

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

**NOTICE TO CONSULTANTS**  
**REQUEST FOR QUALIFICATIONS**  
Submittal Date: **February 13, 2020**

SERVICES REQUIRED for 2020-416 WSH-Multi Bldg: Fire Door Replacement, 2020-453 WSH-Campus: Fire Protection Sprinkler Replacement Phase 2, 2020-457 WSH-Bldg 28 Showerhead Replacement, 2020-461 WSH-Campus: Anti-Ligature Standardization, and Campus Architect at **Western State Hospital, Lakewood, WA.**

**Scope of Work**

This Request for Qualifications is for the purpose of providing architectural design, engineering, and construction administration services for renovation of multiple buildings on the Western State Hospital campus located in Lakewood, Washington. This selection will be for the anticipated projects noted above and as the campus architect for unanticipated projects throughout the 19-21 Biennium.

The projects remove ligature risk hazards. The projects also install fire doors, shower heads and fire sprinklers campus-wide. The projects improve security and safety for both patients and staff. The safety measures will comply with modern life safety code to enhance patient care and reduce the risk of injury.

The projects will require preliminary investigation and scoping, schematic design, design development, construction documents, construction administration, close-out, and warranty services.

These projects will require work within patient wards. As part of the anticipated phasing, patients will be relocated daily and the ward will need to be returned to working order by the end of the work day. The successful firm will have experience working in secure environments (psychiatric and/or correctional), renovating older facilities, and coordinating construction phasing in occupied facilities.

**Project Goals:**

- Minimize disruption to hospital operations during construction operations.
- Proactively phase construction to minimize the overall project duration within the budget and available escorts.
- Improve safety and reduce the risks of injuries and loss of life for Patients and Staff.
- Durable new construction that withstands rigorous daily use in a psychiatric environment
- Easily maintained buildings, fixtures, and equipment.
- Minimize annual operational and maintenance costs

Submitting firms should have a strong background in multi-phased construction scheduling and renovation experience related to life safety requirements.

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

February 6th, 10:00am

Western State Hospital, 9601 Steilacoom Blvd. Lakewood, WA 98498

Building 10, Room 26

Lea McCormick, 360-764-0653, MCCORLC@dshs.wa.gov.

### **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 **100 possible points**:

- **Qualifications of Key Personnel. (30 points)** Please include the time commitment to this project for all key personnel.
- **Relevant Experience. (40 points)** Please highlight experience with:
  - working in psychiatric hospitals (and/or occupied campuses)
  - phasing construction on occupied campuses
- **Previous Performance. (30 points)** Please list examples of construction projects over \$1,500,000 within the last 5 years relative to maintaining scope, schedules, and budget.

### **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.  
[https://www.des.wa.gov/sites/default/files/public/documents/Facilities/EAS/DiverseBusinessInclusionPlan\\_2019.pdf](https://www.des.wa.gov/sites/default/files/public/documents/Facilities/EAS/DiverseBusinessInclusionPlan_2019.pdf)

### **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 copies (5) 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 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: Luda Rybalchenko  
Department of Social and Health Services  
Office of Capital Programs  
1115 Washington Street SE, Olympia, WA 98504-5848 (hand delivered or courier)  
PO Box 45848, Olympia, Washington, 98504-5848 (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 February 13th, 2020, prior to 2:00 PM**, (as per date/time stamped by E&AS.)

For selection process questions please contact Luda Rybalchenko at 360-902-8316  
[RybalLX@dshs.wa.gov](mailto:RybalLX@dshs.wa.gov).

For project questions please contact the Project Manager, **Lea McCormick**  
[mccorlc@dshs.wa.gov](mailto:mccorlc@dshs.wa.gov) **360-764.0653**.

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 **February 27th** at **Western State Hospital**.

Firms will be notified of the selection results no later than **March 4<sup>th</sup>, 2020**.

**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.