

# PROGRESSIVE DESIGN-BUILD SOLICITATION

## Fire Services Training Center Bates Technical College

Presubmission Meeting - May 12, 2023, 10-11 AM

DES Project No. 2023-166

Facility Professional Services, Engineering & Architectural Services



# WELCOME!

Thank you for joining us, and thanks for your interest in the progressive design-build solicitation for the Fire Services Training Center to be located on the Bates Technical College at South Campus in Tacoma, Washington.



# PRE-SUBMISSION MEETING LOGISTICS

## DES PROJECT # 2023-166



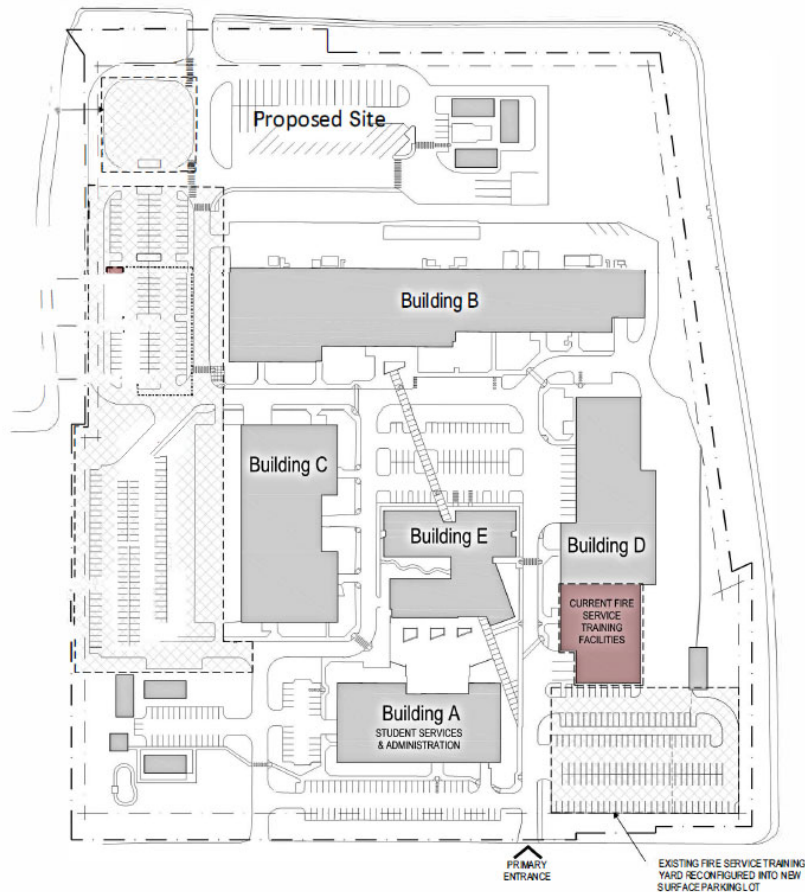
If you become aware of any possible Conflict of Interest, please notify Essa Ahmed, [essa.ahmed@des.wa.gov](mailto:essa.ahmed@des.wa.gov)

Please hold questions until the Q&A session

Presentation and sign-in information will be posted on May 17

# PROGRESSIVE DESIGN-BUILD SOLICITATION

## Fire Services Training Center, Bates Technical College South Campus



# AGENDA

- Introductions and Project Info
  - College and DES presenters
  - Project Program
  - Project Budget, Scope and Schedule
  - Site Information
- Selection Process
  - Important Dates
  - Selection Process & Panel Members
  - Evaluation Criteria
  - Conflict of Interest
- SOQ Submission
- RFP Process
  - Proprietary Meetings and Proposals
  - Diverse Business Inclusion Plan
- Q&A

# **INTRODUCTIONS AND PROJECT INFORMATION**

# PRE-SUBMISSION MEETING PRESENTERS

## **Bates Technical College**

- Nick Lutes, Vice President of Finance and Admin Services
- Brian Wiwel, Bates Fire Services Industry Professional
- David Koehler, Bates EMS Industry Professional
- Charlene Wilson, Project Manager

## **Department of Enterprise Services (DES)**

- Nancy Deakins, Assistant Program Manager
- Essa Ahmed, Project Manager



# Fire Services Training Center PROGRAM



# PROJECT BUDGET

Total Project Budget: \$40M

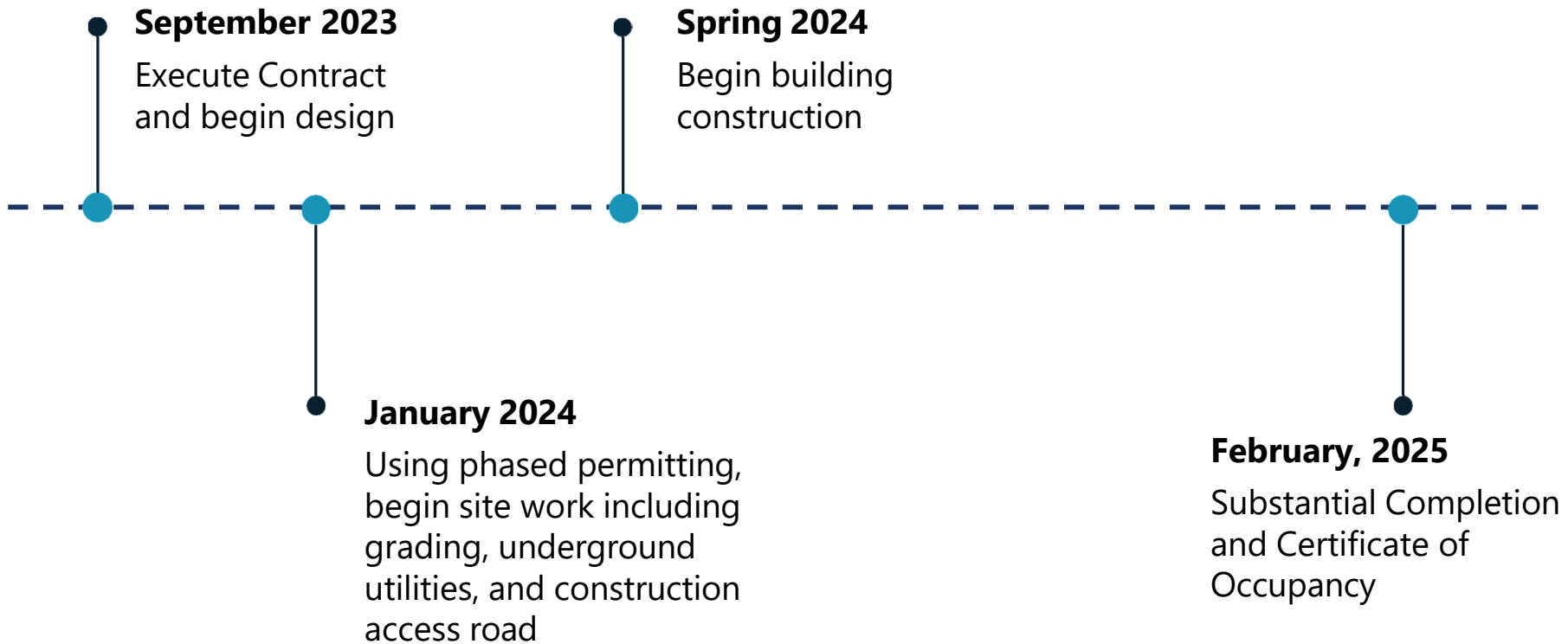
Maximum Allowable Design and Construction Cost (MADCC) is approximately \$33M



# PROJECT SCOPE

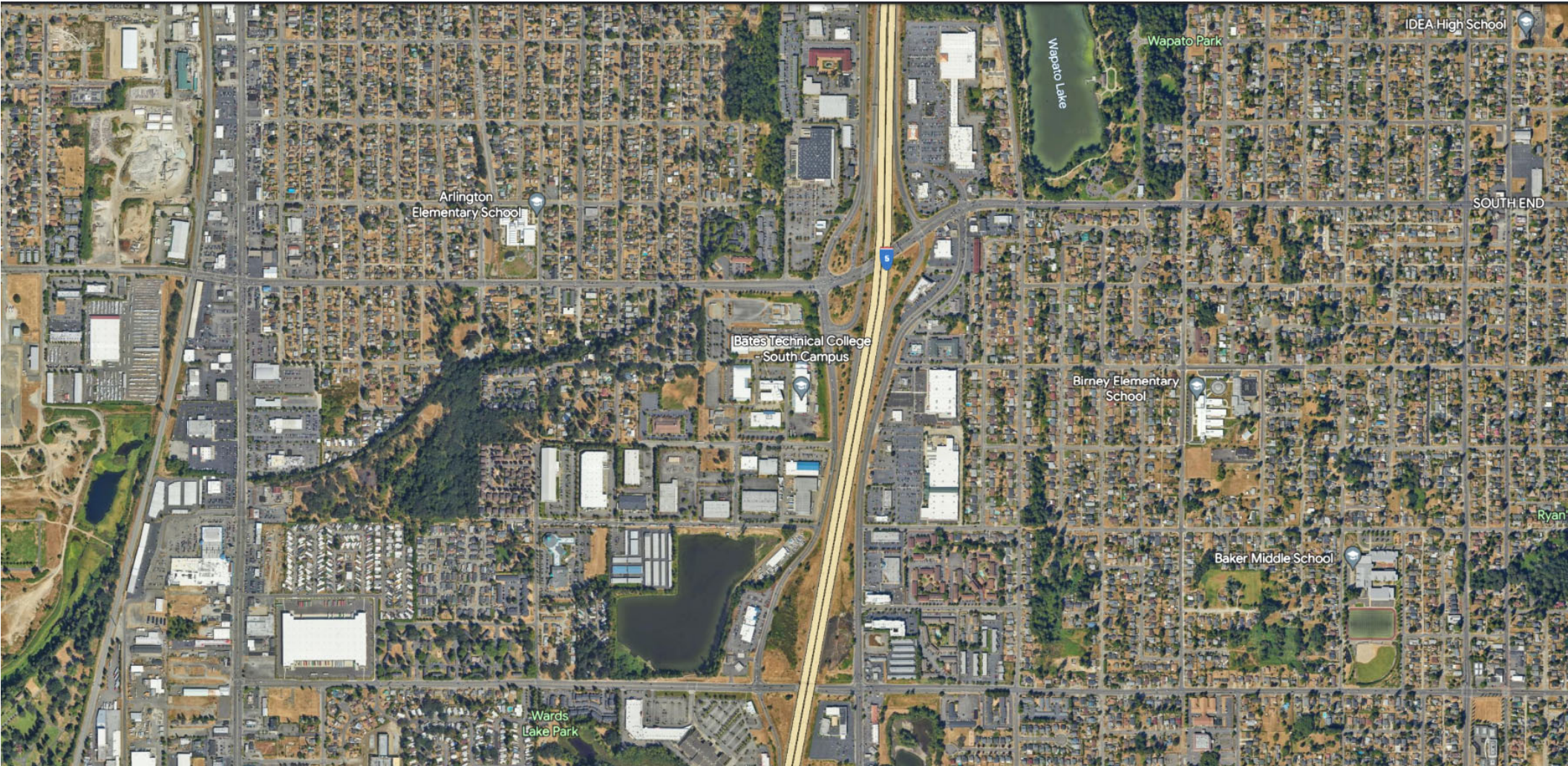
- Progressive Design Build of approximately 50,000 gross square feet buildings to house:
  - Academic and training support building
  - Live training tower
- Site improvements
- Achieve minimum LEED Silver certification

# PROJECT SCHEDULE





# PROJECT SITE LOCATION





# PROJECT DESCRIPTION - SITE INFORMATION

- The building site is located on the Bates Technical College South campus, generally located on the west side of Tacoma Mall Boulevard, north of South 78th Street and south of South 74th Street. The site address is 2201 South 78th Street
- There is an approved Conditional Use Permit (127.239) for the site from 1985 and a revision in 2005 (CUP2003-00017), which includes original conditions of approval.



# SELECTION PROCESS

# IMPORTANT DATES

## May 2023

05/02: RFQ Published

05/12: Pre-submission Meeting

05/25: Statements of Qualification due

## June 2023

06/09: Finalists notified

06/16: RFP Issued

06/23: Proprietary Meetings

## July 2023

07/14: Proposals due

07/24: Interview with each Finalist

## August 2023

08/01: Public announcement of Scores

08/08: Negotiate and Execute Contract

## September 2023

09/05 : Notice to Proceed



# SELECTION PROCESS

- Proposers will be evaluated based on submitted Statements of Qualifications, using scoring criteria described in the Request for Qualifications
- Top scoring proposers will be short-listed & receive the Request For Proposal

# SELECTION PANEL

Scoring selection panel members:

- Two College Representatives: Nick Lutes, Bates Technical College Vice President of Finance and Administrative Services , and Charlene Wilson, Project Manager
- Two DES Construction Project Coordinators: Yelena Semenova and Essa Ahmed
- One Private Sector Architect: Laura Maman of Miller Hayashi Architects

There will also be a non-scoring College Advisory Committee of faculty, staff and subject matter experts.

# EVALUATION CRITERIA

- Proposers Statements of Qualifications evaluated on the criteria described in the Request for Qualifications.
  - Weighted evaluation with factors described in the RFQ.
- Selection Panel will identify a maximum of 3 finalists to proceed to the Request for Proposals selection phase.

# EXAMPLE SOQ EVALUATION CRITERIA

SOQ CRITERIA	WEIGHTING (max. points)
<b>Team Organization, Team Collaboration, Key Team Members and Collaboration with Owner</b> ( <i>Team Building, Partnering, Project-First Mindset</i> )	25
<b>Demonstrated Experience of Successful Projects of Similar Scope and Complexity</b> ( <i>Schedule and Budget, Owners Involvement, Challenges and Solutions, Project Successes</i> )	20
<b>Design Management and Design Excellence</b> ( <i>Qualifications, Design Ethos, Life Cycle Cost, Sustainability, Capacity to Perform</i> )	20
<b>Project Controls</b> ( <i>Safety, Quality, Communication Methods and Mediums, Progress Monitoring and Course Correction, Closeout Procedures and Documentation</i> )	15
<b>Design-Build Construction Experience and Training</b> ( <i>Technical Qualifications, demonstrated knowledge Design-Build Delivery Method, Capacity to Perform</i> )	20
<b>Financial Capacity</b> ( <i>Insurance and Bond Statements</i> )	Pass/Fail
<b>Maximum SOQ Points</b>	100

# CONFLICT OF INTEREST

- Any known or perceived conflict of interest between any of the Design-Builder team members and the Selection Panel shall be disclosed to Essa Ahmed (DES).
- Owner/DES will reveal any such conflict of interest to all of the teams and make a determination on resolution.
- If any Proposer disagrees with the determination made by DES, the Proposer must submit the issue as a protest under Section 4.3.

# SOQ SUBMISSION

# SOQ FORMAT

- SOQ's are limited to twenty (20) 8.5"x11" single-sided numbered pages. Font size shall be no less than 10 point. Submit in electronic version text searchable PDF.
- Acknowledge any Addenda issued by DES
- 11"x 17" can be included as one page if used only for schedules, charts or pictures. Any with text will be counted as two pages.
- Provide a representative QA/QC plan that was developed and implemented for a similar project. This is NOT included in the 20 page count.
- Financial Capacity Statements



# ELECTRONIC SUBMISSION

- All submissions are electronic and DES uses the Box platform
- Angel Butros of DES will provide electronic submission instructions
  - Any questions, contact [angeline.butros@des.wa.gov](mailto:angeline.butros@des.wa.gov)
- Complete the upload instructions for electronic submittals at least three days prior to SOQ submittal due date

# RFP PROCESS

# REQUEST FOR PROPOSALS PROCESS

- Each selected Finalist will have an individual 90 minute proprietary meeting with the Selection Panel and College Advisory Committee before preparing its Proposal
- After Proposals are submitted, each of the finalists will present to the Selection Panel during an Interview session
  - Selection panel will perform a weighted evaluation of the Proprietary Meetings and Proposals using the criteria described in the RFP
  - The Finalist with the highest-scoring proposal will be selected to enter into contract negotiations with DES

# DIVERSE BUSINESS INCLUSION PLAN

- There are Diverse Business Participation Goals for this project
- The inclusion plan is required only of the Finalists
  - Cannot have zero as a Goal in the inclusion plan
- Contact Charles Wilson, DES Public Works Diverse Business Manager, with any questions

# CONTRACT AWARD

DES' approach includes a single contract, with two phases:

Phase 1: *Preliminary Agreement between Owner and Design-Builder*

- establish major design elements
- negotiate a price within the MADCC for completing the project

Phase 2: Will govern the completion of design, construction, commissioning, and other aspects of scope and terms sufficient to complete the project.

# Q&A

# THANK YOU



[Essa.ahmed@des.wa.gov](mailto:Essa.ahmed@des.wa.gov)



[des.wa.gov](http://des.wa.gov)





Event Type: Pre-Submission Meeting  
Client Agency: Bates Technical College  
Project description: 23-166 Fire Services Training Center  
Location: South Campus  
AE Firm: TBD  
Date: 5/12/2023

#	Name of Attendee	Business Designation (X)						Representing / Company Name	Phone	Email (print clearly)
		Prime (X)	Cert WBE	Cert MBE	Cert Veteran	*Small (Self Identified in WEBS)	No Certified Status			
22	ADAM HUTSCHNEIDER	X						SHKS ARCHITECTS	206.224.5389	adamh@shksarchitects.com
23	Alex Carey	X						Lydig Construction	425 753 2790	ACAREY@LYDIG.COM
24	Sorenick Gilliam	X						Lydig Construction	425-885-3344	Sgilliam@Lydig.com
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				Cert WBE	Cert MBE	Cert Veteran	*Small (self identified in WEBS)				
1	Trevor Braun	X							BnBuilders	425-358-0542	Trevor.braun@bnbuilders.com
2	Noah Foster	X							BNBuilders	206-551-1155	noah.foster@bnbuilders.com
3	JASON STEWISACHEN	X							BNBUILDERS	206-327-9915	JASON.STEWISACHEN@BNBUILDERS.COM
4	LUCAS JOHNSON		✓			✓	✓		ETHOS CIVIL	253.365.4973	lucas@ethoscivil.com
5	SCOTT WOLF		X					X	MILLER HULL	206.254.2005	swolf@millershull.com
6	ZUBIN RAO		X					X	Miller Hull	206.254.2005	zrao@millershull.com
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43	MATTHEW STRUTHERS	X					THE WALSH GROUP	253-514-3093	MSTRUTHERS@WALSHGROUP.COM
44	Sarah Elley	X					TCA ARCHITECTURE	206-522-3830	Sarah@tca-inc.com
45	Shannon Brush						Hargis Engineers	206 436 0420	shannon.brush@hargis.biz
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				Cert WBE	Cert MBE	Cert Veteran	*Small (self identified in WEBS)				
24	Sean Wilson	✓							Howard S. Wright 415 1st Avenue North Suite 400 Seattle WA 98102	206-579-6117	wilsonse@hswc.com
25	Brad Hettle	✓							HSW / Integrus	206-293-9296	hettleb@hswc.com
26	Mark Gibbons	✓							HSW / Integrus	206 8547508	G.gibbons@Hswc.com
27	SAM SCHAFER								HSW / INTEGRUS	206.628.3137	SSCHAFFER@INTEGRUSARCH.COM
28	Bridgette Cole Tinsley								HSW / Integrus	<del>206.628.3137</del> 206.628.3137	btinsley@integrusarch.com
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Washington State Department of

Enterprise Services

Event Type: Pre-Submission Meeting

Host Agency: Bates Technical College

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Location: South Campus

AE Firm: TBD

Date: 5/12/2023

Questions Sheet

\* Small Business certification is self performed in WEBS (Washington Electronic Business Solution).

#	Name of Attendee	Question
1	Heather Goudie	Mackenzie hgoudie@mcknze.com
2	Charlie Blankenship	Forma Construction CharlieB@formacc.com
3	BRETT HANSON	MACKENZIE bhanson@mcknze.com
4	Drew Phillips	FORMA drew@formacc.com
5	JARED LARSON	FORMA JaredL@formacc.com
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1	BOB ROBERTS JONES + ROBERTS Co	bobroberts@jonesandroberts.com
2	FOREST ROBERTS JONES + ROBERTS CO.	forrest@jonesandroberts.com
3	KO WILSON ARCHITECTURE FOR EVERYONE.	KO@ARCHITECTUREFOREVERYONE.ORG
4	LINDA OWEN OWEN POWER	OWEN@LINDAOWEN.COM
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Sign in Sheet

#	Name of Attendee	Business Designation (X)						Representing / Company Name	Phone	Email (print clearly)
		Prime (X)	Cert WB E	Cert MBE	Cert Vetera n	*Small Self Identified in WEBS	No Certified Status			
1	GUNNAR GLADICS						X	MORTENSON/MITHUN/RFM	208.721-6175	ggladics@rfmarkh.com
2	JC LETOURNEAU						X	MORTENSON/MITHUN/RFM	206.931-3939	JCL@MITHUN.COM
3	GARRET PARSONS						X	MORTENSON/MITHUN/RFM	425-444-4298	garret.parsons@mortenson.com
4	SIOBHAN DOWELL						X	MORTENSON/MITHUN/RFM	832 846 4544	Siobhan.dowell@mortenson.com
5	CARL DOWNUM						X	MORTENSON/MITHUN/RFM	206.966-2571	CARLD@MITHUN.COM
6	Stephen Montalvo						X	Absher/Besetti	401-474-1532	Stephen.Montalvo@absherco.com
7	ELAINE WOLFE						X	ABSHER/BASSETTI	253-606-2570	ELAINE.WOLFE@ABSHERCO.COM
8	Bill Fierst						X	AHBL Inc.	253-383-2422	wfierst@ahbl.com
9	Curt Gimmestad						X	ABSHER CONST.	253-377-2579	CURT.GIMMESTAD@ABSHERCO.COM
10	Jordan Kiel						X	Bassetti Architects	206 340 9500	jkiel@bassettiarch.com





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11	SYAN CONWAY						X	BASSETTI ARCHITECTS	206 348 9500	scconway@bassettiarch.com
12	Ben Barlow							Coughlin Porter Lundeen	206 343 0460	BENB@CPLINC.COM
13	KEITH KRUGER						X (STRAY MARK)	Coughlin Porter Lundeen	206 343-0460	Keithk@epline.com
14	BRETT HANSON							MACKENZIE	206-619-8713	bhanson@mcknize.com
15	Heather Gaudie							mackenzie	206-331-0179	hgaudie@mcknize.com
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