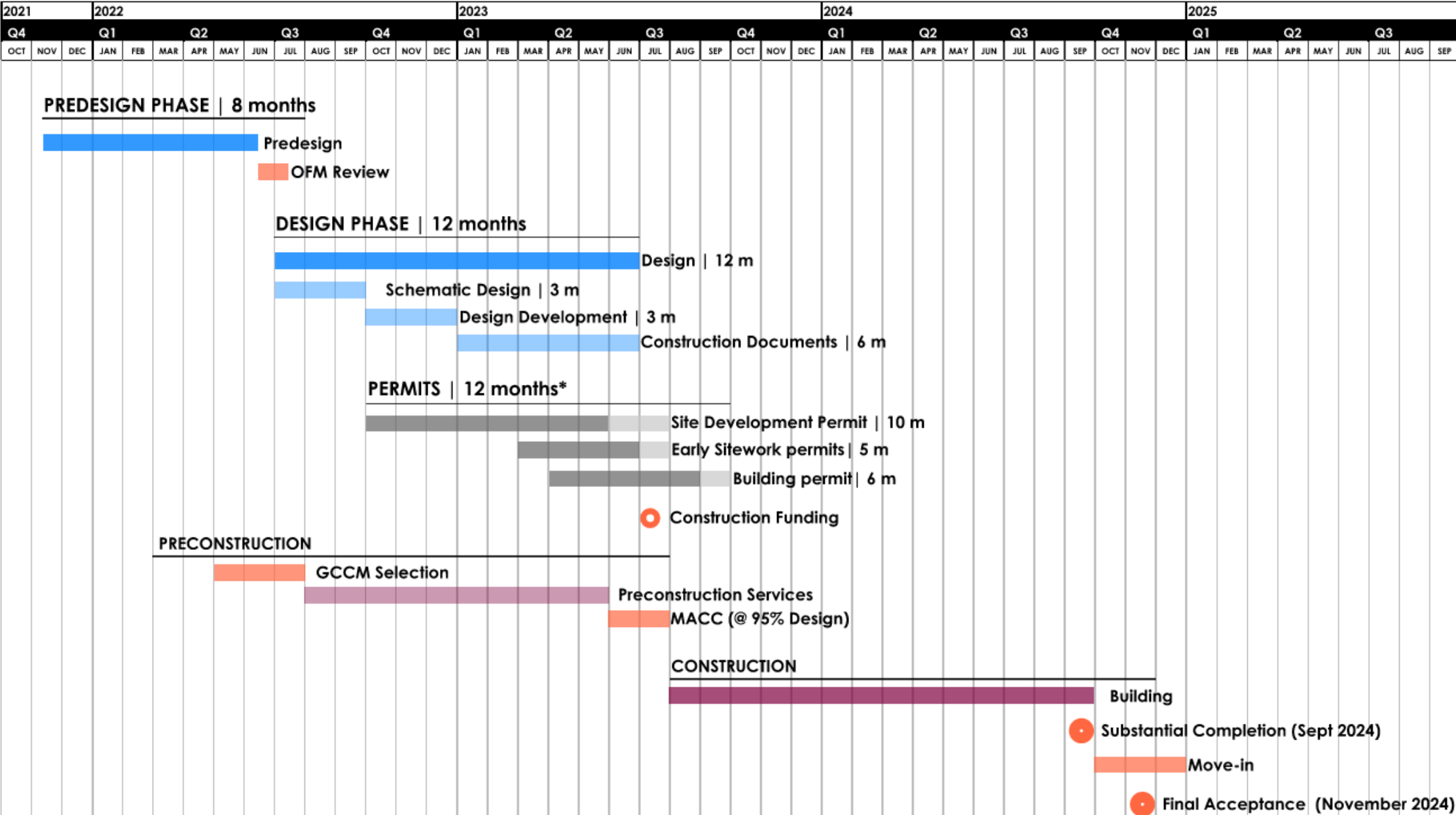
Welsh (commissioning)

PDA (cost estimating)

O'Brien 360 (LEED)



Overall Project Schedule



Draft Building Program

PRR

Draft Predesign

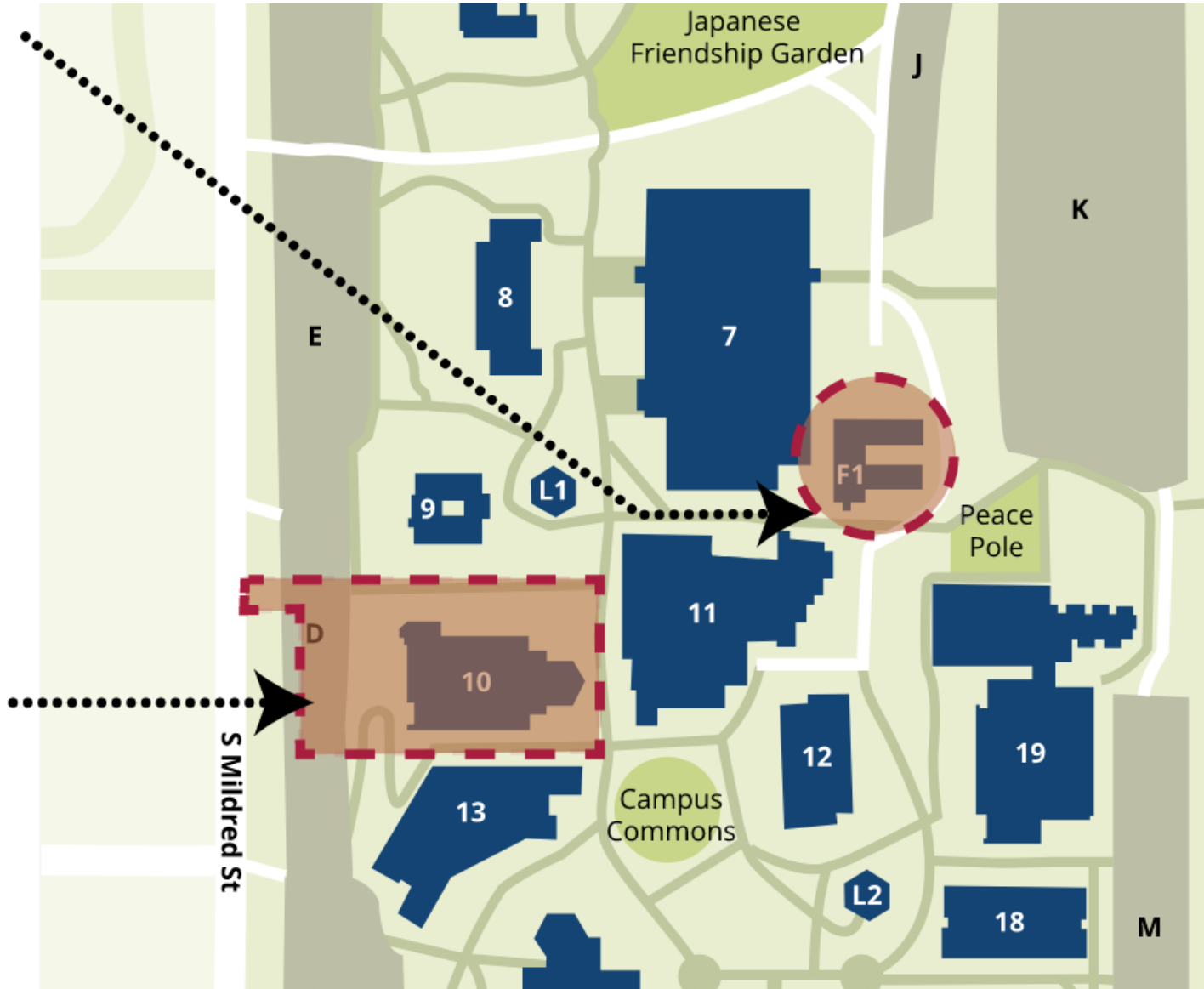
PRR Program	PRR NSF	No of rooms	Predesign Program	PD NSF	No of rooms
Subtotal formal learning	25,250		Subtotal formal learning	18,615	
Labs - includes 4 open	20,000	14	Instructional Spaces	17,865	14
Breakout, deposition rooms	5,250	20	Breakout rooms	750	5
Learning Resource Center	6,210		Multiuse learning space	1,800	
Faculty Offices	3,300	20	Faculty Offices	4,275	45
Student Advising & Cafe	800		Informal Student Study	1,650	
Net square feet (NSF)	35,560			26,340	

GSF target: 42,000 – 48,000

Scope

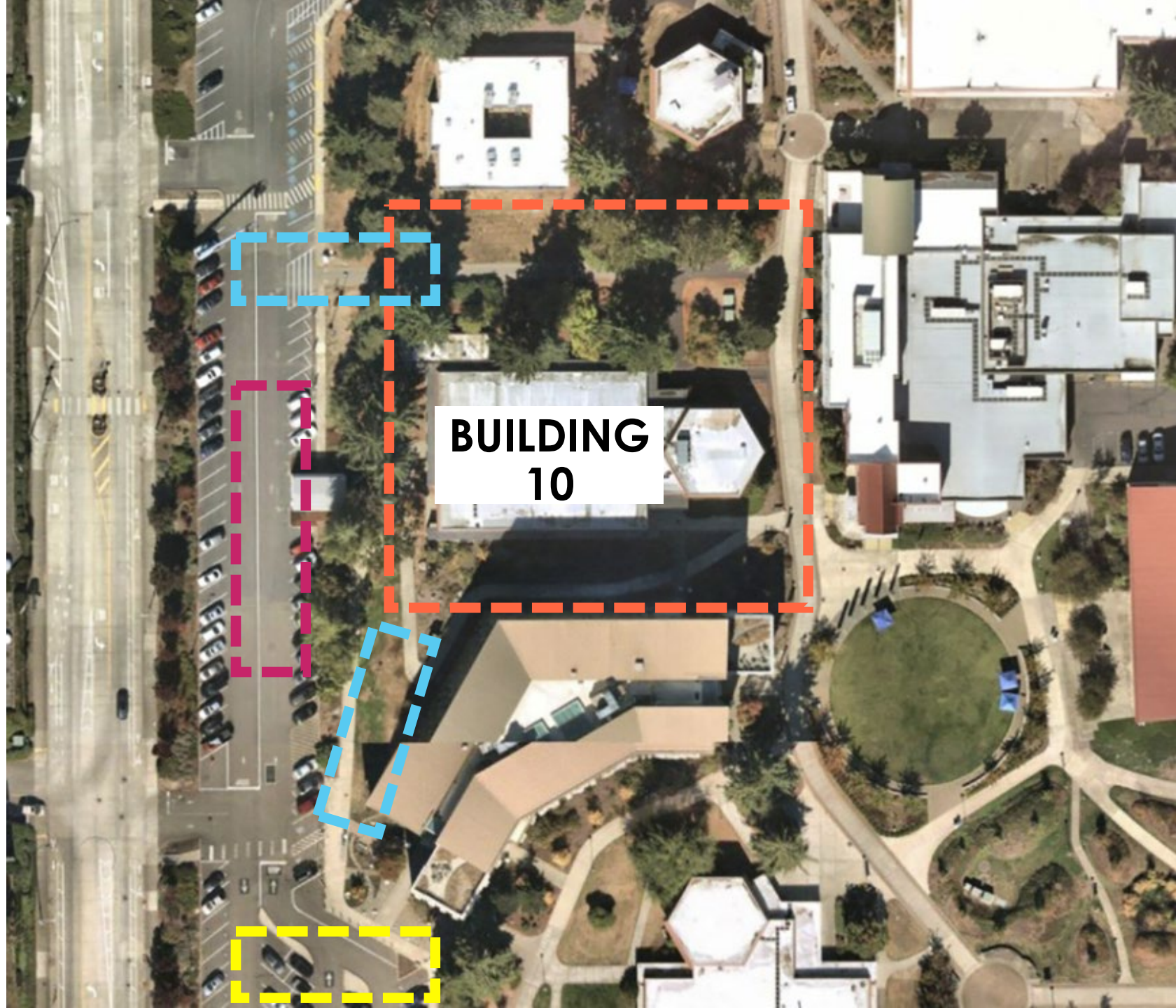
Building F1 to be demolished

Building 10 and 10B to be demolished
Site of proposed
Center for Innovative
Learning and
Engagement

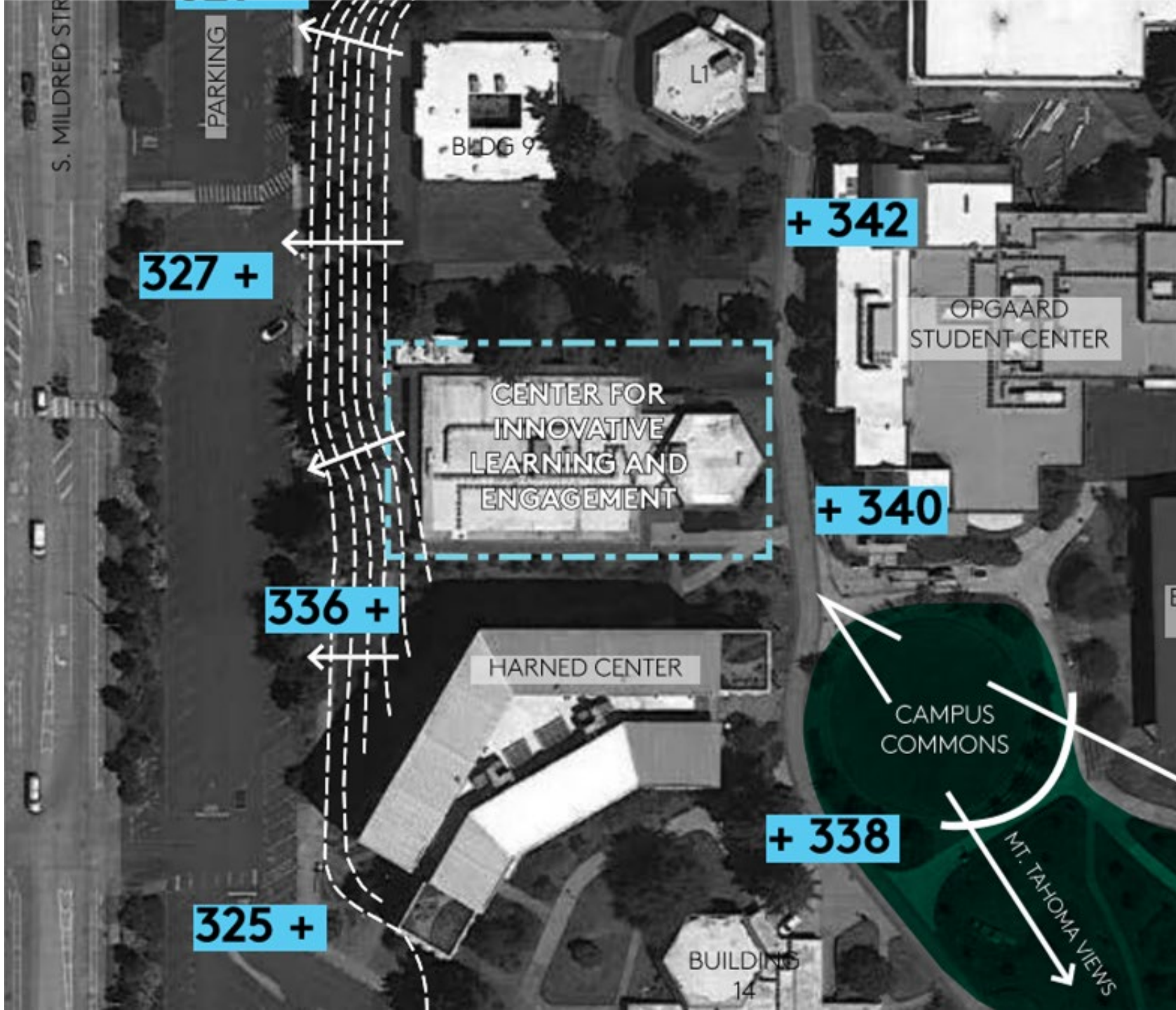


CILE Site

- Building
- Stormwater
- Circulation
- Ambulance Shelter



Topography



Trees

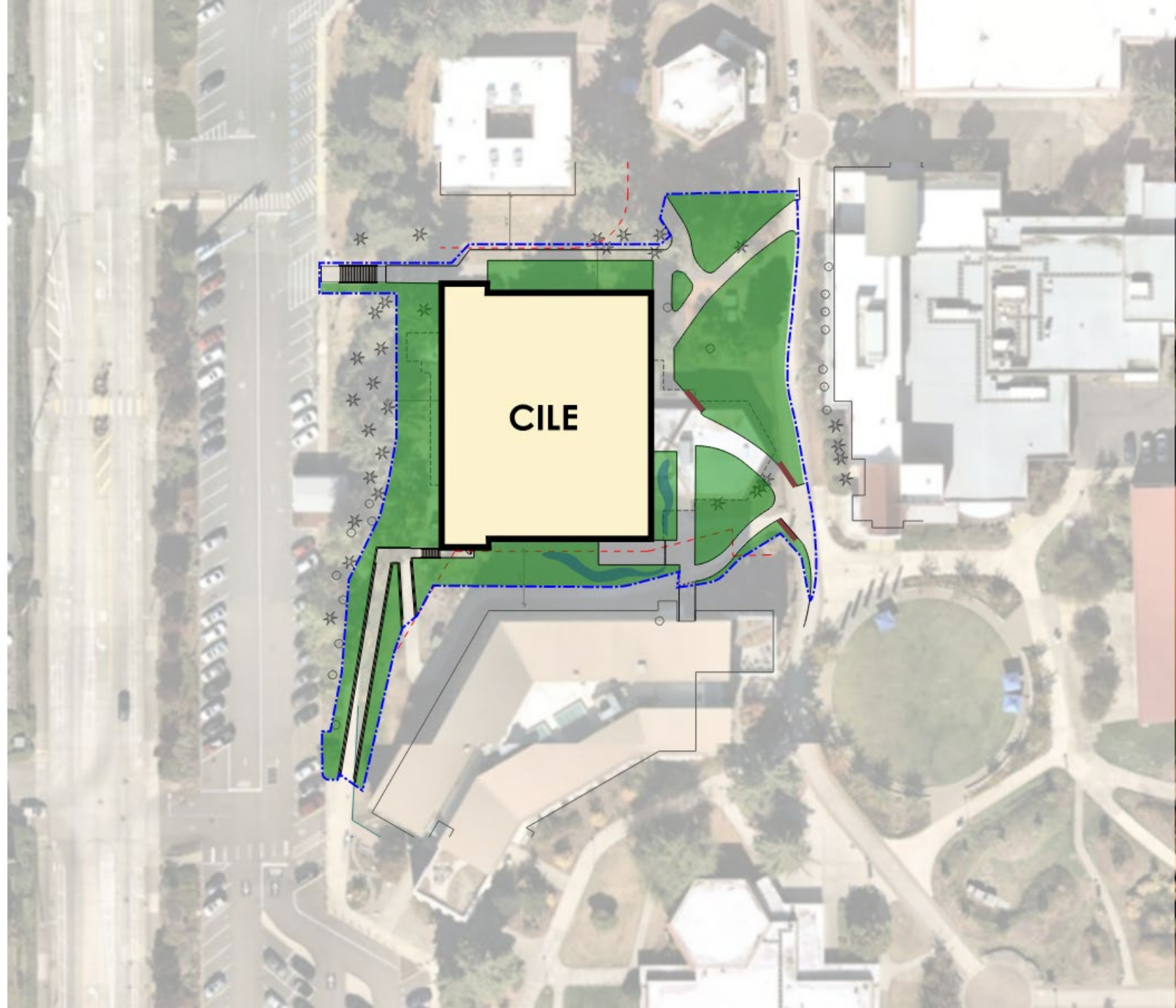


Utilities

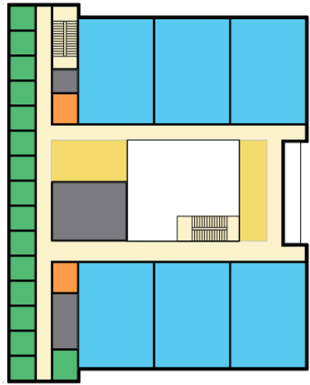
- Stormwater Vault
- Utilities
- Potential bore-field tie-in



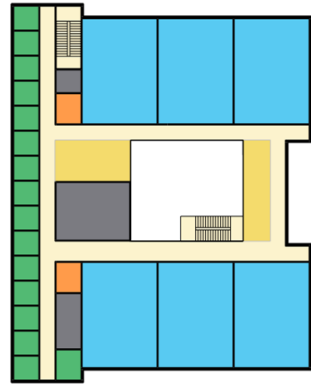
Conceptual Site Plan



Conceptual Floor Plans



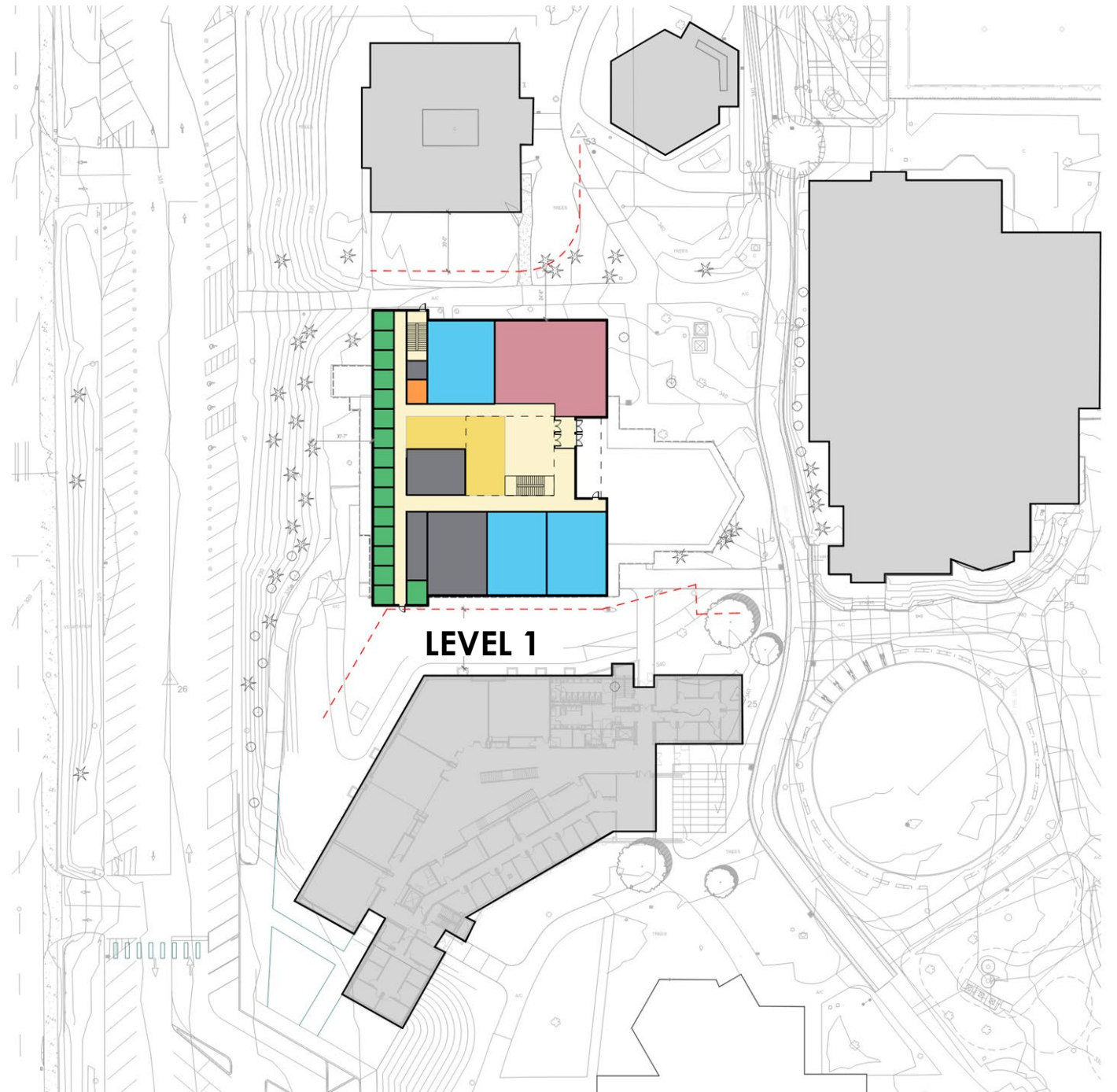
LEVEL 3



LEVEL 2

PROGRAM LEGEND

- AMBULANCE SHELTER
- CIRCULATION
- COLLABORATION
- INSTRUCTIONAL SPACE
- MULTI USE
- OFFICE
- SUPPORT
- TEAM ROOM



Sustainability

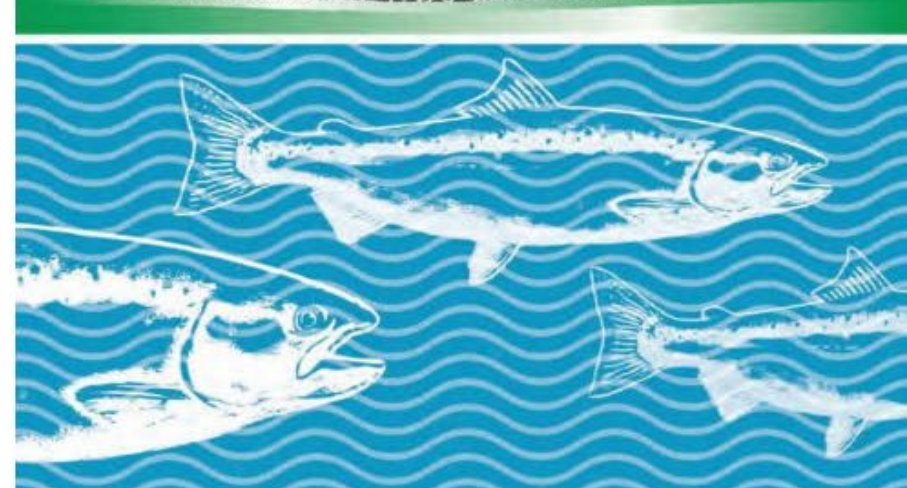
LEED



Bee Campus USA



Salmon Safe Urban Standards



Q & A

Contacts

**Department of Enterprise Services (Contracting Authority)
Facility Professional Services, Engineering & Architectural Services**

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Mailing Address: **P.O. Box 41476, Olympia, WA 98504-1476**

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Rachel Whitezel, Contracts Specialist	(360) 380-9280	rachel.whitezel@des.wa.gov
Angeline Ernst, Selection Administrator	(360) 480-1071	angeline.ernst@des.wa.gov

Tacoma Community College (Owner)

Physical & Mailing Address: **6501 South 19th Street, Tacoma, WA 98466**

Stefan Manfredi	(253) 335-6472	smanfredi@tacomacc.edu
Director of Facilities & Capital Planning		

Mithun (Designer/Architectural Firm)

Physical & Mailing Address: **1201 Alaskan Way #200, Seattle, WA 98101**

Jean-Claude Letourneau, Project Manager	(206) 971-5607	jcl@mithun.com
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*** Project's primary point of contact**

GCCM Selection Schedule

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