

ADDENDUM 1

May 24, 2021

The Washington State Department of Enterprise Services
Pierce College, Puyallup
STEM Building
Project No. 2020-148

This addendum does not amend the due date or time for submission of the Statements of Qualifications (SOQ's).

This addendum consists of: Questions and Answers

Question 1:

It appears this is an RFQ for the Contractor/Architect only. The RFQ does not specifically clarify if sub-consultants or key subcontractors will be selected in a separate process or if they should be and included as part of our proposed team.

Answer:

DES and Pierce College will focus on the core team (Architect and Construction Contractor) for the Puyallup STEM building design build selection. The intent of this approach is based on the following:

- To select a core team that is the best fit for the project.
- To allow DES and the College to work with the selected design build team to develop the extended project team that supports the design concept.
- To allow the team the flexibility to add consultants and subcontractors that best support the design as it develops.
- To avoid unnecessary non-compete clauses with potential team members.

Question 2:

RFQ, Section 4, includes information about Diverse Business Inclusion. It appears from the RFQ that the Diverse Business Inclusion component of the Design-Builder selection process is not to be included in the SOQ process and is not scored in the SOQ process, but rather it is a component of the RFP process, after the shortlist has been determined. Please confirm our understanding of the DEI component is correct.

Answer:

The Diverse Business Inclusion Plan does not need to be included with the SOQ. The short listed firms that move forward to phase 2 of the selection will be required to provide Diverse Business Inclusion Plans as part of their proposal.

Addendum #1 Continued

Question 3:

RFQ, Section 4.2 Apprenticeship, includes language regarding "A monetary penalty will be applied to the contractor failing to meet the utilization requirement and failing to demonstrate a Good Faith Effort." Is it DES's intent to penalize the Design-Builder up to 5% of the total Contract Sum (\$35M) for not meeting the 15% apprenticeship utilization requirement? Could you please clarify this paragraph regarding the intent of any penalty and the method for calculating the penalty, if applicable?

Answer:

Section 4.2 also states, "The penalty will be applied to every hour of short-fall of the minimum number of required apprentice hours using the applicable published wage of a Step 1 apprentice laborer. The penalty will not exceed five percent (5%) of the total Contract Sum."

This penalty is calculated the shortfall of apprenticeship hours multiplied by the applicable labor rate as shown in the example below.

Contract Value		\$10,000,000.00
Total Number of Labor Hours Reported	(From Certified Payroll)	100,000.00
Apprenticeship Hours Required	(15% of Total Labor Hours)	15,000.00
Apprenticeship Hours Reported	(From Certified Payroll)	14,000.00
Actual Utilization	(Hours Reported / Hours Required)	14%
Shortfall Hours	(Hours Required – Hours Reported)	1,000.00
Applicable Wage	(Step 1 Apprentice Labor Rate)	\$30.00
Penalty	(Shortfall Hours X Applicable Wage)	\$30,000.00

Question 4:

Section 3.2.C.1.a.iii indicates, "person responsible for design management and coordination between disciplines". Is this an architect project manager's role, as the disciplines will all be design professionals?

Answer:

It is anticipated that this position will likely be an architect with broad experience coordinating interrelated design disciplines. This individual may be an employee of either the contractor or the architect firm in the Design Build team.

Question 5:

Our team is interested in visiting the Rainier Science & Tech Building on Pierce College's Steilacoom campus. Might that be possible? Is the building open or would we need to make arrangements?

Answer:

Pierce College does not have the staffing to coordinate tours of the Rainier building during Phase 1 of the Design Build Selection. Also, with COVID 19 we ask that teams do not visit the campus. DES and the College may arrange tours of the Rainier building for the teams that move on to Phase 2 of the selection process.

End of Addendum #1