



L&I/WSDA  
Safety & Health  
Lab and Training Center  
Department of Enterprise Services

**Project No. 2018-507**  
Pre-Submission Meeting

July 16, 2019



## Purpose

DES is requesting qualifications for Architectural firms for planning, design, and construction of the new L&I/WSDA Safety & Health Lab and Training Center consisting of:

A shared facility of approximately 53,000sf, for both Dept. of Labor & Industries and Dept. of Agriculture. The project delivery method will be GC/CM and the GC/CM procurement process will begin soon after Architect selection.

Location is at 7345 Linderson Way SW, Tumwater, WA 98512, adjacent to the Washington State Department of Corrections building.

The project is pursuing LEED Platinum and a Zero Net Energy certification.



## Stakeholders

- Department of Enterprise Services
- Department of Labor & Industries
  - Division of Occupational Safety & Health
- Washington State Department of Agriculture



# Agenda

- Summarize the Project and Goals
- Selection Process
- Submittal Requirements
- RFQ Evaluation Criteria
- Key Reminders
- Q&A

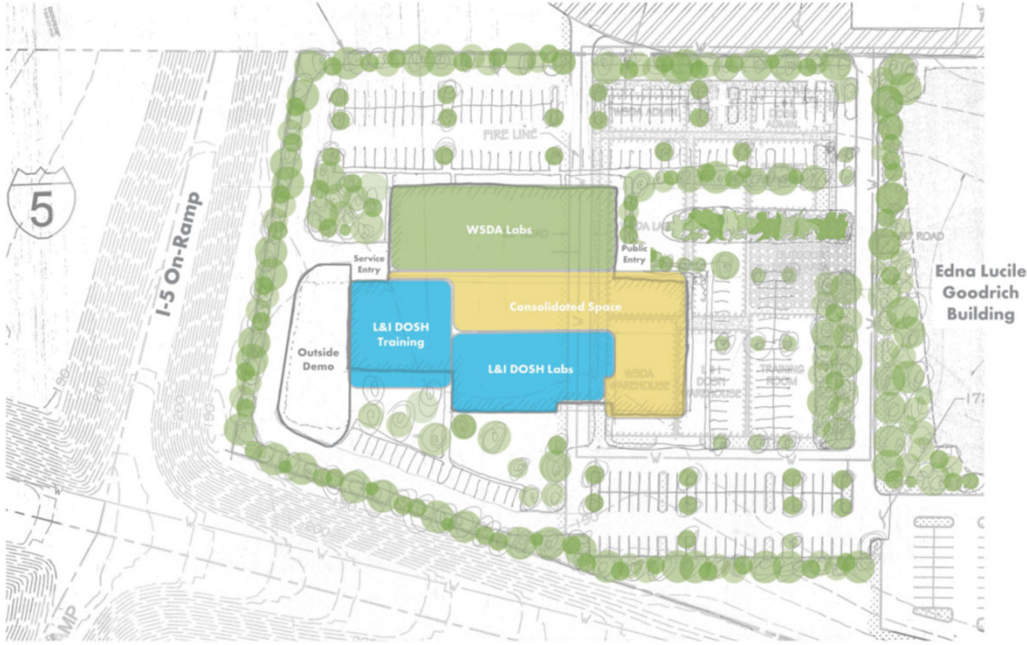
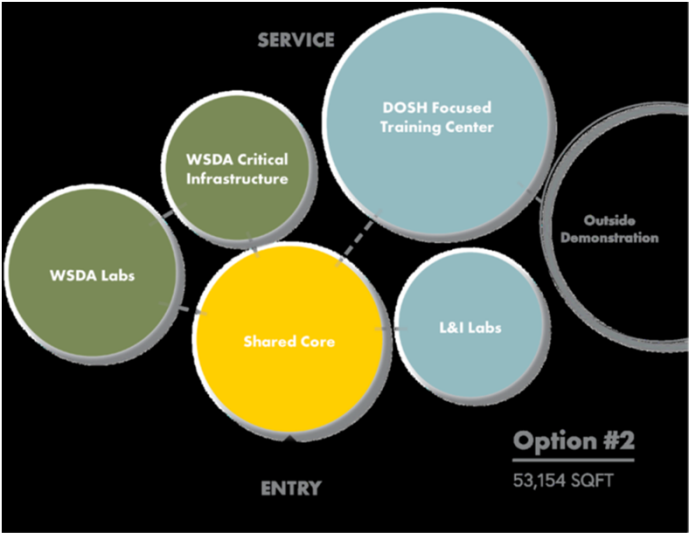


## Project Summary

- Two agencies co-locating
- L&I
  - Division of Occupational Safety & Health (DOSH)
  - Safety & Health Research and Assessment for Prevention (SHARP)
- WSDA
  - Food Safety and Consumer Service Lab
  - Plant Pathology and Molecular Diagnostic Lab
  - Grain Inspection Lab
  - Pest Program Entomology Lab
- All currently in outdated environments, using leased space
- Bring two agencies with multiple critical functions into a modern space

# Project Summary

## CONCEPTUAL SITE PLAN





## Procurement Schedule

### **A/E Selection Phase**

Published RFQ

Final Addendum

SOQ Due

Finalists Selected

### **Finalist Interviews**

Notifications

Contract Negotiations

### **Planned Date**

07/03/19

07/24/19

08/01/19

08/09/19

**week of 08/19/19**

09/03/19

starting on 09/04/19

### **GC/CM Selection Phase**

Published RFP

Informational Meeting

Phase 1 Proposal Due

Finalists Selected

Proprietary Meeting

Finalists Interviewed

Phase 2 Proposal Due

Notifications

Preconstruction Work Plan

Contract Negotiations

### **Projected Date**

09/18/19

09/26/19

10/09/19

10/17/19

10/29/19

11/05/19

11/07/19

11/15/19

starting on 11/18/19

starting on 12/09/19



# Project Schedule

## **Project Delivery**

Design Contract Award NTP  
Schematic Design  
Design Development  
Early Works Package  
Construction Documents  
Permitting  
Final GMP  
Construction Phase  
**Substantial Completion**  
Move-In Date

## **Planned Period**

09/18/19  
09/18/19 – 11/26/19  
11/27/19 – 03/10/20  
12/30/19 – 08/07/20  
03/11/20 – 08/04/20  
07/08/20 – 09/01/20  
08/05/20 – 09/01/20  
09/02/20 – 10/26/21  
**10/26/21**  
01/18/22

*Conceptual  
Draft  
for  
planning  
only*





## Conceptual Budget

<b>MACC (excluding sales tax)</b>	<b>\$33,000,000</b>
<b>Legislative Approval</b>	<b>\$53,000,000</b>



## Project Goals

- Substantial Completion of October 2021
- LEED v4 Platinum certification
- Zero Net Energy, assistance of the International Living Future Institute
- Modern Work Office Environment
- Design for Flexibility
- GC/CM project delivery method
- Emergency Backup Power
- Security and Safety Requirements
- O&M Training
- Commissioning
- Please reference the Owner's Project Requirements
- Please reference the Project Charter



## Design Considerations

- For project building, reference "Option 2" in the Predesign Report
- For project site, reference "Site 3" in the Predesign Report
- Single phase construction
- GC/CM early works package
- Approximately 7 acres of undeveloped site area
- Hire a LEED Consultant or have in-house
- Consider a laboratory consultant
- DES will hire the CxA, reference OPR for Cx requirements
- IFLI will be an advisor for the State on ZNE



## Existing Site Development

- Traffic Impact Analysis
- Formal presubmission meeting with local jurisdictions
- Geotechnical exploration and mounding analysis required
- Challenges for stormwater requirements due to high groundwater
- Groundwater Monitoring is in process
- Potential environmental impacts: tree and landscape requirements
- Parking and access issues
- SEPA
- Please review pages 50-56 of predesign report for preferred site details



## Development Option

- Shared facility of both shared and department-specific spaces
- Lowest cost options meeting 100% of both agencies' program needs
- Laboratories for both agencies
- DOSH focused Training Center
- Outside Demonstration Area
- Shared core spaces: offices, lab support, conference, break rooms, restrooms, lobby
- Fully ADA accessible
- No interruptions to both agencies services



## Selection Process

- Last Addendum issue will be 7/24/19
- Please have all question in by 7/23/19
- Statement of Qualifications will be due on 8/1/19
- Phase 1
  - Statement of Qualifications will be reviewed by Selection Committee
  - Three finalists will be selected
- Phase 2
  - Conduct interviews with finalists
  - Selection Committee will score the interviews
- Public Announcement of Scores
- Negotiation will begin with selected team



## Selection Process

Selection Panel will include members of:

- Department of Enterprise Services
- Department of Labor & Industries
- Department of Agriculture
- A member of the Private Sector



## RFQ Submittal Requirements

- Max 20 total pages of content
- 11x17 fold outs will count as 2 double-sided pages
- Submit five (5) originals in an easily removable binder (no spiral/comb)
- Submit a single PDF copy on USB flash drive.
- Note in the RFQ, the elements not counted towards the total page count (i.e. attachments, covers, dividers, etc.)





## Phase 1 - RFQ Evaluation Criteria

### Phase 1:

- Qualifications of Key Personnel
- Relevant Experience
- Previous Performance
- Project Approach
- Diverse Business Inclusion Plan (Pass/Fail)

### Focus:

- Laboratory experience
- LEED and Zero Net Energy
- GC/CM project delivery method



## Phase 2 - Interview Criteria

### Organization

- Management Plan
- Team Member Qualifications
- Capacity/Production Capabilities

### Project Management

- Scope Management
- Budgeting Cost Control
- Project Scheduling

### Project Approach

- Understanding
- Challenges & Opportunities



## Phase 2 - Interview Criteria

### Experience

- Relevant Past Projects (firm)
- Relevant Past Projects (key team members)
- Life Cycle Cost Analysis Experience
- Sustainable Design Experience



## Addenda

Addenda, with Q&A as a separate log, plus Sign-in Sheet and a PDF of this presentation will be posted to:

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



## Key Reminders

- GC/CM project delivery method
- Site 3 selected
- Building Option 2 selected
- Site Logistics – Ground Water Monitoring, local jurisdiction, etc.
- Submittal requirements – stick to them or you will be DQ
- Evaluation Criteria – laboratory, LEED, ZNE, GC/CM
- Review Predesign, Charter, OPR
- Please submit final questions regarding this RFQ by July 23, 2019
- SOQ due August 1, 2019



## Questions

Point-of-Contact in regards to this Project, RFQ, and future GC/CM RFP:  
Oliver Wu, (360) 407-8534, [oliver.wu@des.wa.gov](mailto:oliver.wu@des.wa.gov)

For questions about the selection process, please contact:  
Amanda Witt, (360) 407-8028, [amanda.witt@des.wa.gov](mailto:amanda.witt@des.wa.gov)