Addendum No. 2
to
Request for Qualifications
for
Design-Build Services

Tri-Cities Academic Building
Washington State University
Richland, WA

10/8/2018

Project No. 8589-2016
Washington State University
Facility Services, Capital
RFQ Addendum No. 2
10/9/2018

Tri-Cities Academic Building
Washington State University
Richland, WA

Statement of Qualifications Deadline: October 11th 2018, 3:00 pm

1. This Addendum forms a part of the Contract Documents and modifies the original Request for Qualifications dated 9/25/2018, and any prior addenda, as noted below.

2. This addendum consists of 4 total pages.

Item 1:

The time to achieve completion of the Design-Development Period is updated from 120 Days to 90 Days. The RFQ schedule is updated below and the Agreement between Owner and Design-Builder is updated in Paragraph 3.12 as well.

Procurement and Project Milestone Schedule

1. Issue Request for Qualifications (RFQ):
   a. Deadline for Questions and Clarifications: September 25, 2018
   b. Statements of Qualifications due: October 11, 2018 3pm
   c. Announce Shortlisted Proposers: October 18, 2018

2. Issue Request for Proposals (RFP):
   a. RFP Informational Meeting: October 23, 2018
   b. Finalists Interviews: November 13, 2018 – November 15, 2018
   c. RFP Submittal deadline: December 3, 2018
   d. Announce Final Team: December 14, 2018

3. Programmatic Period:
   January 2019 – March 2019

4. Design Development Period:
   April 2019 – June 2019

5. Construction Completion:
   May 2021

6. TSO Transition to Sustainable Occupancy:
   2 years

Section 00 50 00 – Agreement between Owner and Design-Builder

3.12 Design-Development Period. The Ninety (90) Day period beginning immediately following acceptance of the Programmatic Period during which Design-Builder will perform services…
Item 2:

Proposer Questions and WSU Responses:

1. If it is determined that interviews are required to reach a short list decision, do you anticipate this would be done without impacting the RFP schedule?
   
   **WSU Response:** No, the schedule will remain the same.

2. From the description of the RFP Response Period, it is our understanding that the goal is not to create a singular design concept prior to project award (other than conceptual options prepared for and discussed during the interview work session). Please confirm/clarify.
   
   **WSU Response:** Confirmed.

3. Because there won’t be a specific design concept with which to provide a detailed cost estimate, it is our understanding that your expectations for a cost analysis at this stage would be to break down the overall D-B budget for the project to understand fees, contingencies, escalation, systems costs, and the like. Please confirm/clarify.
   
   **WSU Response:** Confirmed.

4. The Project Manual describes expected scope of the “Programmatic” and “Design-Development” Periods. The Submittal Requirements (Appendix 5) provides a list of deliverables for each phase, and our interpretation of the Design-Development Period submittal is that the level of detail would be closer to a traditional Schematic Design phase. Please confirm/clarify.
   
   **WSU Response:** The deliverables described for each of the contractual periods are as intended.

5. The Project Manual identifies the schedule for the Programmatic Period as 90 days, and Design-Development Period as 180 days (9 months combined), which seems to be an extraordinary amount of time to complete the level of work described. Please elaborate on the rationale behind the proposed schedule.
   
   **WSU Response:** The Programmatic period will remain at 90 days, Design Development has been shortened up to 90 days, April 2019 – June 2019, per item 1 above. Associated fee amounts are to remain unchanged.

6. The work in the Programmatic and Design-Development Periods will involve the full D-B team, including consultants and subcontractors. Given the amount of time and work involved, we are confused by the limitations of the fees for each phase, which amounts to $300K maximum for 9 months of work. This indicates that the D-B team is expected to work at a loss and fund the remaining fees required to complete the scope and commit to the GMP. As all this work will occur prior to approval to proceed into the Post Design Development Period, it appears that D-B teams are being asked to carry a considerable amount of
financial risk. Please clarify, or otherwise we ask for explanation why the successful team would not enter a contract and invoice for programming, schematic design, design development, and preconstruction services immediately following award.

*WSU Response:* The contract is intentionally written to progress in phases with specific deliverables assigned to each phase, so that there are multiple opportunities to validate ability, aptitude and risk before signing on the GMP. It is not the intent of the contract to ever be set up where the various phases described would be invoiced immediately following award.

7. In order to ensure respondents can fully answer the RFQ questions, will WSU please exclude resumes from the 25-page limit?

*WSU Response:* No, the page limit and included items shall remain in effect.

8. Can you please confirm that the Design-Build Manager is a key individual and that WSU would like him/her to attend the interview?

*WSU Response:* If the proposing team has a Design-Build Manager, then yes they are appropriate to attend. However, design-build teams are not required to have a dedicated Design-Build Manager, they could instead have a design manager and a project manager, and in that case both of those individuals should attend. A maximum of 4 people from each the Design Firm and the Construction Firm are allowed to attend the interview.

9. Additionally, can you confirm if the RFP Information Meeting on October 30th will be held at WSU Tri-Cities’ campus?

*WSU Response:* The October 30th RFP Information Meeting will be held via Skye, no travel will be required.

END OF ADDENDUM No. 2