



## REQUEST FOR QUALIFICATIONS - DESIGN SERVICES

Pierce College STEM Building

Puyallup, WA Campus

DES Project Number: 2020-148

Absher Project Number: 613-

Integrus Project Number: 22135.00

ISSUE DATE: October 13, 2021

RESPONSE DUE: October 27, 2021 by 3:00pm

**PROJECT DIRECTORY**

<b>Owner</b>	Pierce College			
<b>Owner</b>	DES 1500 Jefferson Street SE Olympia, WA 98501	Chris Gizzi		
<b>Designer</b>	Integrus 117 S. Main St., STE 100 Seattle WA 98104  10 S. Cedar Street Spokane, WA 99201	Sara Wilder	Phone: Email:	(206) 628-3137 <a href="mailto:swilder@integrusarch.com">swilder@integrusarch.com</a>
<b>Builder</b>	Absher Construction P.O. Box 280 Puyallup, WA 98371  1001 Shaw Road Puyallup, WA 98372	Blaine Wolfe (Director of Preconstruction)	Phone: Email:	(253) 845-9544 <a href="mailto:Blaine.Wolfe@Absherco.com">Blaine.Wolfe@Absherco.com</a>

**GENERAL INFORMATION**

**General Project Information:**

The 54,500 square foot program includes 8 teaching labs, a fabrication lab with supporting design and collaboration spaces, 9 classrooms, a double classroom, 30 faculty offices, informal learning and study space, and numerous support spaces for students and faculty aimed at collaboration and safety. The project will also include a 100 stall parking addition to accommodate part of the parking required for the new building.

- Attachment A to this RFQ is the predesign study, which further describes the project scope.
- Project MADCC (Maximum Allowable Design and Construction Cost) \$35,030,000.
- Delivery method – Progressive Design Build

**Design-Build Selection Process Overview**

Absher+Integrus is seeking qualified design consultants to provide a statement of qualifications through this proposal process for the following design disciplines:

- Civil
- Geotechnical Services
- Survey
- Arborist
- Landscape
- Acoustics
- Mechanical (HVAC)
- Plumbing
- Electrical
- Laboratory Design

Qualified respondents will demonstrate the following:

- Ability to work as an active team member contributing to the positive outcome of the project
- Ability to align design with available project budget throughout the design process
- Ability to actively participate in design 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 experience similar to Pierce College STEM project
- Demonstrate proposer’s commitment to sustainability
- Demonstrate proposer’s commitment to community engagement and social equity
- Demonstrate proposer’s experience working with communities of color and marginalized communities that have experienced historical trauma and systemic racism

Dates for the Pierce College STEM design consultant selection process are outlined below. (Please note that dates are subject to change)

RFQ Issued	October 13, 2021
Final Date to submit Requests for Information (RFI’s)	October 21, 2021
RFP Responses Due	October 27, 2021
Selection Notification	November 5, 2021
Notice to Proceed Consultant Design	November 5, 2021
Anticipated start of construction	Q2-Q3 2022
Anticipated substantial completion	Q3 2023

Please direct questions in writing to both:

Sara Wilder, AIA, LEED AP, Project Manager, Integrus  
[swilder@integrusarch.com](mailto:swilder@integrusarch.com)

Blaine Wolfe, Director of PreConstruction, Absher  
[Blaine.Wolfe@Absherco.com](mailto:Blaine.Wolfe@Absherco.com)

## **CONSULTANT SELECTION CRITERIA**

### **Section 1: Project Design Consultant Team**

The Owner has selected progressive design build to create a highly functioning, collaborative and integrated team as early as possible and to incorporate the Owner’s staff and consultants as part of that team.

- a. Identify the Design Consultant’s key members and their roles, and workload for the duration of the project.
- b. Provide resumes for key members

### **Section 2: Relevant Experience**

Describe Design Consultant Team’s past performance with project examples of similar scope, complexity and delivery method.

- a. Provide three relevant project examples and describe how they are relevant to the Pierce STEM project.

### Section 3: Approach to meeting Key Project Goals

Describe how you will help meet the following project goals:

- a. Business Equity Participation – aspirational goals for the project are
  - i. Minority Owned Business Enterprise (MBE) – 12%
  - ii. Women Owned Business Enterprise (WBE) – 6%
  - iii. Veteran Owned Business (VOB) – 5%
  - iv. Washington Small Business – 20%
- b. Added project value through design build integrated team process and approach to higher ed STEM facilities
- c. Sustainability: LEED Gold
- d. Alignment with Pierce College mission, vision and values <https://www.pierce.ctc.edu/vision>

### Section 4 – Community Engagement and Social Equity

Provide an outline of your plan to support the Design Build team to engage students and communities of color and marginalized communities that have experienced historical trauma and systemic racism. Additionally, describe how you intend to support the stated business equity goals for the project.

We are committed to maximize opportunities by removing barriers and pursuing outcomes that align with Pierce College Mission, Vision and Values found here: <https://www.pierce.ctc.edu/vision>

Please consider the following priorities in your response:

- Priority #1 Experienced MEPF W/MBE, VOB and Washington Small Business Design firms qualified to complete a project of this scale.
- Priority #2 Experienced Lead MEPF Design firms offering mentorship to MEPF W/MBE, VOB and Washington Small Business.
- Priority #3 There is a strong emphasis on hiring local design consultants. Especially hiring those most impacted by this project from communities of color as well as marginalized communities that have experienced historical trauma and systemic racism.

### Format of Proposal

Please submit your response electronically, in PDF format, to Sara Wilder at [swilder@integrusarch.com](mailto:swilder@integrusarch.com) and Blaine Wolfe at [Blaine.Wolfe@Absherco.com](mailto:Blaine.Wolfe@Absherco.com) on or before 3:00 PM PT on **October 27, 2021**. Please do not submit hard copies. Limit submittals to five double sided 8-1/2 x 11 pages.

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.

Consultant selection is at the sole discretion of Absher+Integrus.

### Additional Information

Attachment A – Predesign Report dated August 24, 2020 prepared by McGranahan Architects

**END OF REQUEST FOR QUALIFICATIONS**