

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

**NOTICE TO CONSULTANTS
REQUEST FOR QUALIFICATIONS
Submittal Date: August 26, 2019**

SERVICES REQUIRED for Project No. 2019-299; Center for Design, Lake Washington Institute of Technology, Kirkland, WA.

The Center for Design (CD) will be a two-story, 56,500 gross square foot facility located on the grounds immediately next to LWTech's main entrance. Its purpose will be to meet industry demand for skilled professionals who will succeed in today's collaborative design, engineering and information technology work environments. The CD will exemplify the STEAM (Science, Technology, Engineering, Art & Math) instructional model, where design programs are fused with traditional STEM subjects in recognition that all are critical to genuine innovation and success in the marketplace.

The CD will:

- (1) contain the principal instructional spaces for Design, Information Technology, Art, and Engineering programs, now spread across four floors in three buildings on our Kirkland campus,
- (2) introduce a variety of informal, technology-rich spaces for individual study and group collaboration, and
- (3) serve multiple institutional functions.

Scope of Work

This Request for Qualifications is for the purpose of selecting an Architect for Predesign Services for The Center for Design located at Lake Washington Institute of Technology. The scope of work includes predesign services only.

The MACC budget for project is approximately \$22,019,000. This Project has been funded for Design, Documentation and Permitting. A Project Request Report for this project was completed in December 2019 to confirm project scope, program and budget and can be found at the following link: <https://www.lwtech.edu/about/facilities/projects/docs/lwtech-facilities-2019-2021-major-project-request-report.pdf>

Project Goals:

The ultimate project goal is to create a dynamic and integrated learning environment that supports collaboration among complementary disciplines, maximizes program space through flexible design and shared utilization of resources, and prepares students for satisfying and highly remunerative employment. The Center for Design offers the physical setting needed to

foster interdisciplinary collaboration and encourage exactly what institutes of technology do best: learning through making.

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 Science, Technology, Art and Engineering programs and to collaborative teaching environments.

There will be an **Informational Meeting** for this request on:

Tuesday August 13, 2019, 2:00PM
Room A304D, Allied Health, Third Floor
Lake Washington Institute of Technology,
11605 132nd Avenue NE
Kirkland, WA 98034-8506

Contact Casey Huebner, Director of Facilities, casey.huebner@lwtech.edu or 425-739-8252

or

Jon Taylor, jon.taylor@des.wa.gov 360-628-3524

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 500 possible points:

Qualifications of Key Personnel 100 points
Relevant Experience 100 points
Life Cycle Cost Analysis Experience 100 points
Sustainable Design Experience 100 points
Site Planning 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): 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.

Diverse Business Inclusion

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,
- 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
- The Department of Veterans’ Affairs: 360.725.2169 or 360.725.2200 or www.dva.wa.gov or <http://www.dva.wa.gov/BusinessRegistry/Search.aspx>

Submittal Requirements

Submit required number of Statements of Qualifications, 6 copies and two 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 below.
- 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 (<https://des.wa.gov/services/facilities-leasing/public-works-design-construction/architecture-engineering-design-consultants/current-projects-advertised-consultant-selection>). It is the responsibility of the interested firms to track and obtain amendments.

All submittals must be received no later than August 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.

For project questions please contact the Project Manager, **Jon Taylor, jon.taylor@des.wa.gov 360-628-3524** or Casey Huebner, Director of Facilities LWIT, **casey.huebner@lwrech.edu 425-739-8252** or Penny Koal, **360 407-8709, penny.koal@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 **September 16, 2019** at **Lake Washington Institute of Technology**

Firms will be notified of the selection results no later than the last week of **September 23, 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.