



Addendum #1

Issued: Monday, August 28, 2023

Informational Meeting Sign-In, Pre-submitted/Meeting Q+A, Presentation

Project: 2024-013
 Project Name: Old Cap - Roof Replacement
 Phase: Request for Qualifications
 DES PM: Siamak Koloushani, siamak.koloushani@des.wa.gov

NOTICE TO ALL POTENTIAL RESPONDENTS

The Request for Qualifications (RFQ) is modified as set forth in this Addendum. The original RFQ documents remains in full force and effect, except as modified by this addendum, which is hereby made part of the RFQ. Respondent shall take this Addendum into consideration when preparing and submitting its Statement of Qualification.

Visit our webpage for additional information: <https://des.wa.gov/services/facilities-and-leasing-management/architecture-engineering-design-consultants/current-projects-advertised-consultant-selection>

1. Questions and Answers:

Questions	Answers
What kind of material is recommended to use for the roof?	There is no recommendation for the roof material selection, this project requires consultation with DAHP to evaluate potential adverse effect to the historic building. The proposed change in roof materials from copper to an alternative will require the consultant to interface with DAHP on the material selection, install method, etc., to best match historic materials.
Does the Diverse Business Inclusion Plan count toward the page limit?	No, it does not.
What about resumes are they part of the page count?	Yes



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2. Attachments:

1. Informational Meeting Presentation
2. Info Meeting Sign-In as captured on Team's chat

This addendum does not amend the due date or time for submission of Statements of Qualifications.

End of Addendum #1

DES

Washington State
**DEPARTMENT OF
ENTERPRISE SERVICES**

261. State Capitol, Olympia, Wash.



Old Capitol – Roof Replacement RFQ Informational Session

FPS

PLANNING AND PROJECT DELIVERY

August 2023

AGENDA

- **Introduction**
- **Summarize the project and goals**
- **Selection process**
- **Submittal requirement**
- **RFQ evaluation Criteria**
- **Q&A**

INTRODUCTION

- 1. Overview:** The Department of Enterprise Service seeks qualified architects for the design and construction administration services for the Roof Replacement of the Old Capitol Building.
- 2. Purpose:** This request will replace the roof on the historic Old Capitol Building, preventing additional damage to the historic building interior and prevent structural damage. This would include installation of a fall arrest system.

SCOPE OF WORK

- 1. Design and Engineering**
- 2. Hazardous material abatement**
- 3. Cost Estimate**
- 4. Stakeholder Engagement**

1892 BUILDING



Water Leaking at Pan Hem





TORN PAN AT ROOF EAVE

SCOPE

Design and Engineering:

- a. Prepare comprehensive design and engineering documents for the complete roof replacement in accordance with DES Design Guidelines and Construction Standards.
- b. Provide proposed substitute material for consideration to replace existing copper roof while maintaining historic view of the building.
- c. Coordination and providing all necessary documents to Authority Having Jurisdiction (AHJ) to obtain any required permits.
- d. Provide administration services during construction.

SCOPE

Hazardous material abatement:

- a. Conduct a thorough assessment to identify any hazardous materials present in the building scheduled for demolition. This evaluation should encompass asbestos, lead-based paint, and any other potentially harmful substances.
- b. Develop an effective and safe hazardous material abatement plan, outlining the proper procedures for removal, containment, and disposal in accordance with applicable regulations.

SCOPE

Construction cost estimate:

Prepare accurate and itemized cost estimate for the roof replacement project.

Stakeholder Engagement:

- a. Facilitate stakeholder engagement processes, including workshops, consultations, and collaborative meetings, to gather input and perspectives from relevant stakeholders, such as government agencies, Buildings & Grounds, energy consumers, environmental organizations, and the public.

SCOPE

Stakeholder Engagement:

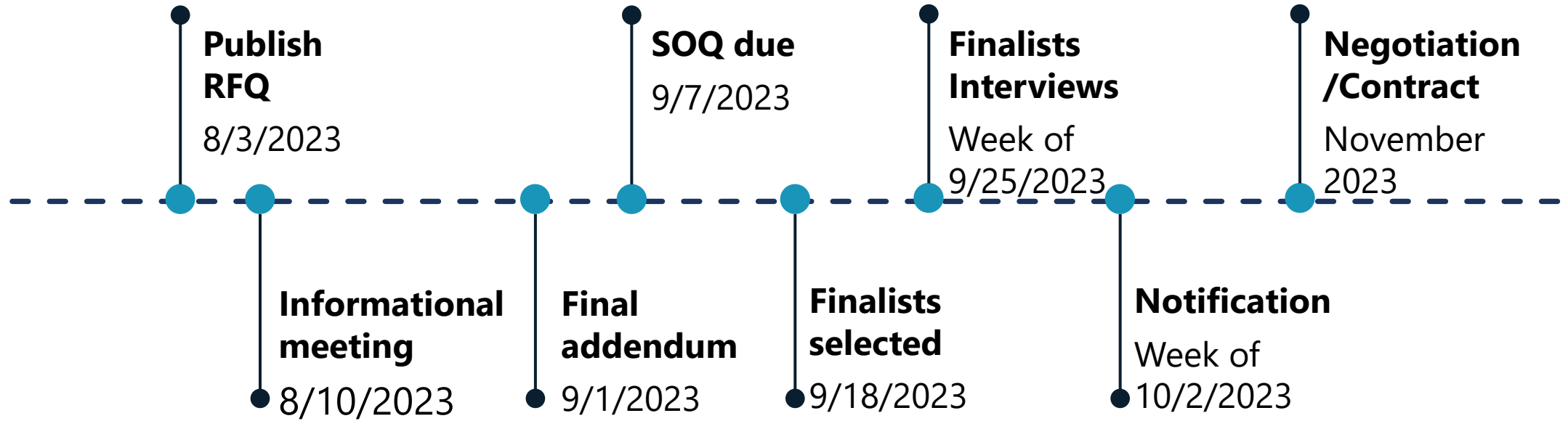
b. Provide presentation materials for public meetings, the Capitol Campus Design Advisory Committee, the State Capitol Committee, Tribal partners, and the Department of Archeology and Historic Preservation (DAHP).

c. This project requires consultation with DAHP to evaluate potential adverse effect to the historic building. The proposed change in roof materials from copper to an alternative will require the consultant to interface with DAHP on the material selection, install method, etc., to best match historic materials.

PROJECT GOAL

1. This project will result in resolution of a long term, pervasive and previously unresolved water intrusion issue due to roof issues on the Old Capitol Building.
 - This project is needed now because the building is experiencing extensive water intrusion resulting in significant property and building damage.
 - Ensure continuity of government operation
 - Design-Bid-Build is expected for the construction delivery method.
 - Maximum allowable construction cost (MACC) for this project is \$4M.

A/E PROCUREMENT SCHEDULE



RFQ SUBMITTAL REQUIREMENTS

- Max 25 total pages of content
 - 8½ X 11 size sheets (oversized sheets count based on multiple equivalent of 8½ x 11 sheets)
 - Federal Form 330(part II only)
 - Any pertinent data to assist selection panel to evaluate the qualification
- Submit a single PDF (less than 25 MB in size)
- Note in the RFQ, the elements not counted towards the total page count (i.e., covers, dividers, etc.)

PHASE 1 RFQ EVALUATION CRITERIA

- Phase 1
 - Qualifications of Key Personnel (30 points);
 - Relevant Experience (30 points);
 - Past Performance (40 points);
 - Diverse Business Inclusion Plan (Pass/Fail)
- Focus
 - Roof replacement experience
 - Historic site experience
 - Wide variety of stakeholder involvement experience

PHASE 2 INTERVIEW CRITERIA*

- **Phase 2**

- Organization
 - Management plan
 - Team member qualification
 - Capacity/production capacity
- Project Management
 - Scope management
 - Budgeting cost control
 - Project scheduling
- Project approach
 - Understanding
 - Challenges & opportunities
- Experience
 - Relevant past project (firm)
 - Relevant past project (key team members)

* This criteria might be modified prior to phase 2 interview notification



Washington State
DEPARTMENT OF
ENTERPRISE SERVICES

QUESTIONS?

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