

**State of Washington  
DEPARTMENT OF ENTERPRISE SERVICES  
ENGINEERING & ARCHITECTURAL SERVICES  
OLYMPIA, WA**

**NOTICE TO CONSULTANTS  
REQUEST FOR QUALIFICATIONS  
Submittal Date: July 26, 2019 prior to 2:00 PM**

SERVICES REQUIRED for Project No. 2018-056; **Shop Building Renovation; Olympic College; Bremerton, WA 98337.**

**Scope of Work**

*[Design Services]: This Request for Qualifications is for the purpose of selecting an Architect for Olympic College to provide architectural and engineering services for renovations and addition to the existing Shop Building located on the Olympic College Bremerton Campus.*

*The scope of work includes architectural design, engineering and construction administration services for renovation of the existing 18,500 sf. shop program building and an addition of approximately 3,500 sf., to house the existing welding technology, composites, technical design programs and the CNC/precision machining program being relocated to the Olympic College campus. Renovation and addition will address program inefficiencies and existing building deficiencies in fire suppression system, ADA accessibility, and seismic deficiencies.*

*The MACC budget for project is approximately \$7,000,000. This Project has been funded for Design and Construction. A Pre-Design Study for this project was completed in March 2019 to confirm project scope, program and budget and is posted to DES website at <https://des.wa.gov/services/facilities-leasing/public-works-design-construction/architecture-engineering-design-consultants/current-projects-advertised-consultant-selection>*

**Project Goals:**

- *Renovate and add flexible spaces to reflect the current and future program requirements..*
- *Develop an environment that encourages active learning, collaboration, research and innovation in spaces designed for active learning, group work, collaboration and inter-program synergy.*
- *Create an environment which highlights the Workforce Development programs of CNC/Precision Machining, Welding Technology, Composites and Technical Design putting them on display for the Campus as well as the local business community.*

*Submitting firms should have a strong background in multi-phased State agency construction, the State of Washington capital budget process, planning, life-cycle cost analysis, sustainable design, the LEED process, and in the innovative design of campus educational facilities related to shop, laboratory and maker space collaborative teaching environments.*

There will be an **Informational Meeting** for this request on:  
Wednesday, July 17, 2019, 11:00 AM  
at

Olympic College  
Bldg. 12 (BUS 101), Room 111

For additional information, CONTACT:  
David Hruska, EAS Project Manager, (360)407-7914, [david.hruska@des.wa.gov](mailto:david.hruska@des.wa.gov)  
Ariel Birtley, Olympic College Capital Projects Manager, (360) 475-7814,  
[abirtley@olympic.edu](mailto:abirtley@olympic.edu)

### **Selection Criteria**

Firms will be selected in a two-phase process: Phase 1 - short listing firms based on submitted information and Phase 2 - oral presentations, interviews, and Diverse Business Inclusion Plans of short listed firms.

Firms will be considered for interviews based upon the following weighted criteria, as well as submittal requirements, as indicated, for a total of 350 possible points:

Qualifications of Key Personnel	100 points
Relevant Experience	100 points
Life Cycle Cost Analysis Experience	25 points
Sustainable Design Experience	25 points
Project Approach	100 points

### **Evaluation and Scoring**

In evaluating each of the criteria, the Selection Panel will identify significant and minor strengths and weaknesses from the submissions. The Selection Panel 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 in each criterion): 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 in each criterion): 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 in each criterion): 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 in each criterion): 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.

### **Diverse Business Inclusion**

Phase 1 Submittal Requirements (mandatory requirement, Not Scored):

- Diverse Business Inclusion Past Performance: Describe your team's programs, approaches, and specific steps that were used to include diverse businesses, included but not limited to OMWBE certified businesses, in previous projects. Please highlight strategies that were successful in increasing diverse business participation.

Phase 2 Submittal Requirements (mandatory requirement, Not Scored):

- All shortlisted Firms, including diverse-owned firms, will be required to submit a Diverse Business Inclusion Plan. The Inclusion Plan should 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 <http://www.des.wa.gov/services/ContractingPurchasing/Business/Pages/WEBSRegistration.aspx> (WEBS).

The selected consultant and all subconsultants are required to register and create an account with the DES Diversity Compliance program (B2Gnow). B2Gnow is designed to streamline and automate reporting requirements.

Consultants may contact the following resources to obtain information on certified and registered diverse business firms for potential sub-consultants:

- 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) or <http://www.dva.wa.gov/BusinessRegistry/Search.aspx>

### **Submittal Requirements**

Submit required number of Statements of Qualifications, five (5) copies and two (2) electronic copies, with the project number and title clearly identified on the front cover. Each of the submittals should include:

- Executive Summary
- Federal form SF330 (Part II only)  
<http://www.des.wa.gov/SiteCollectionDocuments/Facilities/EAS/EAS330AEQual.doc>
- Any other pertinent data to address the selection criteria and assist the Selection Panel in evaluating your qualifications. Also, refer to the Diverse Business Inclusion section above.
- No more than twenty (20) total pages of content at 8 ½ X 11 size sheets
  - Covers, dividers, SF330, Diverse Business Inclusion Past Performance, and tab sheets are not included in page count total.
  - Note, 11"x 17" fold outs can be included, but counted as two sheets.

To qualify for review, submittals must be delivered to the following address:

Attention: Amanda Witt  
Department of Enterprise Services  
Engineering & Architectural Services  
1500 Jefferson, Olympia, WA 98501 (hand delivered or courier)  
P. O. Box 41476, Olympia, Washington, 98504-1476 (Mailed)

Refer to the DES website for amendments to the published public notice and/or RFQ (<http://www.des.wa.gov/services/facilities/Construction/B1/Pages/EASCurrentProjects.aspx>). It is the responsibility of the interested firms to track and obtain amendments.

**All submittals must be received no later than July 26, 2019, prior to 2:00 PM, (as per date/time stamped by E&AS.)**

For selection process questions please contact Amanda Witt, 360.407.8028, [Amanda.Witt@des.wa.gov](mailto:Amanda.Witt@des.wa.gov).

For project questions please contact the Project Manager, **David Hruska, (360) 407-7914, david.hruska@des.wa.gov.**

NO FAXED, OR E-MAILED COPIES WILL BE ACCEPTED.

### **Next Steps**

Following the Phase 1 evaluation of these submittals, the consultant Selection Panel will interview top ranked short-listed firms deemed to be the most highly qualified for the required service. The ranking is based on the Selection Panel's consensus evaluation.

The Phase 2 interview criteria will be provided to the short-listed firms. The top ranking Phase 2 firm will be selected.

Phase 2 Interviews will be scheduled for the week of **August 9 - 14** at **Olympic College, Bremerton.**

Firms will be notified of the selection results no later than the last week of August 2019.

### **Other Information**

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 beyond those services advertised above.

The Agreements for Consultant services will be the standard Engineering and Architectural Services Agreement and fees will be negotiated when applicable, on a current Architectural/Engineering Fee Schedule for Washington State Public Works Building Projects.

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

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

All submittals become the property of the State and are subject to public disclosure.