



**Bellevue College, Center for Transdisciplinary Learning &  
Innovation (TDI)  
2020-016**

The meeting will start at 10:00 on 07/20/2021

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**

## **Bellevue College**

William Tribble, Executive Director

Christopher Butler, Planning and Design Manager

## **Department of Enterprise Services**

Nancy Deakins, Assistant Program Manager

Laurie Kearney, Project Manager



# Project Location



# Project Description

The Center for Transdisciplinary Learning & Innovation (“TDI”) will provide approximately 52,000 gross square feet (GSF) of new area to the campus to support enrollment and program expansion. The TDI building will replace classroom seats lost to program growth in existing buildings and bring the college-wide GSF per on-campus full-time equivalent student (GSF/FTE) to 98 by 2028. This new space will accommodate and promote active teaching and learning techniques.

# The Program

- The new TDI building will provide flexible labs, classrooms, and a makerspace to facilitate growth in existing programs and in new programs that will be developed in response to industry needs. The building will feature a flexible structural module, which will permit easier adjustments to classrooms and labs.
  - Digital Media Arts
  - Computer Science
  - Art
  - Robotics
  - Engineering

# Budget

Total Project Budget: \$ 42,359,157.00

Maximum Allowable Design and Construction Cost (MADCC): \$34,405,500.00



# 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

## August 2021

8/5: SOQ Due 2pm

8/19: Finalists Selected

8/26: Issue Request for Proposals

## September 2021

9/2: Finalist Site Walk-Through 1 hour each

9/8 Interactive Proprietary Meetings 1 ½ each

9/21: Proposals Due at 2:00 pm

9/28 Finalist Presentations/Interviews 1 ½ each

## October 2021

10/5: Public Announcement of Scores

## November 2021

Execution of Contract

**GMP for Phase 2 @ 60% Design with monthly updates.**

## June 2023

6/30: Project Completion for Occupancy

**Ideally completed by end of biennium, note we understand this will most likely carry into the next biennium.**

# 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:

- Laurie Kearney, DES – Project Manager
- Debra Delzell, DES – Project Manager
- William Tribble, Bellevue College – Executive Director
- Christopher Butler, Bellevue College – Planning and Design Manager
- Bruce Hayashi, 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 Laurie Kearney(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

	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)	15
3.	Design Management and Design Excellence (Technical Qualifications, Capacity to Perform)	25
4.	Project Controls (Technical Qualifications, Capacity to Perform)	20
5.	Design-Build Construction Experience (Technical Qualifications, Capacity to Perform)	15
	<b>Maximum RFQ Points →</b>	<b>100</b>

# SOQ Submission

## 3.1 FORMAT

- Complete the upload instructions for electronic submittals no later than 2:00 PM August 5<sup>th</sup>, 2021
- 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.
- 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?**