

**State of Washington  
DEPARTMENT OF ENTERPRISE SERVICES  
FACILITY PROFESSIONAL SERVICES  
OLYMPIA, WA**

**NOTICE TO CONSULTANTS  
REQUEST FOR QUALIFICATIONS**

Submittal Due Date: **October 25<sup>th</sup>, 2023, prior to 2:00 pm PST**

**Design Services Required for Project No. 2024-024: Modular Building – Critical Repairs and Upgrades**

Department of Enterprise Services, 1500 Jefferson Street, Olympia, WA 98504-1476

**Introduction**

The Modular Building was constructed in 1980 and is past-due for critical system upgrades including mechanical, architectural, plumbing, electrical, and seismic/structural. This Request for Qualifications is for the purpose of selecting a consultant to provide design to renovate and upgrade the essential building systems and reconfigure interior space to allow for the co-location of Enterprise Services' Print and Mail operations. This Project funding is for design services in the 2023-2025 biennium with construction funding anticipated in 2025-2027 biennium.

**Description of Work**

There are currently major deficiencies to the architectural, site drainage, mechanical, plumbing and sanitation, and seismic/structural systems at the Modular Building. The "Property Evaluation Report, Modular Building Assessment & Critical Repairs" EHM July 5, 2016, identified failing and obsolete systems and extensive replacement requirements for the Tumwater Modular Building. Also, a predesign was completed in July 2020 to further analyzed these building systems. Consultant is to provide design to rehabilitate the buildings deficiencies and provide options to reconfiguring the space to allow for the co-location of DES' Print and Mail operations.

Currently, Print and Mail Operations within Enterprise Services' Business Resources Division are in two different facilities. Having print and mail services in one location will reduce the leased space portfolio, improve the workflow design, reduce operating costs, increase operating efficiencies resulting in long-term savings to the agency and its customers, and will also eliminate ongoing employee safety and security concerns we are experiencing at the leased facility.

## **Scope of Work**

This project will repair or replace critical building systems and site infrastructure, as well as accommodate a co-location for programs involved:

### Exterior Repairs:

- Roof replacement, exterior finish and waterproofing, insulation, windows, Dock levelers and overhead rolling door assemblies, ship ladders, concrete ramps, guardrails, and ADA compliance.
- Reconstruct site drainage and stormwater management throughout the site and repair parking area.

### Mechanical Systems:

- Replace existing mechanical HVAC systems to mitigate indoor fumes from printing operations, provide the humidity control needed for this paper-based business, and comply with State Energy Code, and the Green Building initiative.

### Plumbing and Sanitation:

- Repair or replace sanitary sewer main and lateral lines and install sufficient cleanouts.

### Seismic/Structural:

- Retrofit the building to meet current seismic code.

### Co-locating DES Print and Mail Operations:

- Co-locate Enterprise Services' Print and Mail operations into the Tumwater Modular Building. Completing upgrades in conjunction with the co-location will add efficiencies and make sure upgraded systems are designed to be consistent with program needs and the newly proposed floor plan layout.

## **Budget**

Anticipated Maximum Allowable Design and Construction Cost (MADCC) is approximately \$20M.

## **Project-Specific Information**

### Attachment:

- "Property Evaluation Report, Modular Building Assessment & Critical Repairs" from July 5, 2016.
- "Tumwater Modular Building Print and Mail Facility Predesign Study" from September 2020.

## **Anticipated Selection Schedule**

RFQ Notice Issued	Monday, October 2 <sup>nd</sup> , 2023
Informational Meeting	Wednesday, October 11 <sup>th</sup> , 2023 at 11:30AM PST
<b>Statement of Qualifications (SOQ) Due</b>	Wednesday, October 25 <sup>th</sup> , 2023 prior to 2PM PST
Short-listed firms selected	Week of November 6 <sup>th</sup> , 2023
Interview Period (if applicable)	Week of November 13 <sup>th</sup> , 2023
Firm(s) Selected and Announced	Week of November 13 <sup>th</sup> , 2023
Agreement(s) Executed	November 2023

## **Informational Meetings and Site Tours**

An informational meeting will be held virtually for this project.

<b>Date/Time</b>	<b>Meeting Location</b>
Wednesday, October 11 <sup>th</sup> , 2023 at 11:30AM PST	<a href="#">Click here to join the meeting</a> Meeting ID: 222 369 126 297 Passcode: NxhoZ2 <a href="#">Download Teams</a>   <a href="#">Join on the web</a> <b>Or call in (audio only)</b> <a href="#">+1 564-999-2000,,560580553#</a> Phone Conference ID: 560 580 553#

Firms who have previously not performed business with the state are encouraged to attend. Any information provided at the Informational Meeting will be posted on our Current Projects webpage (provided above) including a Q&A sheet from the meeting.

For directions for the pre-submittal informational meeting, please contact the DES project manager Kathy Yi at [kathy.yi@des.wa.gov](mailto:kathy.yi@des.wa.gov)

### **Addenda to this Notice**

It is the responsibility of the interested firms to track and changes this solicitation. Refer to the DES website any addenda to the published public notice and/or RFQ.

<https://des.wa.gov/services/facilities-leasing/public-works-design-construction/architecture-engineering-design-consultants/current-projects-advertised-consultant-selection>).

### **Submittal Maximum Page Count and Additional Content**

SOQs must not exceed Fifteen (15) single sided pages (total) of content using 8½ x 11 size sheets. Provided informational content is not included, the following will not be counted against the maximum page count:

- Title and Back Cover Pages
- Section Dividers/Tabs
- Consultant Selection Contact Form
- Attachment 2 Federal SF330 (Part II only) Form
- Diverse business inclusion strategy

When 11"x 17" size sheets or fold outs are used, each side will be counted as two 8½ x 11 sheets.

A submitting firm may elect to include any other pertinent data it deems appropriate to address the selection criteria and assist the Selection Committee in evaluating the qualifications. Additional content must remain within the maximum page count.

## **Submittal Requirements**

DES is accepting only electronic submittals. All electronic submittals must be uploaded and received no later than the date and time specified.

Format the Statement of Qualifications (SOQ) to meet the following requirements. SOQs that do not follow this format may impact final scoring:

- Title Page indicating: (not included in page count)
  - Project No. 2024-024: Modular Building -Critical Repairs & Upgrades
  - Department of Enterprise Services, 1500 Jefferson Street, Olympia, WA 98504-1476
  - Name of Firm
  - Date of Submission
- Cover Letter (not included in page count)
- Consultant Selection Contact Form (see description below) (not included in page count)
- Executive Summary
- Qualifications of Key Personnel
- Relevant Experience
- Past Performance/ Project approach
- Diverse Business Inclusion Strategies (not included in page count)
- Federal SF330 (Part II only) Form (not included in page count)

The Consultant Selection Contact Form must identify the Designated Point of Contact, contact information, and address the Firm. Form must be situated behind a Title Cover or Cover Letter AND before any table of contents. Consultant Selection Contact Form may be found in the Consultant Selection Documents, located on our Current Advertised Projects for Consultant Selection Page.

Federal form SF330 (Part II only) may be found on our Current Advertised Projects for Consultant Selection Page.

### **How to submit the Statement of Qualifications (SOQ)**

**DES has created a secure access point for uploading your SOQ for this project:**

<https://wades.app.box.com/f/a7732b4c73914a80a5068ef1ade2538c>

This link will be active until the submittal deadline, at which point the upload access will be removed.

If you have trouble uploading or would like confirmation of your upload, please contact Angeline Butros via email: [angeline.butros@des.wa.gov](mailto:angeline.butros@des.wa.gov)

Failure to submit the SOQ by the specified date and time above will render the SOQ as non-responsive to this notice and rejected by DES for consideration. Failure to adhere to the

submission requirements may also render the SOQ as non-responsive to this notice and rejected by DES for consideration.

### **Supplemental RFQ Documents**

The following forms/instructions are located on the DES Current Advertised Projects for Consultant Selection page in the **RFQ Consultant Selection Documents** section (<https://des.wa.gov/services/facilities-leasing/public-works-design-construction/architecture-engineering-design-consultants/current-projects-advertised-consultant-selection>):

- Consultant Selection Contact Form
- Federal Form SF330
- Diverse Business Inclusion Plan

### **Selection Process**

The selection process will consist of two phases: Phase 1 SOQ Evaluation and Phase 2 Oral Interviews. The firms submitting qualifications in Phase 1 will be scored and ranked using the Phase 1 evaluation criteria in this RFQ. The most qualified firms (Finalists) will be invited to Phase 2 Oral Interviews. The Finalists will be scored and ranked based on the Phase 2 evaluation criteria. The Finalist with the best Phase 2 rank will be chosen to begin negotiations to provide consultant services for this project. Note, Phase 1 and Phase 2 scores are NOT combined.

### **Phase 1: SOQ Evaluation (total 100 points)**

Each SOQ received and deemed responsive to this notice will be reviewed and evaluated by a selection panel as determined by DES. This panel will review each SOQ for responsiveness and apply the following weighted selected criterion to determine a score for ranking:

Weighted evaluation criterion for the Phase 1

SOQ Evaluation will be used by the selection committee to score each top-rated firm as follows:

Qualifications of Key Personnel Identify specific individuals and sub-consultants for key positions and show interrelationships and reporting hierarchy for your proposed team. Describe how each individual's professional experiences are relevant and bring value to the project. Provide proposed percentage of time that the Owner intends to assign each individual or sub-firm to the Project.	30 points
Relevant Experience Discuss projects your firm has undertaken of similar scope, size, and complexity within the past five to eight years. Describe attributes of past projects that have met goals similar to the Owner's goals for this project. Identify delivery methods for each project. Provide original project budget and actual completed costs along with current contact information for reference checking.	30 points
Past Performance	40 points

Describe the approach the Proposer might utilize to achieve and maintain Owner’s project scope, schedule and budget. Describe and provide examples of how the proposer successfully developed Owner’s project scope while staying within the proposed budget. Discuss tools and methods for scheduling projects for both design and construction. Show how the interrelationship of successful management of scope, schedule, and budget creates successful projects.	
Diverse Business Inclusion Strategies Describe strategies to increase opportunities for diverse business participation.	Not scored

Based on each score, each SOQ will be ranked, and a short-list of top-qualified firms will advance to Phase 2 Selection: Oral Interviews. DES reserves the right to determine the total number of top-qualified firms to advance to Phase 2 Selection.

**Phase 2: Oral Interviews (total 100 points)**

Top-qualified firms (highest ranked firms) will be invited to participate in Phase 2 of the selection. Oral Interviews on a specified date and time, and will be formatted in two periods:

- Firm Presentation Period (Maximum: 25 Minutes)
- Question and Answer (Q&A) Period (Maximum: 15 minutes)
- Firm Closing Statements (Maximum: 5 Minutes)

Remote Interview (Video Teleconference) Considerations:

A meeting link for accessing the oral interview will be provided to each top-listed firm following completion of Phase 1 Selection.

Weighted evaluation criterion for the Phase 2

Oral Interviews will be used by the selection committee to score each top-rated firm as follows:

Organization: Management Plan Team Member Qualifications Capacity/Production Capabilities	25 points
Project Management: Scope management Budgeting and Cost Control Project Scheduling	25 points
Project Approach: Understanding of this project Challenges & Opportunities	20 points
Experience: Relevant Past Projects (firm) Relevant Past Projects (key team members)	30 points
Diverse Business Inclusion Plan (written submittal)	NOT scored

## **Additional Considerations for Selection**

### **Diverse Business Inclusion Plan Requirements**

This submittal is a Phase 2 mandatory requirement. It is not scored, however, failure to submit will result in a firm being deemed non-responsive.

Each top-ranked firm, including diverse businesses, will be required to submit DES' Public Works Diverse Business Inclusion Plan form.

A complete Diverse Business Inclusion Plan will be submitted to the DES Project Manager no later than one (1) full business day prior to the scheduled interview date and time.

The Diverse Business Inclusion Plan must demonstrate in detail the specific strategies, approaches, and steps your firm will use in seeking to help meet or exceed the state's aspirational diverse business participation goals. Achievement of the goals is encouraged.

#### **Aspirational Goals**

The Governor's Office's aspirational goals for diverse business inclusion are:

10% Minority Owned Business certified by the Washington State Office of Minority and Women Business Enterprises

6%, Women Owned Business certified by the Washington State Office of Minority and Women Business Enterprises

5% Veteran Owned Business certified by the Washington State Department of Veterans Affairs

5% Washington Small Businesses self-identified in the Washington Electronic Business Solution <https://www.des.wa.gov/services/contracting-purchasing/doing-business-state/webs-registration-search-tips> (WEBS).

Following final selection, the successful firm and its subconsultants must register and create an account with the DES Diversity Compliance program (B2Gnow). B2Gnow is designed to streamline and automate reporting requirements.

Firms may contact the following resources to obtain information on certified and registered diverse business firms for the inclusion of potential diverse business subconsultants:

- The Office of Minority and Women's Business Enterprises: 866.208.1064 or 360.664.9750 or [www.omwbe.wa.gov](http://www.omwbe.wa.gov),
- For small business information: Charles Wilson, Public Works Business Diversity Program Manager at the Washington State Department of Enterprise Services: 360.407.8455 or 360.999.7667 or [charles.wilson@des.wa.gov](mailto:charles.wilson@des.wa.gov)

- The Department of Veterans' Affairs: 360.725.2169 or 360.725.2200 or [www.dva.wa.gov](http://www.dva.wa.gov)

### **Evaluation and Scoring Considerations**

In evaluating each of the criteria, the Selection Committee will identify significant and minor strengths and weaknesses from the submissions. The Selection Committee will then use the following guidelines to evaluate the submissions for each Selection Criterion, based on the weighting assigned in the RFQ and any addenda. After initial scoring, the selection team will come to a consensus ranking of the Firms.

#### **1. Definition of "strength" and "weakness":**

- a. The term "strength" ultimately represents a benefit to the Project and is expected to increase the Firm's ability to meet or exceed the Project Goals. A minor strength has a slight positive influence and a significant strength has a considerable positive influence on the Firm's ability to exceed the Project Goals.
- b. The term "weakness" detracts from the Firm's ability to meet the Project Goals and may result in inefficient or ineffective performance. A minor weakness has a slight negative influence and a significant weakness has a considerable negative influence on the Firm's ability to exceed the Project Goals.

#### **2. Scoring:**

- a. **Excellent** (81-100 percent of points available): The Evaluative Criteria demonstrates an approach that is considered to exceed the Project Goals and the RFQ requirements and provide a consistently outstanding level of quality. *To be considered Excellent, it must be determined to have significant strengths and/or a number of minor strengths and few or no appreciable weaknesses.*
- b. **Good** (61-80 percent of available points): The Evaluative Criteria demonstrates an approach that is considered to meet the RFQ in a beneficial way (providing advantages, benefits, or added value to the Project) and offers quality. *To be considered Good, it must be determined to have strengths and few, if any, significant weaknesses. Minor weaknesses are offset by strengths.*
- c. **Fair** (41-60 percent of available points): The Evaluative Criteria demonstrates an approach that contains minor and/or significant weaknesses and limited appreciable strengths.
- d. **Deficient** (0-40 percent of available points): The Evaluative Criteria demonstrates an approach that contains significant weaknesses and no appreciable strengths.
- e. **Non-Responsive:** Does not meet the Minimum Qualifications required for evaluation. In addition, the Owner, at its sole discretion, may reject any Evaluative Criteria deemed non-responsive to any of the requirements.

### **Other Information**

The successful most-highly qualified firm will be expected to enter upon DES' standard Engineering and Architectural Services Agreement. Level of effort and relative fees will be negotiated following selection of the most-highly qualified firm.



The state reserves the right to continue with the consultant selected or has the option to conduct a new consultant selection process for future services for this project beyond those services advertised above.

The state also reserves the right to terminate negotiations with the successful most-highly qualified firm if mutual agreement is unachievable. The state may at its discretion enter into negotiations with the next highly qualified firm determined as a result of this selection process; or conduct a new selection process for the procurement of services necessary to complete this project.

All firms responding to this solicitation are encouraged to register in Washington's Electronic Business Solution Application (WEBS) at: <https://fortress.wa.gov/ga/webs/>

All Statements of Qualifications and submittals shall become property of the State of Washington and are subject to public disclosure, at the conclusion of the selection process, according to the provisions of RCW 42.56 Public Records Act.

For more information concerning this notice, please contact Angeline Butros at 360.480.1071 or via email at: [angeline.butros@des.wa.gov](mailto:angeline.butros@des.wa.gov).

For questions specific to the project, please contact the Project Manager, Kathy Yi at [Kathy.yi@des.wa.gov](mailto:Kathy.yi@des.wa.gov) or 360-688-3733.

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