

PROGRESSIVE DESIGN-BUILD SOLICITATION

ADVANCED MANUFACTURING CENTER BUILDING CLARK COLLEGE AT BOSCHMA FARMS CAMPUS

Presubmission Meeting - September 24, 2021, 10-11 AM

DES Project No. 2018-254

Paul Fiedler, Project Manager, 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 new Advanced Manufacturing Center Building to be located on the Clark College at Boschma Farms Campus in Ridgefield, Washington.



PRE-SUBMISSION MEETING LOGISTICS

DES PROJECT # 2018-254



The meeting will be recorded

Please keep your microphone muted except when speaking

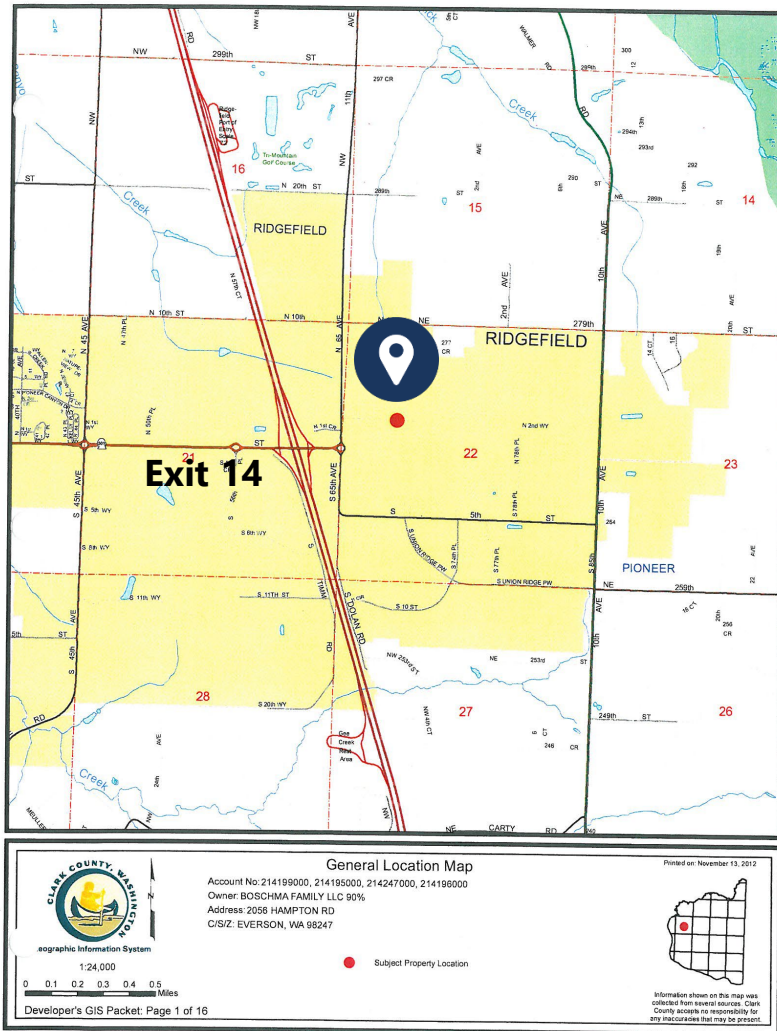
Please use the Chat box to **sign in** with your **name**, **company**, and **email** address

If you become aware of any possible Conflict of Interest, please notify Paul Fiedler, paul.fiedler@des.wa.gov

Please hold questions until the Q&A session

Presentation and sign-in information will be posted on September 27

PROGRESSIVE DESIGN-BUILD SOLICITATION ADVANCED MANUFACTURING CENTER BUILDING, BOSCHMA FARMS CAMPUS



AGENDA

- Introductions and Project Info
 - College and DES presenters
 - AMC 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

Clark College

- Dr. Karin Edwards, President, Clark College
- Galina Burley, Executive Vice President of Operations
- Caleb White, Department Head Welding/Manufacturing, Project Manager for Instruction
- Jim Watkins, Project Manager

Department of Enterprise Services (DES)

- Nancy Deakins, Assistant Program Manager
- Paul Fiedler, Project Manager

ADVANCED MANUFACTURING PROGRAM

A new pedagogy in Career Technical Education:

- centered on effectively integrating academics with skills-learning
- focused on occupational mindsets and ethics as well as practical skills
- increasing comprehension and retention of academic learning by applying academics to real-world, hands-on processes and work
- making intentional connections between the student's educational pursuits and career aspirations, strengthening both career and academic preparation

PROJECT BUDGET

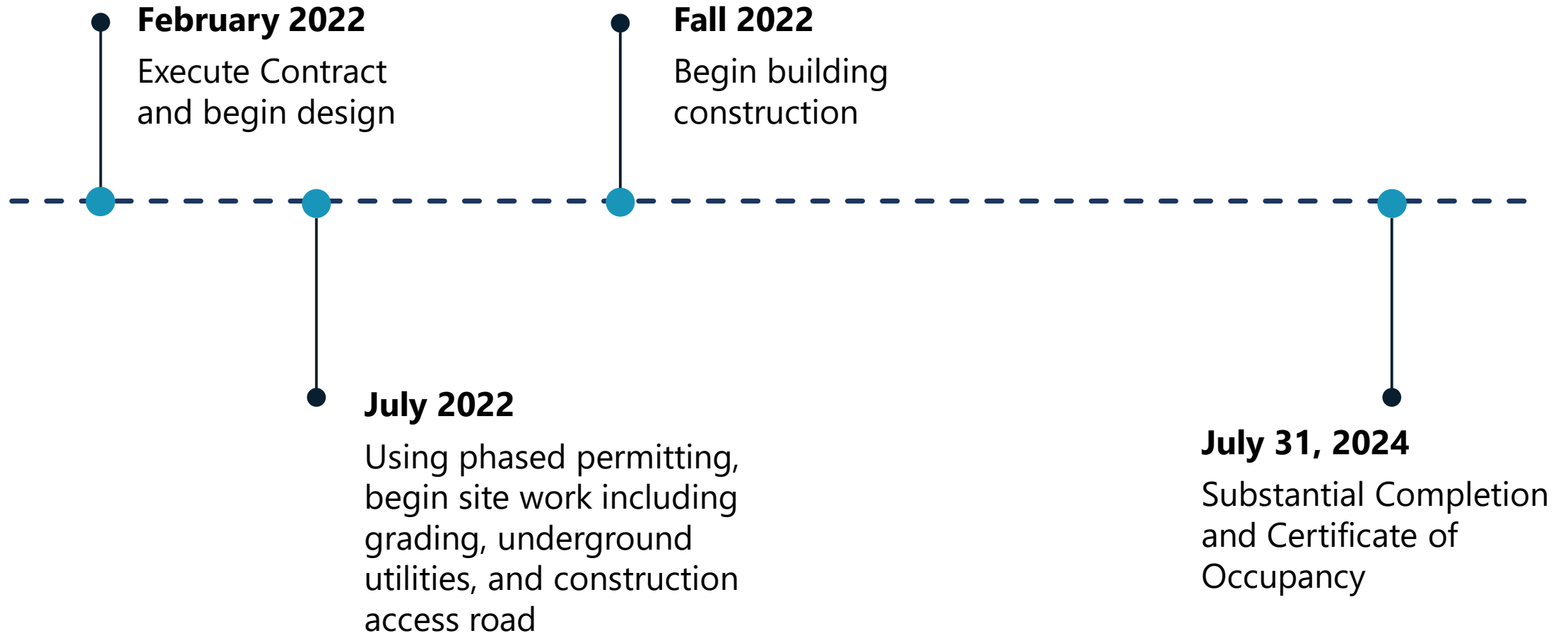
Total Project Budget: \$58M

Maximum Allowable Design and Construction Cost (MADCC) is approximately \$48M

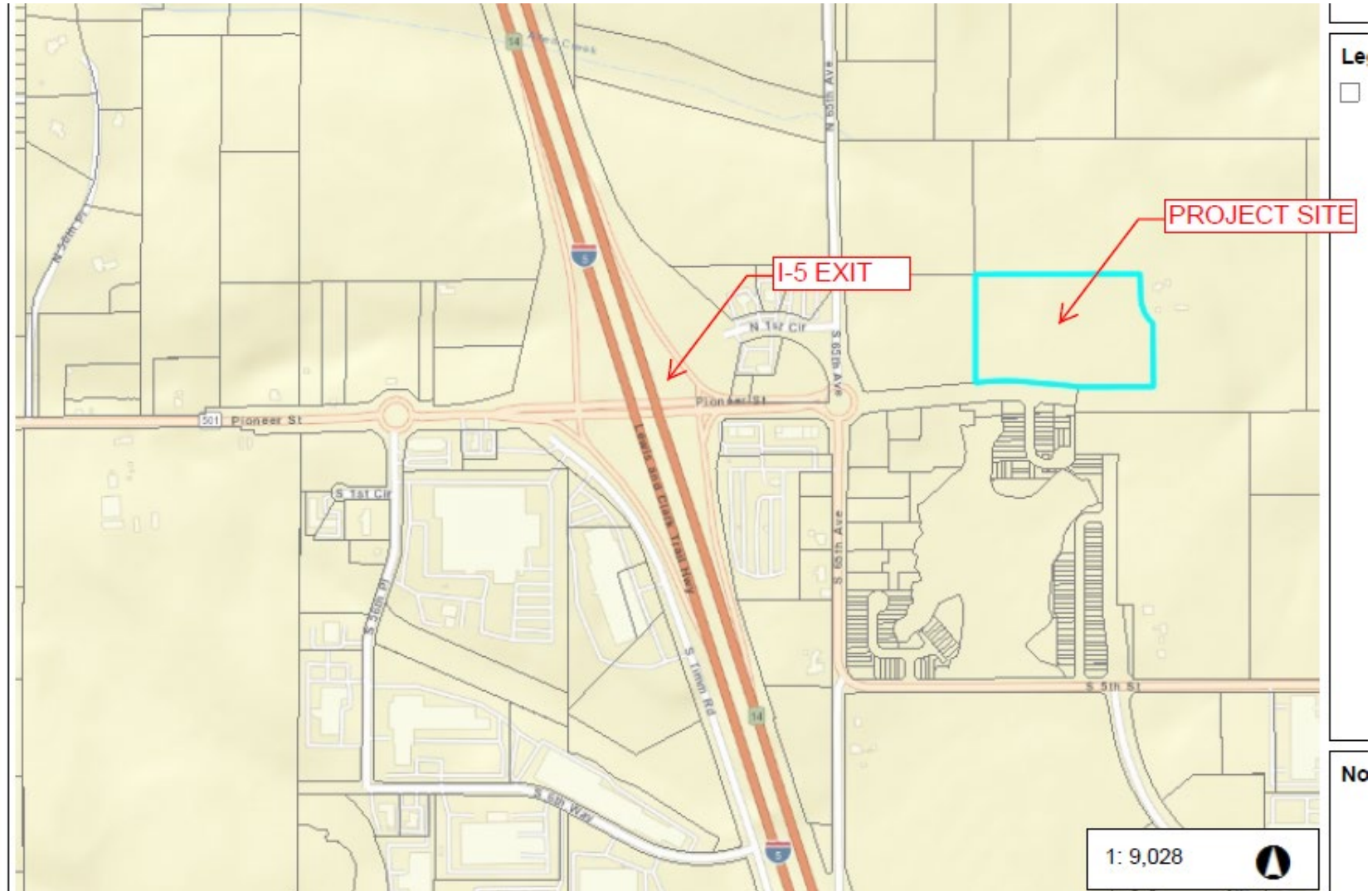
PROJECT SCOPE

- Progressive Design Build of approximately 70,000 gross square feet building to house:
 - Advanced Manufacturing Center (AMC)
 - General Education Programs
 - Computer Labs and other shared spaces
- Site improvements including parking at the new 'Clark College at Boschma Farms' (CBF) campus in north Clark County
- Achieve minimum LEED Silver certification

PROJECT SCHEDULE

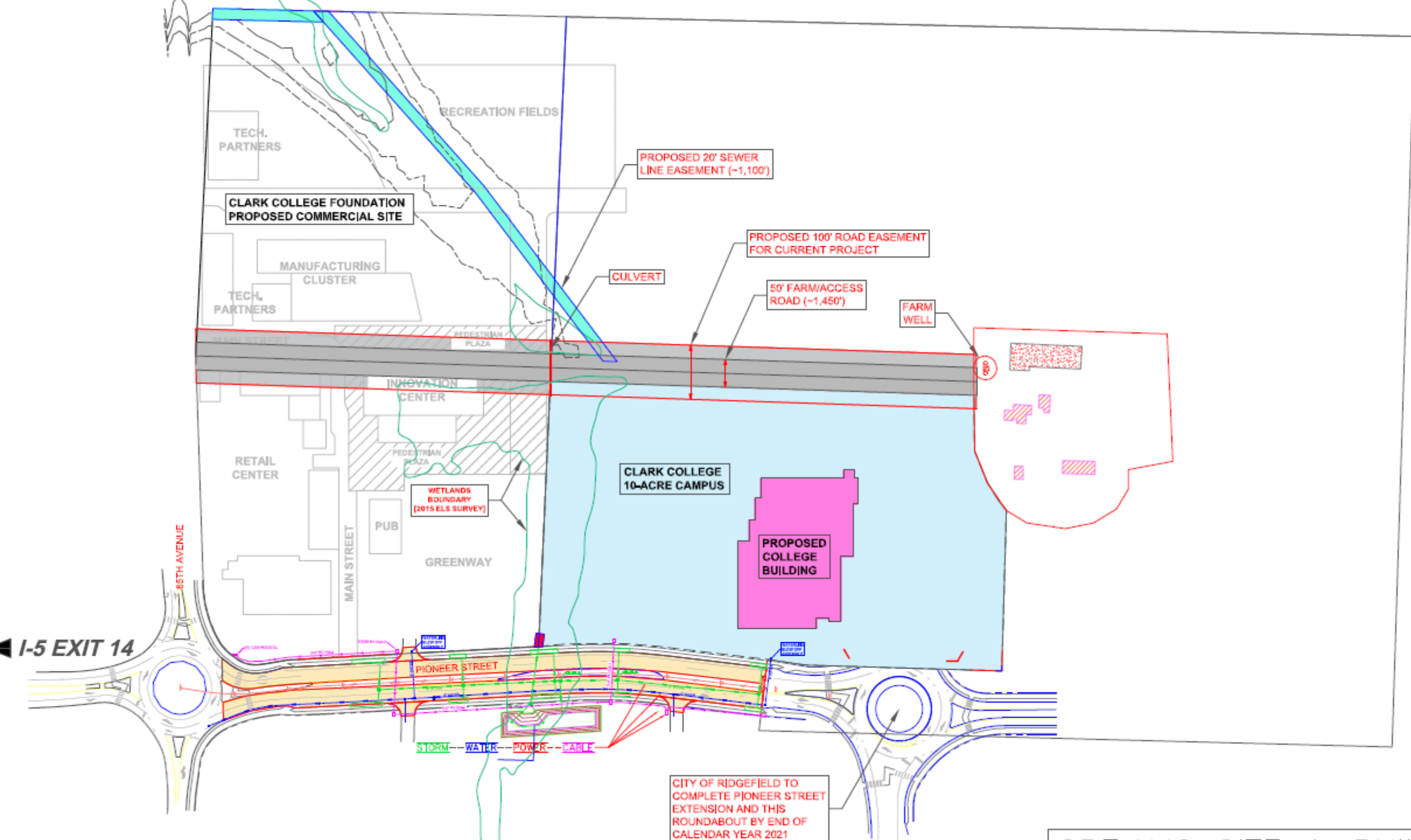


PROJECT SITE LOCATION



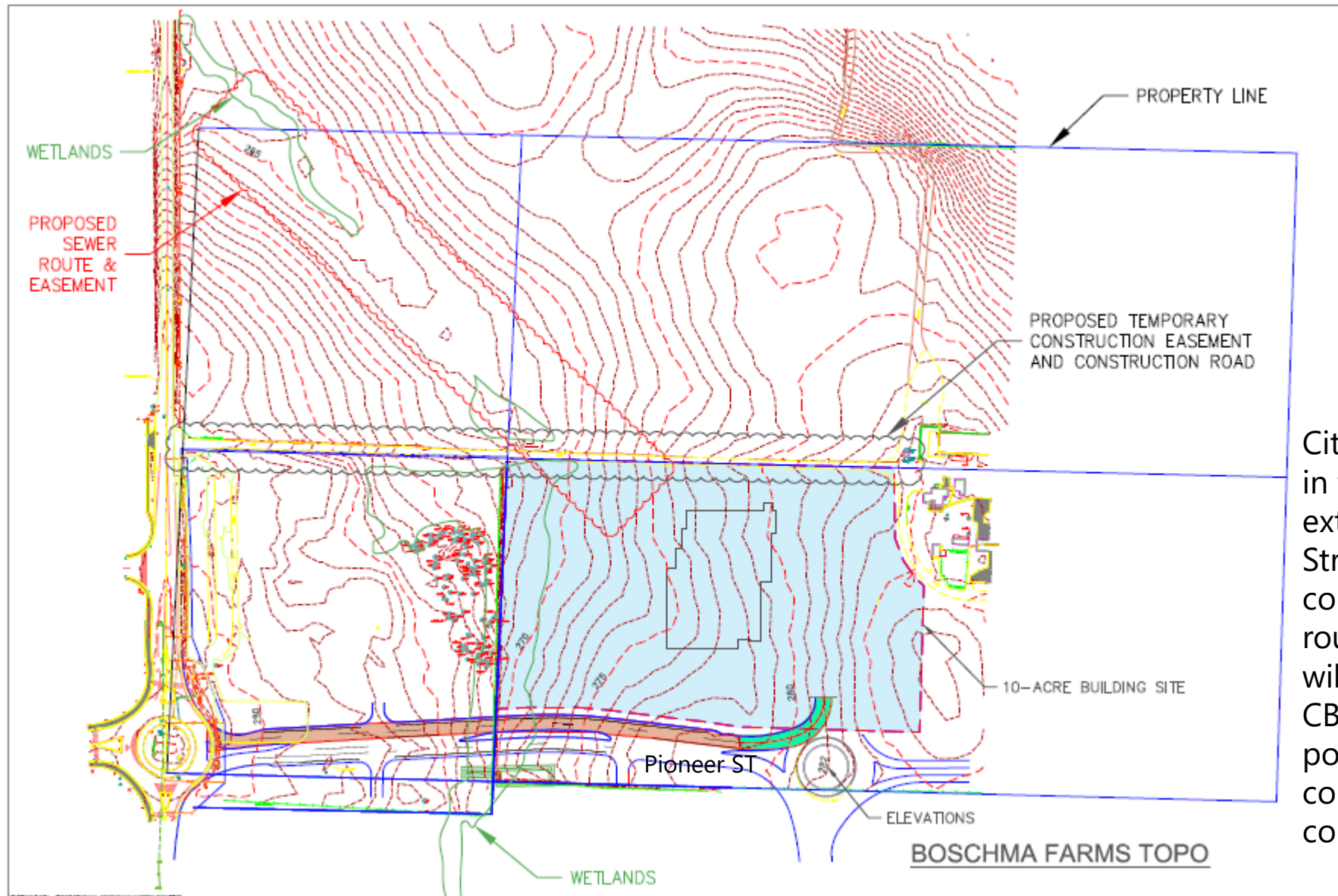
PROJECT DESCRIPTION - SITE INFORMATION

- Clark College Foundation acquired several large tracts of former farm land in north Clark County, just east of I-5 Exit 14.
 - Clark College Foundation made an initial donation of 10 acres to Clark College for new 'Clark College at Boschma Farms' (CBF) campus.
 - Clark College Foundation will separately develop its commercial property to the west of the campus. A wetland area will remain between the two developed areas.



CITY OF RIDGEFIELD TO COMPLETE PIONEER STREET EXTENSION AND THIS ROUNDABOUT BY END OF CALENDAR YEAR 2021

SITE INFORMATION – TOPOGRAPHICAL MAP



City of Ridgefield is in the process of extending Pioneer Street and constructing a roundabout that will serve as the CBF main entry point after construction is completed.

SELECTION PROCESS

IMPORTANT DATES

September 2021

09/08: RFQ Published

09/24: Presubmission Meeting

09/28: Boschma Farms site walks

October 2021

10/12: Statements of Qualification due

November 2021

11/01: Finalists notified

11/05: RFP issued to Finalists

11/09: Main campus walks

11/12: Interactive Proprietary Meetings

11/23: Proposals Due

December 2021

12/09: Interviews with each Finalist

12/21: Public announcement of Scores

January – February 2022

Negotiate and Execute Contract

**Guaranteed Maximum Price @ 45%
Design with monthly updates**

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: Galina Burley, Executive Vice President of Operations, and Jim Watkins, Project Manager
- Two DES Construction Project Coordinators: Paul Fiedler and Gary Wendleken
- One Private Sector Architect: Keith Schreiber of SSW Architects

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

CLARK COLLEGE ADVISORY COMMITTEE

A non-voting Advisory Committee will participate in Proprietary Meetings:

- Alyssa Voyles, Associate Director of Employee Equity, Outreach and Engagement, Office of Diversity, Equity and Inclusion
- Caleb White, Welding Professor
- Genevieve Howard, Associate Vice President of Instruction
- Lisa Gibert, Clark College Foundation
- Michael See, Director Security/Safety
- Mike Silva, Information Technology
- Tim Petta, Facilities Director

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

	CRITERIA	WEIGHTING (max. points)
Pass/Fail Item (not scored)		
	Financial Capacity (Insurance and Bond Statements)	Pass/Fail
Scored Items		
1.	Team Organization, Key Team Members and Collaboration	25
2.	Demonstrated Experience of Successful Projects of Similar Scope and Complexity	25
3.	Design Management and Design Excellence	20
4.	Project Controls	15
5.	Design-Build Construction Experience	15

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 Paul Fiedler (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-five (25) 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 25 page count.

ELECTRONIC SUBMISSION

- All submissions are electronic and DES uses the Box platform
- Angel Ernst of DES will provide electronic submission instructions
 - Any questions, contact angeline.ernst@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



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