

# Tri-Cities Readiness Center

Pre-Submittal Meeting

May 12, 2020



# Agenda

Agenda Item:

- 1. Introductions**
- 2. Selection Process & Criteria**
- 3. Program**
- 4. Budget**
- 5. Readiness Center Examples**
- 6. Schedule**
- 7. Q & A**
- 8. Site Location Map**

Presenters:

Dave Hickman, Penny Koal

Penny Koal, Dave Hickman

Adam Iwaszuk, Ron Cross

Ron Cross

Ron Cross

Jeff Warner

All

Jeff Warner

# Introductions

<b>Col. Adam Iwaszuk</b>	Washington Army National Guard (WAARNG)
<b>Ron Cross</b>	Project Manager, WAARNG
<b>Penny Koal</b>	Washington State Department of Enterprise Services (DES)
<b>Dave Hickman</b>	Project Manager, DES
<b>Jeff Warner</b>	ALSC Architects

# Selection Process

In accordance with RCW 39.10.300, et seq., the Owner/DES will utilize a Design-Build (Design- Build) approach for the procurement and delivery of the project meaning that the Design-Builder will be selected based on qualification and the criteria in the Request for Qualifications (RFQ) and Request for Proposals (RFP) issued pursuant to this procurement.

Owner/DES are using the Design-Build alternative public works contracting procedure authorized under RCW 39.10. This project delivery method is considered appropriate for this project because

1. The Design-Build approach is critical in developing a creative and complex construction methodology required for this project.
2. The Design-Build approach creates a streamlined, efficient project delivery method, which reduces project delivery time and brings the new facility on line sooner than traditional delivery methods.

# Project Goals

1. A cost-effective and operationally efficient specialized training facility for the assigned units of the Washington Army National Guard and its personnel located in the Washington Military Department's Tri-Cities area.
2. An innovative, highly-efficient design that includes survivability and fitness for use in the event of a natural or man-made emergency.
3. Compliant with all pertinent Department of Defense, Department of the Army, and National Guard Bureau Standards and Regulations.
4. Contain internal security zones to facilitate public use both as a rental facility and an emergency shelter.
5. Meet facility standards and comply with all pertinent Department of Defense anti-terrorism/force protection (AT/PF) standards, including UFC 4-010-01.
6. Designed and constructed to high sustainable standards including successfully achieving LEED Silver certification.

# DES Will Utilize A 2-Step Process

## 1. Request for Qualifications (RFQ):

- A. Proposers submit Statement of Qualifications per requirements set forth in RFQ.
- B. Evaluation Committee will review and evaluate all SOQ's based on defined criteria.
- C. Three proposers will be selected and invited to submit Proposals.

## 2. Request for Proposals (RFP):

- A. Participate in three Proprietary meetings.
- B. Finalists will submit Final Design and Cost proposals based on a detailed architectural program and performance criteria, per "Basis of Design" documents.
- C. Formal presentation of design to evaluation committee.
- D. Proposal negotiations/award/contract execution.

# Total Weighting for Elements of the Procurement

Relative weights of the Evaluation criteria for the entire procurement are as follows:

SOQ 15 points

Proposals 40 points

Proprietary Meetings & Presentation 35 points

Contract Amount 10 points

**TOTAL AVAILABLE POINTS 100 points**

# Evaluation Process

## Evaluation Committee (or Selection Panel):

- The Statements of Qualification Proposals will be evaluated by a five member voting panel plus ALSC Architects as a non-voting advisory member (“Evaluation Committee”).
- Other technical, legal, and financial consultants, and/or DES staff with expertise in fields such as capital project management, operations and maintenance, engineering, design, construction, may serve as advisors to the Evaluation Committee.
- There will also be involvement by other Military Department personnel.

# Evaluation Committee Members

**Ron Cross**

Project Manager, Military Department

**Brad Olson**

Military Department

**Dave Hickman**

Project Manager, DES (Point of Contact)

**Jeff Gonzalez**

Project Manager, DES

**Garner Miller**

Architect with MSGS (Private Sector)

**Jeff Warner**

ALSC Architects (Non-Voting Advisor)

# Evaluation Process

- In evaluating each of the criteria, the Evaluation Committee will identify significant and minor strengths and weaknesses from the submissions and score them accordingly.
- These scores will be weighted as established in the RFQ and RFP to determine final scores.
- The term “strength” ultimately represents a benefit to the Project and is expected to increase the Proposer’s ability to meet or exceed the Project Goals.
- The term “weakness” detracts from the Proposer’s ability to meet the Project Goals or the definition of Design Excellence and may result in inefficient or ineffective performance.

# Evaluation Scoring Procedure

Scoring bands define the level of design excellence defined by proposers and finalists. Committee scores are then weighted to determine final scores for each criteria in defined in the RFQ and RFP. The final scores represent consensus amongst the committee members.

**Excellent** (81-100 percent): The Evaluative Criteria demonstrates an approach that is considered to exceed the Project Goals and the RFQ or RFP requirements and provide a consistently outstanding level of quality.

**Good** (61-80 percent): The Evaluative Criteria demonstrates an approach that is considered to meet the RFQ or RFP requirements in a beneficial way (providing advantages, benefits, or added value to the Project) and offers quality.

**Fair** (41-60 percent): The Evaluative Criteria demonstrates an approach that contains minor and/or significant weaknesses and limited appreciable strengths.

**Deficient** (0-40 percent): The Evaluative Criteria demonstrates an approach that contains significant weaknesses and no appreciable strengths.

**Non-Responsive:** Does not meet the Minimum Qualifications required for evaluation.

# RFQ: Format for SOQ Response

SOQ's shall be submitted hard copy format in 3-ring binders, no fax or email submittals will be accepted.

- Submittal shall be no more than 30 pages, printed front and back. Minimum font size shall be 10pt.
- Exhibits, charts and other illustrative and graphical information may be on 11" x 17" paper but must be folded to 8.5" X 11" and will be counted as one page.
- Each section shall be separated by numbered tabs, in the order stated in RFQ:
  - (1) Letter of Submittal
  - (2) Proposed Team
  - (3) Relevant Experience
  - (4) Project Approach
  - (5) Safety
  - (6) Financial and legal

Submit 8 copies plus one high density flash drive. Number each hard copy submittal.

Submittal deadline: SOQ must be delivered to, and date/time stamped by E&AS prior to date/time indicated in RFQ.

Any addenda issued for this RFQ and RFP will be published at the following website address:

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

# RFQ: Qualifications of Proposers

## Proposers shall meet these minimum qualifications:

- Have completed similar project of \$15,000,000 in the past ten years.
- Designer of record to have licensed office in the State of Washington for the duration of the project.
- Lead design builder shall be legally qualified to do business in the State of Washington and shall provide license or registration numbers.
- Proposer and designer-of-record shall not have declared bankruptcy or reorganized within the last 5 years.
- Proposer shall be able to obtain payment and performance bond for the full value of the design build contract and not less than the MADCC.

# RFQ: Required Criteria for SOQ

The relative weights of the Evaluation Criteria for the SOQ are as follows:

## **Proposed Team**

Describe the proposed project team; include resumes for all key staff outlining employment history, education, relevant experience, personal references and other relevant information.

**35 Points**

## **Relevant Experience**

Provide up to six individual project profiles demonstrating the proposed team's relevant experience and history of working together on either design-build or other delivery methods.

**35 Points**

## **Project Approach**

Describe your overall approach to delivering the project, maximizing the value of design-build delivery and building a highly collaborative and effective project team

**25 Points**

## **Safety**

Provide sufficient information to enable the Owner and DES to understand and evaluate the capability of the Proposer to provide a safe working environment for all individuals associated or affected by the Project

**5 Points**

## **Financial Capacity**

Provide sufficient information to enable the Owner and DES to understand and evaluate the capability of the Proposer to remain viable for the duration of the Project

**Pass/Fail**

# RFQ Protest Procedure

## Reference Section 9.0 of RFQ:

This Section sets forth the exclusive protest remedies available with respect to this RFQ. Each Proposer, by submitting its SOQ, expressly recognizes and agrees to the limitation on its rights to protest contained herein, expressly waives all other rights and remedies and agrees that the decision on any protest, as provided herein, shall be final and conclusive unless wholly arbitrary. These provisions are included in this RFQ expressly in consideration for such waiver and agreement by the Proposers.

Such waiver and agreement by each Proposer are also consideration to each other Proposer for making the same waiver and agreement.

## Prior to Submittal:

A Proposer may protest the terms of this RFQ prior to the time for submission of SOQ's on the grounds that:

1. A material provision in this RFQ is ambiguous to the extent that it hinders the Proposer's ability to accurately respond;
2. Any aspect of the procurement process described herein is contrary to legal requirements applicable to this procurement; or
3. This RFQ in whole or in part exceeds the authority of DES.

# RFQ Protest Procedure (cont.)

## Prior to Submittal:

A Proposer may protest the terms of this RFQ prior to the time for submission of SOQ's on the grounds that:

1. A material provision in this RFQ is ambiguous to the extent that it hinders the Proposer's ability to accurately respond;
2. Any aspect of the procurement process described herein is contrary to legal requirements applicable to this procurement; or
3. This RFQ in whole or in part exceeds the authority of DES.

## After Submission:

A Proposer may protest the results of the evaluation and finalist selection process by filing a notice of protest by hand delivery or courier to the Point of Contact.

The protesting Proposer shall concurrently provide a copy of its notice of protest to the other Proposers. The notice of protest shall specifically state the grounds of the protest.

# Request for Proposal

## Includes:

- RFP Requirements
- Design-Build Form of Contract
- Design-Build Contract Management
- Design Program Requirements
- Other Program Requirements
- Appendices, Exhibits, and Proposal Forms

# Request for Proposal

Each Proposer shall be responsible for thoroughly reviewing the RFP Documents, including any Addenda issued to such documents, and any and all conditions which may in any way affect its Proposal or the performance of the work on the Project.

Visiting the Project Site and becoming familiar with and satisfying itself as to the general, local, and site conditions that may affect the cost, progress, or performance of its work on the Project .

Becoming familiar with and satisfying itself as to all federal, state, and local laws and regulations that may affect the cost, progress, or performance of its work on the Project.

Determining that the RFP Documents with Addenda are sufficient to indicate and convey understanding of all terms and conditions for the performance of Proposer's work on the Project .

# Price Proposal & Design Submittal Format

Nine hardcopy 8.5 x 11 in three ring binder; two CD's or thumb drives with entire proposal in PDF format, including forms. Provide Separate bound 18 x24 design drawing package.

## Table of Contents in Order of Arrangement:

- Cover Letter – Identify Contractor and Architect
- Base Contract proposal Form
- Team Identification
- Proposers Plan
- Overall Sustainable Design Strategy
- Project Approach Additions
- Energy Performance Program
- ELCCA (Energy Life Cycle Cost Analysis) Work Plan
- Preliminary Design and Construction Schedule
- Pricing Information
- Diverse Inclusion Plan
- Safety and Health Program
- Quality Assurance and Testing Program
- Outline Specifications
- Exceptions/Qualifications, Deviations and Assumptions
- RFP Price Proposal Alternates

# Design Submittal: Design-Build Technical Proposal

The Design-Build Technical Proposal submittal shall illustrate the scale and the relationships of the various programs, concepts, building and site improvements for the project. The design shall be substantial enough to communicate with DES the size, shape, quality and finishes of the proposed facility. This submittal is often referred to as Schematic Design documents.

Outline specifications for RFP Design Solution Submittals shall be limited to a maximum of 90 sheets double sided (180 pages). Provide nine (9) each 18x24, bound sets of the drawings listed. Include a Cover Sheet with full design-build team identification and drawing index.

# RFP: Proposal Criteria

The relative weights of the Evaluation Criteria for the Proposal are as follows:

## **Proposal and Design Solution**

**30 Points**

How well does the proposal and design solution meet the program and technical approach to the design solution?

## **Overall Management Approach, Ability to Meet Time & Budget**

**10 Points**

Describe the Finalist's overall management approach to the Project.

## **Operations, Maintenance Energy Performance Sustainability**

**20 Points**

How well does the proposed design solution demonstrate sustainable design strategies, operations / maintenance / energy efficiency, and innovation?

## **Ability of Professional Personnel**

**20 Points**

How well does the proposed design and construction team demonstrate the skills and competence in high-performance design and construction and its understanding of DES's overall goals for the project? Confirm that the Proposed Design-Build Team and Key Team Members are available to perform the Project.

## **Past Performance on Similar Projects**

**20 Points**

## **Ability to Provide Performance and Payment Bond and Insurance for the Project**

**Pass / Fail**

Ability to provide a performance and payment bond for the project.

## **TOTAL POINTS**

**100 POINTS**

## **Diverse Business Inclusion Plan**

**Not Scored**

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# Proprietary Meetings

- Proposer's Agenda
- Time: Maximum of 4 Hours
- Location to be Determined
- In Person Meetings Unless Circumstances Warrant Otherwise

# Program

1. COMPONENT ARNG		FY 2020 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 24 Aug 17	
3. INSTALLATION AND LOCATION RICHLAND, WA			4. PROJECT TITLE NATIONAL GUARD READINESS CENTER			
5. PROGRAM ELEMENT 0505896A		6. CATEGORY CODE 17180	7. PROJECT NUMBER 85572 531201		8. PROJECT COST (\$000) 11,400	
9. COST ESTIMATES						
ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
<b>PRIMARY FACILITIES:</b>				-	-	10414
17180 Readiness Center			SF	41,578	228.20	( 9488 )
44228 Controlled Waste Facility			SF	330	125.00	( 41 )
44240 Flammable Materials Facility			SF	110	132.00	( 15 )
81160 Backup/Emergency Generator			EA	1	150,000.00	( 150 )
85210 Rigid Pavement for MEP			SY	950	80.00	( 76 )
81122 Electronic Power, Photovoltaic			EA	1	140,000.00	( 140 )
82187 Renewable Energy- Geothermal			EA	1	300,000.00	( 300 )
00005 Sustainability / Energy Measures			LS	-	-	( 204 )

# Budget

**MADCC: \$13,150,900**

This **includes**:

- Design
- Construction
- Permit Fees
- Sales Tax

This **does not include**:

- Testing
- Commissioning
- Stipend for Losing Teams
- Artwork
- Land

# Readiness Center Examples

# AKA: Armory





ARMORY

315

WASHINGTON

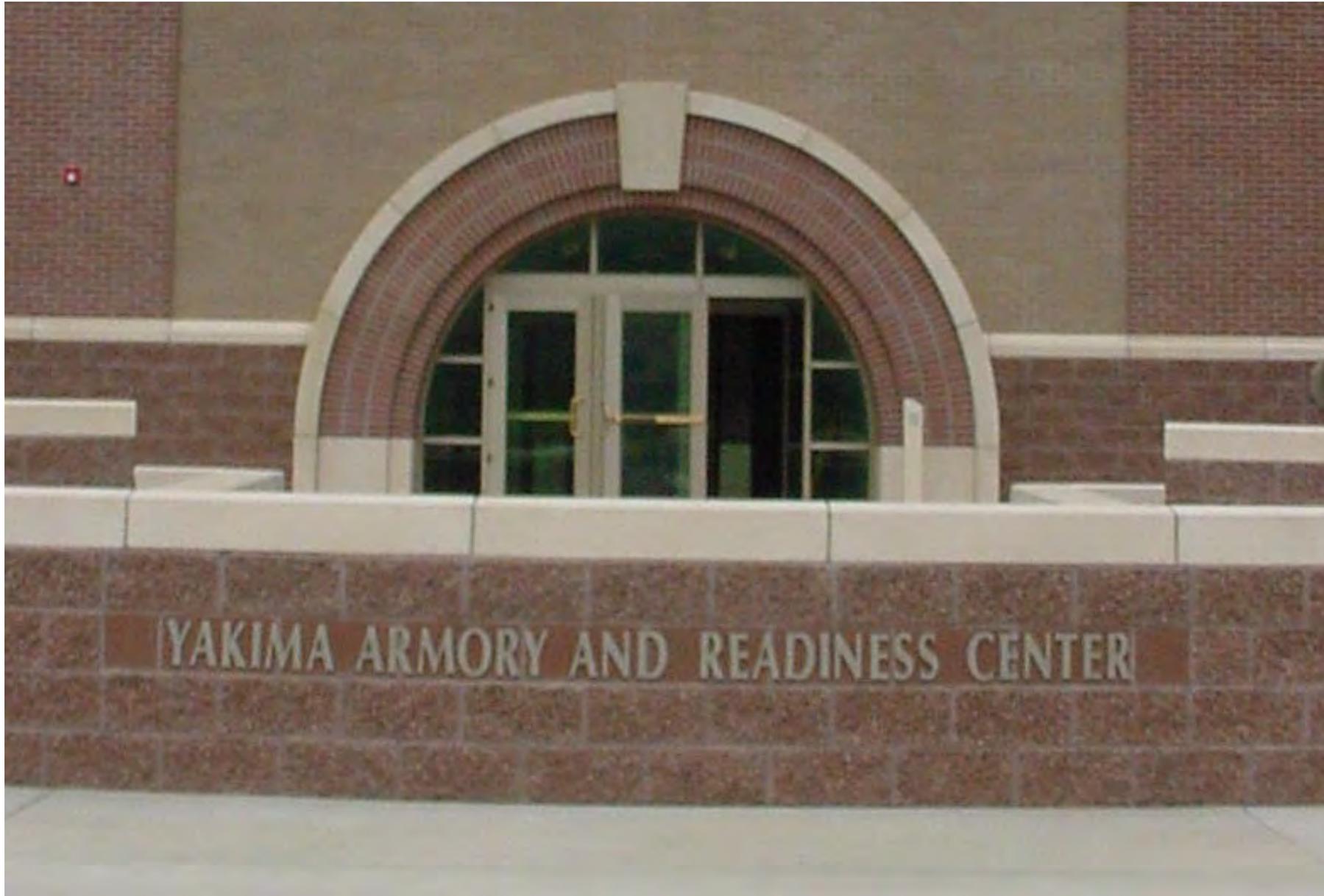
NATIONAL GUARD

WASHINGTON NATIONAL GUARD





# Entrance & Circulation







80



Pierce County Readiness Center







8 4:05 PM









# Assembly Hall











# Classrooms





Technical  
XPAR-8  
TOC-1  
Dram

Equipment	Qty
Winder	
Radius	
Water Bottle	2
Marker	
Two steps	
White Board	2
Black Marker	
CLP	

Feb 6 2011  
CMTS Project



# Kitchen











# Toilets/Showers



# Open Office







# Private Offices





# Equipment Storage





Laser Toner Cartridge

BRUT

# Personal Equipment Storage



10/03/2010





# Physical Fitness





# Maintenance Training Work Bay





# Military Vehicle Parking







# Art







# Exteriors









WASHINGTON STATE  
NATIONAL GUARD READINESS CENTER











# Schedule: Request for Qualifications

<b>Advertise RFQ</b>	May 4, 2020
<b>Virtual Pre-Submittal Informational Meeting</b>	May 12, 2020, 10 AM
<b>Last Day/Time for Questions</b>	May 13, 2020, 5 PM
<b>Last Addendum Issued (If Necessary)</b>	May 14, 2020
<b>SOQ's Due</b>	May 19, 2020, 1 PM
<b>Notification of Shortlisted Teams</b>	May 26, 2020

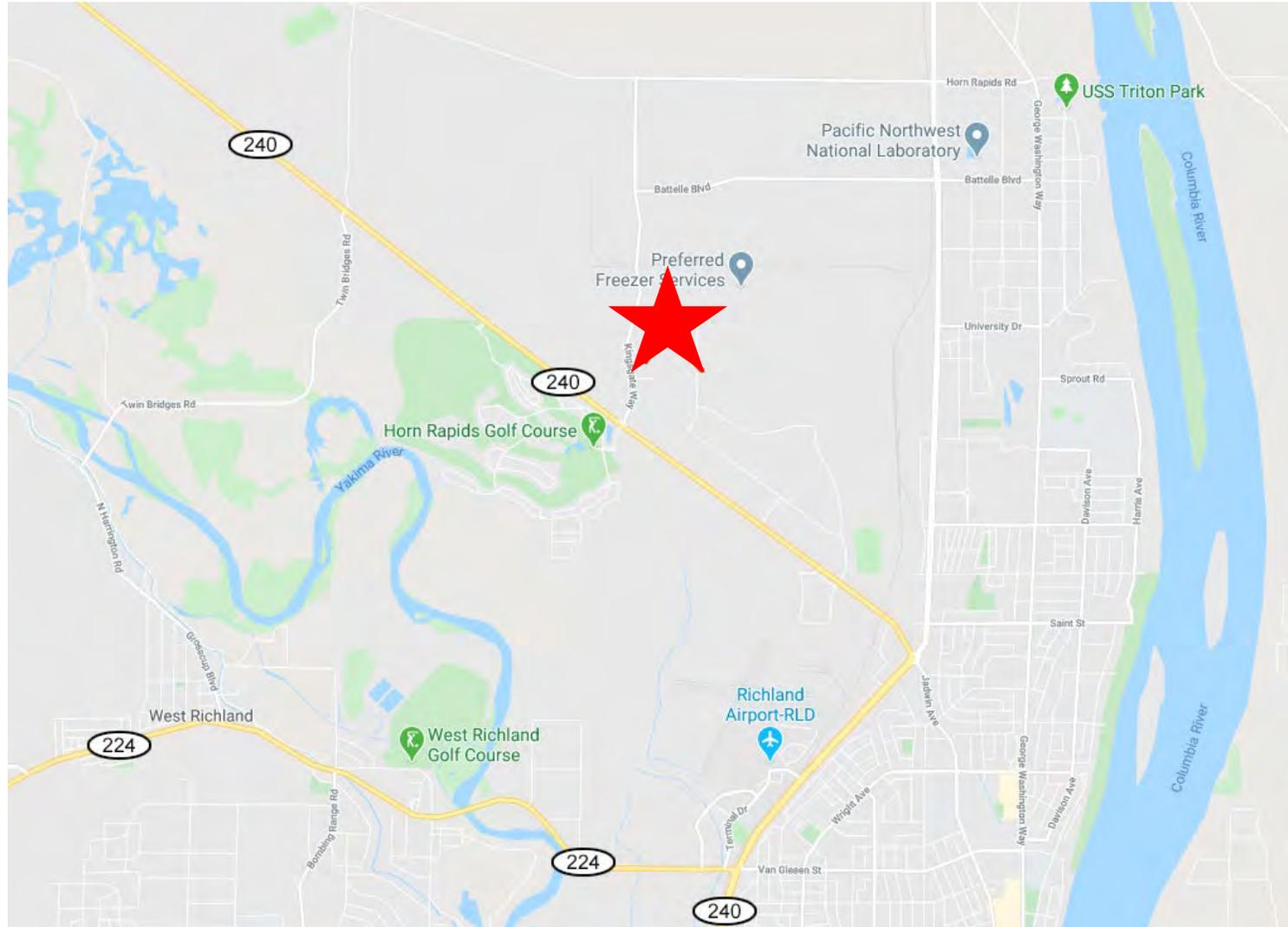
# Schedule: Request for Proposals

<b>Earliest RFP Release Date</b>	May 29, 2020
<b>Initial Proprietary Meetings</b>	June 11-12, 2020
<b>Second Proprietary Meetings</b>	July 1-2, 2020
<b>Third Proprietary Meetings</b>	July 16-17, 2020
<b>Last Day for Questions</b>	July 27, 2020
<b>Design and Price Proposals Due</b>	Aug. 7, 2020
<b>Presentation By D/B Teams</b>	Aug. 20-21, 2020
<b>Announce Successful D/B Team</b>	Aug. 24, 2020
<b>Debrief of Unsuccessful Finalists (if requested)</b>	Aug. 26-28, 2020

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# Q & A

# Site Location Map



# Site Location Map

**From the East:** I-90 to US 395 to WA 240 West in Richland. Take Exit 4 from I-82 West. Continue on WA 240 West to Kingsgate Way to 1st Street.

**From the West:** I-90 East to the I-82 East at Exit 110. At Exit 96, take WA 224 East (Webber Canyon Road). Continue on WA 224 East (Twin Bridges Road) to WA 240 East. Turn North at Kingsgate Road, then turn East to 1st Street.

