



Puyallup STEM Building

2020-148

The meeting will start at 10:05

This session will be recorded

Please use the Chat box to sign in with your:
Name, phone number, and email

Agenda

- Welcome & Introductions
- Site Information
- Project Description
- The Program
- Budget
- Selection Process
- Important Dates
- Selection Panel/ Conflict of Interest
- Conflict of Interest
- Grading Criteria
- SOQ Submission
- Diverse Business Inclusion Plan
- Contract Award
- Q&A



Welcome

Presentation Protocol/information

- Please use the chat function to identify your contact information
Name, Company, E-mail
- This presentation is be recorded
- Submit your questions at any time via **“Chat”** OR use **“Raise Hand”** if you’d prefer to ask your question or make a comment live.
- Please put your microphone on mute.

Introduction

Pierce College

Michele Johnson, Chancellor Pierce College District

Darrell Cain, President Pierce Puyallup

Matthew Campbell, VP for Learning and Student Success

Sylvia James, Vice President for Administrative Services

Sue Soller, Project Manager

Department of Enterprise Services

Nancy Deakins, Assistant Program Manager

Chris Gizzi, Project Manager

Project Location



Project Description

The 54,400 square foot program includes 8 teaching labs, a fabrication lab with supporting design and collaboration spaces, 9 classrooms, a double classroom, 30 faculty offices, informal learning and study space, and numerous support spaces for students and faculty aimed at improving collaboration and safety. It also includes 100 new surface parking stalls. Additional parking will be constructed out of COP funds before or during the completion of this project. Additional studies are underway to solve the campus-wide parking needs.

The Program

The new STEM building will house labs and general classrooms. A fabrication lab and supporting spaces at entry level with a high level of exposure to the student population from pedestrian pathways. A demonstration courtyard adjacent to and accessible from the fab lab will also generate a visual presence on campus to create curiosity around STEM activities and the promotion of STEM during campus-wide community events.

- Biology / Nutrition / Health
- Chemistry
- Physics
- Earth Science
- Mathematics
- Engineering

Budget

Total Project Budget: \$40,599,000

Maximum Allowable Design and Construction Cost (MADCC): \$35,032,000

Selection Process

- Proposers will be evaluated based on their qualifications that meet the criteria set forth in the Request for Qualifications
- Top scoring proposers will be short-listed & receive the RFP
- Each Finalist will have an individual proprietary meeting with the Selection Panel and college staff
- After proposals have been submitted, each of the finalists will be given the opportunity to present their proposals to the Selection Panel
- Weighted evaluation based on criteria identified in the RFP
- The Finalist with the highest-scoring proposal will be selected to enter into contract negotiations with DES

Important Dates

June 2021

6/10: SOQ Due 2pm

6/24: Finalists Selected

6/29: Issue Request for Proposals

July 2021

7/7: Finalist Site Walk-Through

7/13: Interactive Proprietary Meetings

7/27: Proposals Due at 2:00 pm

August 2021

8/3: Finalists Presentations/Interviews

8/9: Public Announcement of Scores

8/30: Execution of the Contract

December 2021

12/20: GMP for Phase 2

June 2023

6/30: Project Completion for Occupancy

Selection Panel

2 College Representatives, 2 DES Project Managers, & 1 Private Sector Panel Member, as well as an advisory panel (observers)

- Advisory panel will be a non-scoring panel made up of faculty, staff and subject area experts

Proposers SOQ will be evaluated based on their qualifications that meet the criteria set forth in the Request for Qualifications

Weighted evaluation based on criteria identified in the RFQ

Selection Panel will identify a maximum of 3 finalists to proceed to the next step

Conflict of Interest

The Selection Panel for the RFQ phases of the selection process will consist of the following people:

- Chris Gizzi, DES – Project Manager
- David Hruska, DES – Project Manager
- Sylvia James, Pierce College – Vice President for Administrative Services
- Sue Soller, Pierce College – Project Manager
- Jeff Brown, Private Sector – Architect

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

SOQ Grading criteria

Note: Scoring has been corrected to match RFQ

	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 (Technical Qualifications, Capacity to Perform)	25
2.	Demonstrated Experience of Successful Projects of Similar Scope and Complexity (Technical Qualifications, Capacity to Perform)	20 15
3.	Design Management and Design Excellence (Technical Qualifications, Capacity to Perform)	15 25
4.	Project Controls (Technical Qualifications, Capacity to Perform)	15 20
5.	Design-Build Construction Experience (Technical Qualifications, Capacity to Perform)	25 15
	Maximum RFQ Points →	100

SOQ Submission

3.1 FORMAT

- Complete the upload instructions for electronic submittals no later than 2:00 PM June 10
- SOQ's are limited to twenty-five (25) 8.5"x11" size numbered pages. Font size shall be no less than 10 point. In electronic version text searchable PDF.
- Addendum #1
- Note, 11"x 17" can be included as one page if it is only schedules, charts or pictures. Any other with text will be counted as two pages.
- ADD 3.2 C.2.c Provide a representative QA/QC plan that was developed and implemented for a similar project. This is NOT included in the 25 page count.

Diverse Business Inclusion Plan

- There are Diverse Business Participation Goals for this project
- The inclusion plan is required in Phase 2 by the finalists
- Can't have zero as a Goal in plan.
- Contact Charles Wilson, DES Public Works Diverse Business Manager, for any question you may have.

Contract Award

Note: Performance Guarantee requirements are referenced in RFP Section 1.3.D

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

Phase 1: *Preliminary Agreement between Owner and Design-Builder* to establish major design elements and negotiate a price within the MADCC for completing the project.

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

Questions?