CHAPTER 00451

ADDENDUM NO. 1

October 12, 2004

EDUCATIONAL OUTREACH BUILDING
Project No. 10623
Capital Projects Office
University of Washington
RFP Release Date: September 24, 2004

REQUEST FOR DESIGN-BUILD PROPOSALS
The University of Washington, herein “University”, amends its Request for Design-Build Proposals and any and all previously published addenda to the RFP as indicated herein below:

ADDENDA ITEMS


Omit this paragraph in its entirety and substitute:

i. Concept of the Proposal:

1) Design Concept: In a narrative format, discuss the proposer’s analysis and design approach to the project, and specifically address the proposer’s approach to the issues of: a) site context; b) university “gateway” structure; and c) the program objectives and requirements. The narrative may be illustrated. The design concept narrative, including any accompanying illustrations, is limited to a maximum of four (4) single-sided 8.5 X 11 inch pages.

QUESTIONS & ANSWERS

1-1. Does the UW intend to conduct interviews with the initial proposers?

The University does not currently intend to conduct interviews of the initial proposers. However, the Jury retains the option to request interviews if they are not able to arrive at a shortlist from their review of the initial proposals and supplementary materials.

1-2. Who is on the selection committee?

The selection committee for the initial proposals will be the eleven-member University Jury listed on page 00200-4 of the RFP’s Instructions to Proposers. They will be assisted by the Technical Review Panel (non-voting) listed in the same section of the RFP.

1-3. Do we have to list the entire design team in the initial proposal? Can we wait until phase two (best and final proposal phase) to list our complete design team?

The required professional design disciplines are listed on page 00200-7 of the RFP’s Instructions to Proposers. These are the minimum disciplines that must be included in the proposer’s initial proposal. It is not necessary that any of the design firms be exclusive to any one proposer’s design team. The University feels that, in light of its very specific evaluation criteria, these are the minimum design disciplines that are necessary to evaluate the proposer’s qualifications to design and build the project.
In the best and final proposal phase, proposers may add design consultants to their team. However, any replacement of a design team member listed in the initial proposal may only occur with the University’s approval. Any request to substitute a listed design consultant must include the written consent of the firm to be replaced. Replacements must demonstrate comparable experience and skill.

1-4. **Why do we need a geotechnical consultant on our team? Why not use the UW’s geotechnical consultant?**

On page 00300-1 of the RFP’s Information Furnish by Owner, the geotechnical report is provided by the University. However, the University only warrants the accuracy of the factual data in these reports and maps. Foundation recommendations and other professional services normally provided by geotechnical engineers are the responsibility of the design-builder.

The engineering firm that prepared the geotechnical report attached to the RFP has completed their work for the University and is free to join any one or more of the proposers’ design teams.

1-5. **How will the proposal price be evaluated in each proposal phase?**

In the initial proposal phase, all proposals that accept the MADCC budget price for the project, as described in the RFP, will receive a “pass”. See Contract Price, Initial Design-Build Proposal Form, page 00400-2 of the RFP’s Proposal Forms.

In the best and final proposal phase, the proposal price will be concealed until the Jury has scored all other evaluation criteria. Proposals with contract prices equal to or less than the MADCC budget will receive points in reverse proportion to their price compared to the lowest priced proposal. Example: a proposal with a price five percent above the lowest proposal price will receive ninety-five percent of the available points for the proposal price criterion (300 x 95% = 285 points). Proposals with prices above the MADCC budget price will be rejected as non-responsive.

1-6. **Are there MWBE requirements for the design team?**

There are no specific requirements for MWBE participation on the proposer’s design team. However, it is the policy of the State of Washington to provide the maximum practicable opportunity for increased participation by minority and women-owned and controlled businesses (MWBE) in public works. Proposers should be familiar with Article 13 - MWBE Requirements in the RFP’s Standard Form of General Conditions of Contract Between Owner and Design-Builder.

1-7. **How should we split our team between the AIA Form A305 (Contractor’s Qualification Statement) and U.S. Govt. Standard Form 330 (Architect-Engineer Qualifications)?**

The construction related information, projects, experience, and personnel should be included in AIA A305. Resumes for construction management personnel should utilize the form in SF 330, Resume of Key Personnel Proposed for This Project.

1-8. **May we use our own contract forms for design consultants and subcontractors?**

RFP Chapter 00500 – Agreement and Conditions requires the design-builder to utilize Design-Build Institute of America (DBIA) standard forms of contracts for those services. The University may consider the use of the design-builder’s own standard forms of subcontract if they incorporate the same coordination of and risk assumptions for the RFP’s program and performance specifications as outlined in the DBIA forms.

1-9. **The Agreement requires the design-builder to provide bonds “each in the full amount of the Contract Price”. Does this mean that every subcontractor must provide a bond?**

No, it means that the design-builder alone must provide two bonds, a payment bond in the full amount of the contract price and a performance bond in the full amount of the contract price. There are no University requirements for subcontractor bonding.
1-10. Are there any limits to the size or contents of the design concept narrative? Can we include drawings?

The design concept narrative is limited to four pages, and it may be illustrated with drawings within that size limit. See Addendum No. 1, Item 1-1.

1-11. Is the project's furniture, fixtures and equipment (FF&E) in the MADCC budget price? Will the design team be responsible to select or specify the FF&E?

The project’s FF&E budget is not included in the design and construction MADCC or the contract price. The design-builder’s consultants will not be responsible to select or specify the FF&E. However, the University would like to have the option to add those services as additional services under the design-build agreement. That is the reason the best and final proposal submittal requirement includes the billing rates for the design consultants.

However, there are several rooms with casework - reception counters or shelves intended to be furnished by the DB entity as part of the general design-build contract. Example: Room No. 12.12 Visitor’s Information Reception Room Data Sheet (p. F3-124 of the RFP Program Requirements).

1-12. We understand that the project will be financed with 63-20 Nonprofit Bonds. Will the design-builder be expected to have expertise in this type of financing?

No, the selection of the 63-20 nonprofit entity (Lessor) will be made by the University. It is the intent of the University to assign the design-build agreement to the Lessor some time after contract award, but prior to the commencement of on-site construction. The University expects to be able to identify the Lessor at the commencement of the best and final proposal phase.

1-13. Will the Lessor be able to change the design-build agreement?

Any change to the agreement between the Lessor and the design-builder must be approved in advance by the University. All changes to the agreement shall be subject to the terms and conditions of the general conditions of contract, see the RFP’s General Conditions, Article 9 – Changes to the Contract Price and Time.

1-14. Who will administer the design-build contract?

The Lessor may chose to administer the design-build contract with its own staff, through an independent construction management firm, or contract those services from the UW Capital Projects Office. The 63-20 Bond proposers will be asked to indicate how they intend to administer the design-build contract. The University understands this information is crucial to the proposers.

1-15. The RFP’s Chapter 111 – Facility Performance, A. 4. Standards, Para. d. lists the UW Facility Design Information (FDI). Is the entire FDI applicable to the design of this project?

No, only specific sections are applicable where they are cited in individual chapters of the performance specifications. Example: CHAPTER B23 - EXTERIOR DOORS, PERFORMANCE, A. Basic Function: 5. In addition to the requirements of this chapter, comply with all applicable requirements of the University of Washington, Engineering Service’s Facility Design Information (FDI), Architectural: Section 13A - Access Control - CAAMS.
1-16. **Is the LEED Silver rating mandatory? What if the design-builder fails to achieve the Silver Rating?**

The LEED Silver rating is mandatory. The best and final proposal must include enough technical substantiation to convince the Technical Review Panel and the Jury that the design-builder has a reasonable chance to achieve each credit claimed on the LEED Checklist. Simply claiming the LEED credit points will not be sufficient to receive the evaluation points from the Jury.

The LEED Rating proposed shall become a contractual obligation of the design-builder. Failure to achieve the LEED Rating by the end of the contract term may be grounds for default of contract by the design-builder. In such instance, the University shall have the right to claim damages or seek compensation, as they may decide at the time.

**ATTACHMENT**

A. **ATTENDEE LIST: Design-Build Pre-Proposal Submission Briefing October 8, 2004**

END OF ADDENDUM NO. 1