TRITON LEARNING COMMONS 2022-057 RFQ INFORMATION

08 19 2021

INDRA JAIN AIA, NCARB Project Manager

E&A Services, FPS

Washington State Department of
Enterprise Services

TRITON LEARNING COMMONS 2022-057 RFQ

Introduction:

- **Indra Jain AIA, NCARB:** Project Manager E&A Services, FPS

- **Chris Szarek:** Interim Executive Director of Facilities at Edmonds College

- **Mushka Rohani:** VP Human Resources & operations at Edmonds College

- **Tony Ifie:** Project Manager E&A Services, FPS (Co-host)

- **KO Wibowo AIA:** Panel Member

All Attendees: Please signup with your name, Co. Name, e-mail & Phone No. and any questions in the Chat. We will respond to questions via addendum

TRITON LEARNING COMMONS 2022-057 RFQ

Selection goals

- This selection process is only for Predesign Services

- State reserves the right to continue with the selected firm or conduct new consultant team selection process

- Submitting firm should have strong background in developing Predesign per OFM requirements

- Select best qualifying firm for successful outcome

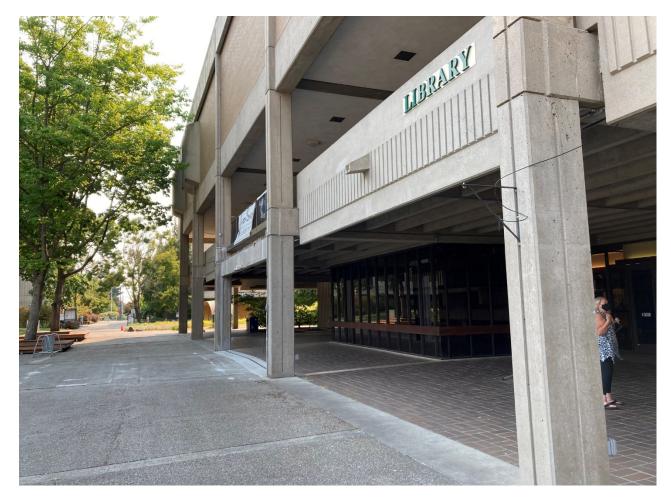# TRITON LEARNING COMMONS 2022-057 RFQ INFORMATION

Project Overview:

- This is a Growth Project

- Involves Expansion of Existing Mid-century Lynwood Hall

- The current building lacks in required & adequate space and impacts effectiveness of offered programs

- 58,000 SF of expansion of LYN Hall will address these needs

- MACC for Building is $23.4 Million and Infrastructure is $1.7 Million

TRITON LEARNING COMMONS 2022-057 RFQ INFORMATION

Project includes:

- Addition of Multi-disciplinary Computing Labs

- Addition of Basic Skills and Informational Learning support area

- Expansion of the Library to provide appropriate study space

- Expansion of LYN Hall by 53,000 GSF & renovation of 5,200 GSF to the north and east of the building

- Review By DAHP on preliminary design is required to determine if any mitigation of adverse impacts is necessary
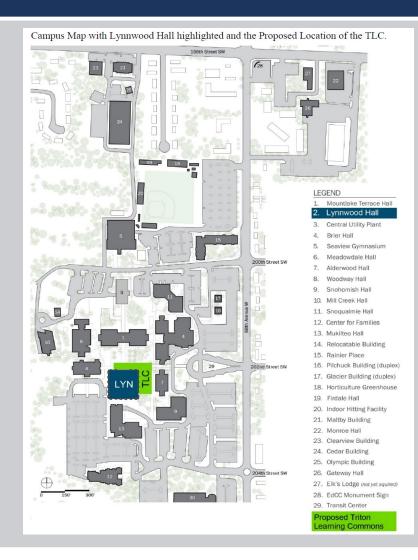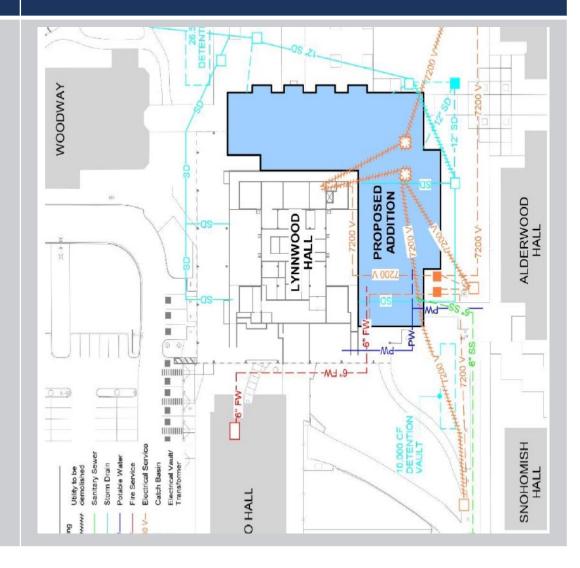
NORTH VIEW LYNWOOD HALL

EAST VIEW OF LYNNWOOD HALL WITH REACH MONUMENT

Location Map

Campus Map with Lynnwood Hall highlighted and the Proposed Location of the TLC.

LEGEND

1. Mountlake Terrace Hall
2. Lynnwood Hall
3. Central Utility Plant
4. Brier Hall
5. Seaview Gymnasium
6. Meadowdale Hall
7. Alderwood Hall
8. Woodway Hall
9. Snohomish Hall
10. Mill Creek Hall
11. Snoqualmie Hall
12. Center for Families
13. Mukilteo Hall
14. Relocatable Building
15. Rainier Place
16. Pilchuck Building (duplex)
17. Glacier Building (duplex)
18. Horticulture Greenhouse
19. Firdale Hall
20. Indoor Hitting Facility
21. Maltby Building
22. Monroe Hall
23. Clearview Building
24. Cedar Building
25. Olympic Building
26. Gateway Hall
27. Elk's Lodge (not yet aquired)
28. EdCC Monument Sign
29. Transit Center

Proposed Triton Learning Commons

Concept Infrastructure Plan

Project Goals:

- Confirm Project Program, Budget and Delivery Method

- Create Space for Group Work and Collaboration

- Create Space for Informal Study and Gathering

- Increase social equity by removing barriers to ADA

- Achieve LEED Gold Certification

- Create flexible & durable facility to meet changing needs for more than 50 years.

PHASE 1 & 2 SELECTION CRITERIA & PROCESS

PHASE 1 SELECTION CRITERIA

Total Points:100%	
• Qualifications of Key Personnel	30%
• Relevant Experience	25%
• Life Cycle Cost Analysis Experience	10%
• Sustainable Design	10%
• Past Performance	25%
• Diverse Business Equity & Inclusion Strategies	Mandatory but not scored

PHASE 2 SELECTION CRITERIA

Phase 2 consist of 25 minutes oral presentation and 25 minutes Q & A

Total Points: 100%	
• Organization	30%
• Project Management	20%
• Project Approach	15%
• Experience	20%
• Life Cycle Cost Analysis Experience	8%
• Sustainable Design Experience	7%
• Diverse business Inclusion Plan (written Only)	Not Scored

SCORING & SUBMITTAL REQUIREMENTS

Scoring Definition	Submittal Requirements
• **Excellent:** 81 to 100%	• **Front Cover:** project No. & Title only
• **Good:** 61 to 80%	• **Total Pages allowed:** 15
• **Fair:** 41 to 60%	• **Size of pages**: 8 ½ x 11
• **Deficient:** 0 to 40%	• **Not counted**: Cover, RFQ Attachment 1, Divider, SF 330 Part II and Tab sheets
• **Non-responsive:** does not meet Minimum Qualification Requirements	• 11 x 17 sheet counted as 2 sheets • Deliver Submittal to Angeline Ernst by September 8, 2021 prior to 2:00PM

OTHER INFORMATION

Available Documents on DES Website:

- A copy of PRR and Updated C-100 (June 2020)

Phase 1 SOQ Submittals:

- Organize & Title information per scoring criteria. Panel members will not sort-out information to score SOQ.

Phase 2 Interview Schedule:

- The week of October 4, 2021 (Monday to Friday) Angel will inform selected firms and I will schedule with them.

THANK YOU

indra.jain@des.wa.gov

360-485-5621

www.des.wa.gov