Request for Design-Build Proposals
Educational Outreach Building, Project No. 10623
Capital Projects Office, University of Washington
February 2, 2005

CHAPTER 00458

ADDENDUM NO. 8

February 2, 2005

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 it’s Request for Design-Build Proposals and any and all previously published addenda to the RFP as indicated herein below:

ADDENDA ITEMS

8-1. RFP / Introductory Information, Project Description, par. C. Building Areas.

Omit this paragraph in its entirety and substitute:

C. Building Areas:
   1. Minimum / Maximum Net Assignable Areas: 35,000 NASF / 45,000 NASF (excluding parking).
   2. Minimum / Maximum Gross Building Areas: 64,000 GSF / 80,000 GSF (including parking).
   3. Maximum Gross Building Area above finish grade: 65,000 GSF.

8-2. RFP / Proposal Requirements, Chapter 00400-Proposal Forms, Best and Final Proposal Form.

Omit the Best and Final Proposal Form in its entirety and substitute Best and Final Proposal Form revised 02/02/05 and attached to this Addendum.

8-3. RFP / Contract Requirements, UW Standard Form of Agreement Between Owner and Design-builder – Lump Sum, Article 10-Bonds and Insurance, 10.1 Insurance, 10.1.1 Coverage and Limits.

Omit paragraph .2 Builder’s Risk in its entirety and substitute:

.2 Builders’ Risk. Owner will provide property insurance under an "All Risk Builders’ Risk" form in an amount equal to the full insurable value of the Work. The structure will have All Risk Builders Risk Insurance inclusive of earthquake and flood, subject to customary industry deductibles. Owner will be responsible for deductibles applicable to all builders’ risk policy claims.

8-4. RFP / Performance Requirements, Chapter 111-Facility Performance, Performance, F. Operations and Maintenance, par. b. Substantiation.

Omit subparagraph 1) Proposal, in its entirety.

8-5. RFP / Performance Requirements, Chapter C2-Interior Fixtures, Products.

In paragraphs A., B. and C., omit the sentence “Use one of the following:" and substitute “Provide the following:"
QUESTIONS & ANSWERS

8-1. Revise answer to Q&A 7-47: The RFP Proposal Requirements Item B1.f requires an area tabulation based on NCES Postsecondary Education Facilities Inventory and Classification Manual. However, the Performance Requirements Chapter 111, Part F.1.b requires that areas and ratios be calculated in accordance with ANSI/BOMA Z65.1-1996. We request the University select one or the other for the submittal. Which standard is to be followed for the Best and Final Proposal Notebook?

Proposers shall use the NECS standards to measure their net and gross floor areas, as specified in Chapter 00200, Submittal Requirements, par. B.1.f. Assignable Area. The BOMA area calculations are only required of the successful Design-Builder at the Design Development Stage.

8-2. Could you clarify what is to be included in the NSF total? Do we include elements that are listed as NSF in the program (and NCES guidelines) but not assigned square footage, i.e. circulation, etc.? Or do we only include elements that are listed with assigned square footage in the program?

If the question is referring to Chapter 00005-2 where in Project Description C.1 it refers to “NASF,” the proposers should:

1. Per NCES, do not include circulation and;
2. Only include elements with assigned square footage in the program. Exclude those elements in Group 13 NAA - Building Service Area that do have area assignments i.e. 13.11 Main Custodial Closet, 13.12 Custodial Closet(s), 13.13 Waste/Recycling.

ATTACHMENTS

A. Best and Final Proposal Form, revised 02/02/05.

END OF ADDENDUM NO. 8
Request for Design-Build Proposals
Educational Outreach Building, Project No. 10623
Capital Projects Office, University of Washington
September 24, 2004 (Revised 02/02/05)

CHAPTER 00400

PROPOSAL FORMS

BEST AND FINAL PROPOSAL FORM

PROJECT IDENTIFICATION

A. Project Identification: Educational Outreach Building located at the University of Washington, Seattle, Washington, Project No. 10632, consisting of a multi-story administrative office building, a basement level parking garage and the building’s site, for terms and conditions specified in the RFP.


C. Proposal To: The Regents of the University of Washington.

D. Proposal From: ____________________________________________

PROPOSER’S OBLIGATIONS AND REPRESENTATIONS

A. The undersigned Proposer proposes and agrees, if this Proposal is accepted, to enter into an Agreement with the University on the forms included in the RFP for the design and construction of the Project, as specified or indicated in the RFP Documents and as further described in this Proposal, under the terms and conditions of the Agreement.

B. The Proposal will constitute one of the Contract Documents, except for provisions that contradict the requirements of the RFP and that are not specifically accepted by the Owner by means of written Addendum prior to execution of the Agreement.

C. This Proposal will remain subject to acceptance for 60 days after the deadline for receipt of Best and Final Proposals. The Proposer will sign and deliver the required number of copies of the Agreement with any bonds and other documents required by the Instructions to Proposers, within 15 days after the date of the Owner’s Notice of Award.

D. In submitting this Proposal, the Proposer represents and agrees, as more fully set forth in the Agreement, that:

1. The Proposer has examined and carefully studied the RFP, including:
   a. Addendum No. 1, dated 10/12/04.
   b. Addendum No. 2, dated 10/20/04.
   c. Addendum No. 3, dated 12/06/04.
   d. Addendum No. 4, dated 12/23/04.
   e. Addendum No. 5, dated 01/14/05.
   f. Addendum No. 6, dated 01/20/05.
   g. Addendum No. 7, dated 02/01/05.
   h. Addendum No. 8, dated 02/02/05
   i. Addendum No. __, dated 02/__/05
   j. Addendum No. __, dated 02/__/05

2. The Proposer has visited the site and become familiar with the general, local, and site conditions that may affect cost, progress, and performance of the work.

3. The Proposer is familiar with all applicable federal, state, and local laws and regulations that may affect cost, progress, and performance of the work.

4. The Proposer has carefully studied all data relating to existing surface and subsurface conditions and structures which has been identified or made furnished by the Owner.

5. The Proposer is aware of the general nature of the work (if any) to be performed by the Owner and others at the site that relates to the work for which this Proposal is submitted.

6. The Proposer has correlated the Information Provided by Owner, including information known to the Proposers, information and observations obtained from visits to the site, reports and drawings identified in the RFP Documents, and all additional examinations, investigations, explorations, tests, studies, and data furnished by the Owner or referenced in the RFP.
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Documents.

7. The Proposer has given the Owner written notice of all conflicts, errors, ambiguities, and discrepancies that the Proposer has discovered in the RFP and the written resolution thereof by the Owner is acceptable to the Proposer, and the RFP Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing the work for which this Proposal is submitted.

8. This Proposal is genuine and is not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of group, association, organization, or corporation; the Proposer has not directly or indirectly induced or solicited any other Proposer to submit a false or sham Proposal; the Proposer has not solicited or induced any individual or entity to refrain from submitting a Proposal; and the Proposer has not sought by collusion to obtain for itself any advantage over any other Proposer or over the Owner.

9. Except as modified or supplemented herein or in the attached Exhibits, the Proposer’s Initial Proposal is included in and made a part of this Best and Final Design-Build Proposal.

CONTRACT PRICE -- THE PROPOSER WILL COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS FOR THE FOLLOWING PRICE(S):

Lump Sum Contract Price of ________________________________ ($ __________________ ) excluding Washington State and local sales tax, for the design and construction of the Project, subject to the terms and conditions of the Agreement Between Owner and Design-Build - Lump Sum, which sum is not more than the MADC&C specified in RFP Chapter 00005 – Project Information.

CONTRACT TIME -- THE PROPOSER AGREES THAT THE WORK WILL BE:

A. Substantially Complete in accordance with the Agreement within:
   Seven Hundred Fourteen (714) calendar days from the date of the Notice to Proceed (NTP).

B. Intermediate Milestones: (Proposer to enter number of weeks after NTP)
   1. Schematic Design: ___ weeks after NTP
   2. Design Development: ___ weeks after NTP
   3. Construction Documents for first construction “package”: ___ weeks after NTP.
   4. Construction Documents for final construction “package”: ___ weeks after NTP.

EXHIBITS - THE FOLLOWING DOCUMENTS ARE ATTACHED TO AND MADE A CONDITION OF THIS PROPOSAL: (See Chapter 00200 – Instructions to Proposers, Submittal Requirements, B. Best and Final Design-Build Proposals.)

A. Best and Final Design-Build Proposal Notebooks (15).
B. Design Display Boards (6).
C. Architectural/Civil/Landscape Schematic Design and Engineering Concept Documents (3 sets).
D. Compact Disk copy of complete Best and Final Design-Build Proposal (1 disk).

MISCELLANEOUS

A. Communications concerning this Proposal shall be directed to the address, phone number, and facsimile number of the Proposer indicated below.

B. The terms used in this Proposal which are defined in the Conditions of the Contract have the meanings assigned to them in the Contract Documents. Terms defined in the Instructions to Proposers are used with the same meanings in this Proposal.
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SUBMITTED BY (PROPOSER TO FILL IN ALL BLANKS):

A. By: ________________________________________________(SEAL)
   (Firm Name)

B. Signature: ____________________________________________

C. ____________________________________________________
   (Typed or Printed Partner or Officer's Name)

D. Title: ________________________________________________

E. Address: ____________________________________________
   ______________________________________________________

G. Phone No.: ____________________ Facsimile No.: _____________

H. State of Incorporation: _________________________________

I. State Contractor License Number / Name: __________________
   ________________________________

J. Architect-of-Record License Number / Name: ________________
   ________________________________

K. Submitted on ____________________________ (Proposer to enter date of signature)

END OF BEST AND FINAL DESIGN-BUILD PROPOSAL FORM

END OF CHAPTER 00400