



DESIGN BUILD PARTNER SOLICITATION

REQUEST FOR PROPOSAL

2100 – Fire Suppression

2300 – Plumbing & HVAC Complete

2600 – Electrical Complete

Othello Square Building C

3939 S. Othello Street
Seattle, WA 98118

ISSUE DATE: September 18, 2018

RESPONSE DUE: October 10, 2018 @ 10:00am

PROJECT DIRECTORY

Owner (S+C)	39 th and Othello C/O Spectrum Development Solutions 1809 Seventh Avenue, Ste 501 Seattle, WA 98101	Jake McKinstry Kaitlin Boyce	Phone: Phone:	(206) 393-8825 (206) 549-1901
Owner (TI)	Seattle Children's Odessa Brown Children's Clinic (OBCC) C/O Spectrum Development Solutions 4800 Sand Point Way NE Seattle, WA 98105	Jacquelyn Karsten	Phone:	(206) 510-5933
Designer (S+C)	Weber Thompson 226 Terry Avenue N., Ste 200 Seattle, WA 98109	Carey Dagliano-Holmes	Phone:	206-344-5700
Builder	Absher P.O. Box 280 Puyallup, WA 98371 1001 Shaw Road Puyallup, WA 98372	General Office Blaine Wolfe (Project Executive) Rob Kuemper (Lead Estimator)	Phone: Phone: Email: Phone: Email:	(253) 845-9544 (253) 446-3330 Blaine.Wolfe@Absherco.com (253) 446-3356 Rob.Kuemper@Absherco.com

GENERAL INFORMATION

Project Description

Spectrum Development Solutions has partnered with the Seattle Children's Odessa Brown Children's Clinic (OBCC) on this unique project consisting of 176 units of workforce rental housing above 50,000 sf of OBCC space.

Spectrum is the developer of the project and responsible for both the delivery of the residential and Shell and Core space for OBCC, designed by Weber Thompson, as well as the Tenant Improvement (TI) delivery, for OBCC, designed by NBBJ. The scope of this RFP is only for the Shell and Core at this juncture – a second MEPF RFP will be issued for the TI portion of the project at a later date. The selected MEPF teams will have the opportunity to submit for the TI as well.

The project is part of the larger Othello Square campus, which is a uniquely integrated, culturally competent, and welcoming gateway center comprised of four development parcels. The Campus is designed to represent the diverse and international nature of Southeast Seattle, a community where all residents and neighbors find homes, educational and business development opportunities, family-wage jobs, health care, social services, and a variety of small enterprises at which to shop, eat, and play. The convenient location, adjacent to the Othello Light Rail station and other public transit hubs, allows easy to key resources for users from Northgate to Angle Lake.

"Building C" is located on the NW corner of the main parcel of the Othello Square campus. The main parcel has been subdivided to create independent project sites for each building. The adjacent project site to the South of Building C will house a charter high school, while the site to the East of Building C will host an economic opportunity center with housing above.

Building C is a mixed-use project that will contain workforce housing above the commercial podium base containing OBCC. OBCC was founded on providing healthcare to the underserved and underrepresented of the local community. It is not simply a medical clinic, but a center for the community that promotes wellbeing through healthcare and social services. Their goal is to set children up for success by addressing not just one but all the determinants that contribute to wellbeing. The clinic is specific to the community it serves and seeks to create the decades-long, generational connections that have made the Yesler clinic successful over the past 50 years.

The Building C site slopes approximately 6-7' from the northwest corner up to the southeast corner. There are no structures currently occupying the proposed project site. The adjacent site to the East of Building C has known contaminants requiring remediation, which are not anticipated to impact Building C's project site at this time. Site C has no known contaminants requiring remediation.

Based on the preliminary due diligence information and document progression, the site and project composition is as follows:

- **Construction Type:** five (5) levels of Type III Housing over two (2) levels of Type I podium (commercial) over one (1) level below-grade parking garage. Modular construction will not be pursued.
- **Building Height:** limited by Construction Type to five (5) floor max over a two (2) level podium
- **Site Area:** approximately 39,000 SF
- **Total Goss Building Area:** approximately 228,000 SF
- **Primary Housing Use:** rental apartment units
- **Number of Units:** approximately 176 dwelling units Compliance with Fair Housing Act Requirements in addition to ANSI and IBC regulations
- **Affordable Requirements:** 20 percent of the units @ 80% AMI for 20 years

- **Unit Mix:** approximately 54% studio, 13% 1 bed/1 bath, 11% 1 bed/1 bath + den, 16% 2 bed/1 bath, 6% 3 bed/2 bath
- **Parking:** approximately 50 stalls for commercial use, 50 stalls for residential use
- **Common Space/Amenities:** include a combined entrance/amenity space, lobby, leasing office, package room, bike room, fitness room, dog run, roof deck with BBQ's and fire pit, community room with full kitchen and entertainment.
- **Sustainability:** USGBC LEED for Homes Midrise Silver Certification, Energy Star Portfolio Manager Score of 75

The form of agreement between Absher and the Owner will be a Cost of the Work plus Fee with a Negotiated Guaranteed Maximum Price (AIA A201) and HUD-92442 Construction Contract.

Social Equity Goals

The goals for Social Equity for the project are extremely important and will be a key selection criterion. Already the project team has been successful in ensuring that 65% of the design consultant team is comprised of WMBE businesses.

Social equity and inclusion are extremely important components to all project partners. The project goals are stated below:

CATEGORY	GOAL
Subcontractor Diversity. Percentage of total contract dollars awarded to Disadvantaged Businesses.	25%
Apprenticeship Participation. Percentage of apprentice project hours for all project field labor.	15%
Regional Procurement. Tracking of regional materials will be per LEED for Homes-MR.	Per LEED
Hire Local. General contractor and subcontractors will track and report the number of hours of employees from certain zip codes.	Report %

Design-Build Selection Process Overview

Although the Trade Partner selection for the Shell and Core space only is occurring now for select scopes of work, construction will not begin until Q3 2019. The project is tremendously important for both Spectrum and OBCC and is also part of the broader Othello Square with many campus partners. The required preconstruction effort is critical to the success of the project as we work together internally on coordination as well as with our campus partners.

Absher is seeking subcontractors to provide a complete RFP response per the criteria listed below for the Fire Suppression, Plumbing & HVAC (Mechanical Complete), and Electrical scopes of work. The residential/shell and core portion of the project will require Davis Bacon Commercial Prevailing Wage rates.

Qualified respondents will demonstrate the following:

- Ability to work as an active team member contributing to the positive outcome of the project
- Ability to maintain budget throughout the design and construction process

- Ability to actively participate in design and project coordination meetings to optimize schedule and quality
- Ability to creatively problem solve both design and construction issues in a timely and cost effective manner
- Ability to provide qualified staff with both design and construction experience similar to the Othello Square Building C project
- Demonstrate proposer's experience with HUD funded projects and utilizing Davis Bacon Commercial Prevailing Wage rates
- Demonstrate proposer's commitment to safety
- Demonstrate proposer's commitment to social equity

Outlined below are dates for the Othello Square Building C trade partner selection process. (Please note that dates are subject to change)

RFP Package Issued	September 18, 2018
Trade Partner Responses Due	October 10, 2018
Interviews	October 12, 2018
Selection Notification	October 15, 2018

Please direct questions in writing to:

Blaine Wolfe, Project Executive
Blaine.Wolfe@Absherco.com

DESIGN-BUILDER SELECTION CRITERIA

Section 1 – Past Project Experience

Provide a list, minimum of three / maximum of five, design/build projects completed of similar size and scope. Specifically provide:

1. Project title, a description of the project, building size in square-feet, residential unit count, total contract value for your completed scope of work, owner name, architect name, general contractor name and a description of the scope of work performed.
2. MWDBE contracting percentage achieved and outreach performed, apprenticeship utilization hours achieved and percentage against total hours performed.
3. Relevant safety information on both a corporate level and sample project level.
4. LEED for Homes Mid Rise efforts utilized in achieving project ratings and if applicable, experience with LEED for Homes v4. Describe virtual design and construction implementation. *(2pg. max. per project)*

Section 2 – Project Team

Provide a proposed project team. Demonstrate the proposed key personnel's specific experience on projects of similar type, size and scope. Provide specific job experience as it relates to their experience with the design/build process and working with multiple stakeholder groups. Any substitutions of the personnel identified in proposals to this RFP must be approved in writing by Absher prior to making the personnel changes. Responses shall include the following:

1. Resumes for proposed design/build project team *(5pg. max.)*
 - a. Include a resume of the proposed design lead
 - b. Include a resume of the proposed construction project manager
 - c. Include a resume of the proposed construction superintendent

- d. Include a resume of the proposed site specific safety officer
2. Organizational chart for proposed design support and construction execution. Indicate percentage of a standard work week for preconstruction and a separate percentage for construction that will be dedicated to this project (2pg. max.)

Section 3 – Project Approach (Preconstruction & Construction)

Provide a written narrative describing your proposed project approach to both preconstruction and construction. Please include a response to the following in your narrative. (5pg. max.)

1. Identify major issues your team anticipates specific to this project and provide a corresponding action plan.
2. Respondents should demonstrate ability to maintain budget and optimize the project schedule through design and construction phases.
3. Identify optimal system options for the project with corresponding budgets (including risks and cost/benefit analysis regarding first cost vs. life cycle savings)
4. Identify potential Value-Added solutions.
5. Describe your design-build approach
6. Describe your approach to safety and metrics used to track success
7. Discuss proposer's approach to commissioning, project closeout and post construction support.
8. Discuss proposer's approach to utilizing virtual design and construction technology in the successful completion of the Othello Square Building C project.
9. Discuss proposer's approach to social equity. It is expected that the successful proposer is an active participant and contributor to achieving all social equity goals.

Section 4 – Pricing

Absher is soliciting a TRUE PARTNER for these Design-Build scopes of work.

Selected Design-Build trade partner must be an active member of project team discussions to provide ideas and pricing feedback to maintain the targeted budget for their scope through establishment of GMP. Proposers shall understand that subcontractor's scope will be open book, verified, and audited. While the fee values, rates, and percentages are fixed, the specific cost-of-work line item values may fluctuate based on the final design. However, Subcontractor is responsible to maintain the total budget within the overall project budget. The intent is that any markups, profit, overhead, indirect supervision, general and administrative, and similar costs are included in the Fees and are not included in the Cost of Work or General Conditions.

Please provide the following:

1. Experience in providing design-phase estimates comparable to the project and how those estimates compared to the eventual construction costs.
2. Preconstruction/design cost to include support services as a not to exceed price
3. Estimated construction cost against the provided BOD
4. Estimated value-added savings (range if appropriate)
5. Construction fee percentage
6. Provide firm's Labor Rates (assuming Davis Bacon Commercial Prevailing Wage)
7. Payment and Performance Bond fee as a percentage of the cost of the work

Format of Proposal

Please submit your response electronically, in PDF format, to Blaine Wolfe at Blaine.Wolfe@Absherco.com on or before 10:00 AM PT on **October 5, 2018**. Please do not submit hard-copies.

The above Sections (1-4) will be used to evaluate responses. To assist in the evaluation process, please arrange responses to the above requests in sections corresponding to those noted above.

Additional Information

Basis of Design Documentation

The BOD documents can be found at the following link:

https://absher.sharepoint.com/:f:/g/precon/EsHwSPxXk7lOo5B3jeh11zoB9Bp82_XMrPUP6d23PACkzA?e=3m0cxg

Milestone Schedule

1. RFP issued	September 18, 2018
2. End of question period	September 28, 2018
3. RFP response due	October 10, 2018 by 10:00am PST
4. Interviews	October 12, 2018
5. Notification of selected trade partners	October 15, 2018
6. Begin MEPF design/build scope of services (possibly earlier)	October 16, 2018
7. Anticipated start of construction	Q3, 2019
8. Anticipated substantial completion	Q1, 2021

Business Equity (*Please include this form in your response, this page is in addition to page totals listed elsewhere*)

The Owner and Absher are committed to providing the maximum practicable opportunity for participation in contracting by small business entities (sbe), disadvantaged business enterprises as well as Minority Business Enterprises (MBE), Women Business Enterprises (WBE), and Minority Women Business Enterprises (MWBE), state-certified and non-state-certified, on public works projects. Participation may be either on a direct basis, or as a sub-consultant, subcontractor, or supplier. The aspirational project goal of 25% combined sbe/dbe/MBE/WBE/MWBE participation in the construction execution of the Othello Square Building C project. To achieve this goal, Absher will implement a Participation Plan. All selected trade partners will be expected to participate in the implementation and execution of this Plan. All trade partners shall also comply with the Business Equity requirements set forth in the General Conditions of the Contract and the Prime Contract between Absher and Owner.

In an effort to exceed the above stated aspirational goal, please complete the following and include this form in your response. Please mark all that apply.

- ☐ **Minority-owned:** 50%+ owned and controlled by persons who are Asian American, Black American, Hispanic American, and/or Native American.
- ☐ **Woman-owned:** 50%+ owned and controlled by persons who are women.
- ☐ **Small Business Entity (sbe):** An entity licensed to do business in the state of Washington, including a sole proprietorship, corporation or other legal entity, that
- Certifies, under penalty of perjury that it is owned and operated independently from all other businesses and
 - Conforms to the U.S. Small Business Administration Size Standards of the *North American Industry Classification System (NAICS Codes)* in which the business entity is proposed to be engaged; or
 - Is certified with the Washington State Office of Minority and Women Business Enterprises (OMWBE)
- ☐ **Disadvantaged Business Enterprise:** Any business entity certified with the Office of Minority and Women's Business Enterprises.
- ☐ **None of the above**
- ☐ **Decline to state**

Firm Name

Signature/Title

Date

Absher and the Owner provide equal employment opportunities to all employees, consultants and contractors without regard to race, color, religion, gender, sexual orientation, gender identity, national origin, age, disability, genetic information, marital status, amnesty or status as a covered veteran in accordance with applicable federal, state and local laws. Absher and the Owner comply with applicable state and local laws governing nondiscrimination in employment and hiring in every location in which the company has facilities.