University of Washington

REQUEST

for

DESIGN-BUILD PROPOSALS

for

EDUCATIONAL OUTREACH BUILDING

Project No. 10632

Capital Projects Office
University of Washington
University Facilities Building
Box 352205
Seattle, WA  98195
Phone:  (206) 543-5200
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REQUEST FOR DESIGN-BUILD PROPOSALS

A. These documents constitute a Request for Design-Build Proposals (RFP) for the design, and construction of the project described below.

B. Project Name: Educational Outreach Building

C. Location: 4014 University Way NE
   Seattle, Washington 98105

D. Project Number: 10632

E. Date: September 24, 2004

F. Owner: Regents of the University of Washington (University).

G. Department: Capital Projects Office.

H. Contact Person: Randy Everett, Project Manager
   University of Washington
   Box 352205
   Capital Projects Office
   University Facilities Building
   Seattle, WA 98195
   Phone: (206) 543-8776 / Fax: (206) 543-1277
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PROJECT DESCRIPTION

A. The Educational Outreach Building will be an approximately 64,000 gross square feet, five-story structure with basement parking. The building will have a low slope roof with parapets. Mechanical systems will be roof mounted. The entry/lobby space will include a waiting area, access to elevators and access to program functions for visitor information, registration and computer labs. There will be a covered exterior area with canopy above. The typical floor core area will include (2) toilet rooms with two toilets and lavatories each, (2) traction elevators, electrical room, mechanical distribution chase and (2) exit stairs. The basement area below the building is programmed to accommodate 28 parking stalls, with vehicle access from the alley on the east side of the site.

B. The office building will be constructed on a University owned site in the southwest portion of the campus, currently utilized as a visitor’s information center, storage facilities and surface parking (Lot W5). The site is located west of the Commodore Duchess Apartments and north of the College Inn. For more specific information on the site and its surroundings see Campus Master Plan site 34W.
   Site: Lots 14 through 16, all in Block 24 of Brooklyn Addition, City of Seattle. Area: 12,367 SF.
   Location: bordered on the north by NE Campus Parkway, on the west by University Way NE, on the south by Lot 13 (College Inn), and on the east by a 14 foot wide alley running generally north and south.
C. Building Areas:
   1. Minimum / Maximum Net Assignable Areas: \textbf{35,000 NASF / 38,000 NASF} (excluding parking)
   2. Minimum / Maximum Gross Building Areas: \textbf{64,000 GSF / 65,000 GSF} (including parking)
   3. Maximum Gross Building Area above finish grade: \textbf{55,000 GSF} (Campus Master Plan).

D. Best and Final Proposals may not exceed the Maximum Allowable Design and Construction Cost (MADCC) of \textbf{$12,667,000.00}, excluding Washington State Sales Tax.

E. Forms of Contract:

F. Schedule:

G. Reason for Using the Design-Build Procedure: In accordance with RCW 39.10.051, use of an Alternative Public Contracting Procedure, Design-Build is authorized when regular interaction with and feedback from facilities users and operators during design is not critical to an effective facility design.

\section*{SELECTION PROCESS}

A. The selection process will be a two-stage RFP process. Any proposer with a team that includes the minimum professional and construction qualifications, appropriate licensure and bonding capacity may submit an Initial Proposal. From the Initial Proposals received and evaluated by the University, a "short list" of three to five proposers will be made and those proposers invited to submit Best-and-Final Proposals. The University may initiate negotiations with the proposer submitting the highest scored Best-and-Final Proposal.

B. Proposal Process:
   1. Initial Proposal Due Date: November 1, 2004.
   2. Pre-Proposal Submission Briefing: The University's staff and consultants will answer potential proposers' questions on October 8, 2004 at 1:00 p.m. local time in Room 314 Fishery Science Building (FSH) on NE Boat Street on the University campus; written addenda will be prepared and distributed to all registered RFP recipients.
   3. Proposers invited to submit Best-and-Final Proposals will be expected to execute an agreement to prepare a Best-and-Final Proposal. The University will offer an honorarium of \textbf{$80,000} to each responsive Best-and-Final proposer not awarded a contract.
   4. No compensation will be made for submission of Initial Proposals.
   5. See Chapter 00200 - Instructions to Proposers for more information.

C. Owner's Programming Consultant: Snyder Hartung Kane Strauss, Architects, Seattle, WA.

D. University's Jury: See Chapter 00200 - Instructions to Proposers.

Request for Design-Build Proposals
Educational Outreach Building, Project No. 10623
Capital Projects Office, University of Washington
September 24, 2004

PERTINENT INFORMATION
A. Availability of RFP Documents: Complete sets of RFP documents (on compact disks) may be
obtained from the University at a non-refundable cost of $25.00 by contacting the University’s Contact
Person listed above. The RFP Documents are also available on the UW Capital Projects Office’s
web page at: http://www.cpo.washington.edu/html/ConsultContract_Other_RFQ.html at no cost to the
proposers. Proposers must register with the University’s Contact Person to receive notices of the
availability of addenda to the RFP.

B. This contract is subject to requirements of Chapter 39.12 RCW, Prevailing Wages on Public Works.

C. Assignment of the Agreement Between Owner and Design-Builder: It is the intent of the University,
prior to the commencement of construction of the Project, to assign the Agreement to a Non-Profit
Lessor. The minimum requirements of the Non-Profit Lessor are described in a separate solicitation,
which documents are or will be available to the proposers on the Capital Projects Office’s web page
before the deadline for receipt of Best and Final Proposals. At that same time, the University expects
to be able to identify the selected Non-Profit Lessor.

END OF CHAPTER 00005
Request for Design-Build Proposals  
Educational Outreach Building, Project No. 10623  
Capital Projects Office, University of Washington  
September 24, 2004

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