

# **Prince William Sound Science Center New Facility Construction Project**

## **Request for Statement of Qualifications for Design-Build Team**

### **Overview**

The Prince William Sound Science Center (PWSSC; [www.pwssc.org](http://www.pwssc.org)), a 501(c)(3) non-profit research and education institution located in Cordova, Alaska is seeking Statements of Qualifications from qualified companies (“the Contractor”) interested in entering into a Design-Build Contract with PWSSC for constructing a new facility in Cordova. This is the first step of a two-step process. Step One is a request for Statements of Qualifications. Step Two will be a request for a full proposal (RFP) including price and project schedule. PWSSC will rank all qualifications submitted in Step One and ask a minimum of three teams to participate in Step Two. PWSSC reserves the option to conduct interviews with potential design-build teams as part of the evaluation, as well as reference checks, for either Step One or Step Two.

PWSSC has contracted with MCG Architects to develop bridging documents for the design of the new facility. These documents include design concept drawings that represent a 35% design effort that has been formally approved by the PWSSC Board of Directors. These drawings and other supporting materials such as written design criteria and will be issued with the RFP in Step Two. The documents will provide design intent and criteria for use by the design-build team to provide cost effective design, permitting assistance, and construction solutions.

The Contractor will report to the Owner’s Project Manager and will engage periodically with both the President & CEO and the organization’s Facilities Committee, which serves at the pleasure of the Board of Directors. PWSSC may also utilize other consultants, such as members of the 35% design and bridging documents team, to provide guidance so as to achieve the best outcomes for the project.

### **Project Description**

PWSSC owns a five-acre site on Orca Road north of the ferry terminal in Cordova, Alaska, on which it plans to construct the new campus. The site is mostly undeveloped except for a gravel parking area and three tent platforms which will be removed prior to construction. A survey and geotechnical study were completed in 2018 and will be published during Step Two. An extension of the city sewer system and City water stubs to the site will be constructed by others in summer 2020. Power and telecommunications are available adjacent to the site.

The proposed design places two buildings on the site. The 23,500 sf Main Building includes a welcoming lobby, exhibit space, administrative space, teaching spaces, laboratories, future build out space, and a heated warehouse for storage and maintenance. A 5,900 sf residence includes (2) two-bedroom apartments and a dormitory with a commercial kitchen and dining area.

Energy efficiency, resiliency and sustainability are important goals for PWSSC. This translates into simplicity for systems and structures, flexibility for multiple uses of spaces, and choosing design

solutions that can multi-task. The facility will have a running seawater supply for scientific research and educational purposes. The seawater intake provides an opportunity to use a seawater heat pump as an energy source for the building. The bridging design scope includes an energy analysis prepared by Alaska Energy Engineering. The analysis will be included with the Step Two documentation.

Members of the Bridging Document Design Team are prohibited from participating in responses to this RFSOQ however there are exceptions based on continuity and the specialized experience these individuals bring to the project:

- Energy Engineer: James Rehfeldt, Alaska Energy Engineering
- Mechanical Engineer: Randy Williams, PDC Engineers

Exhibits and the concept of “science on display” are important components for this project. PWSSC is currently working with ExhibitAK as part of the bridging document team. Moving forward PWSSC will directly hire an exhibit designer to complete the design of exhibit materials while the contractor will provide exhibit installation. The successful design-build contractor is expected to collaborate and coordinate with the exhibit designer and any other professionals the PWSSC may choose to engage directly.

PWSSC anticipates inviting successful proposers to participate in the Step Two RFP no later than July 21<sup>st</sup>. PWSSC plans on moving into the new facility December 20, 2021.

### **SOQ format, Content & Selection Criteria**

Statements of Qualifications should address the following selection format and criteria:

- Include a cover letter signed by a company official authorized to represent the respondent. The cover letter should acknowledge receipt of any addenda.
- The entire SOQ shall not exceed 20 pages, not including cover page, cover letter, resumes of key staff, and proof of current business and professional licensing.
- One page is defined as one side of a standard 8" x 11" sheet of paper, 10-point minimum font.

The SOQ submittal should be organized to clearly address the following criteria for the Step One evaluation:

#### Ability to Bond

Provide documentation of your bonding capacity for the referenced period and project value, such as other projects that you have bonded at or above this value in the past three years. Inability to provide such documentation will result in disqualification.

#### Team Organization and Management – 20 points

Identify the names of all firms and key personnel including team leadership, project manager, and design-build team members including the designer of record for all architectural and engineering disciplines. Introduce each firm and provide a brief description of the role of each team member. Describe how you will engage your team, including designers and subcontractors, in evaluating design

options and cost comparisons, as well as how you will communicate with representatives of PWSSC. Provide all business and professional license numbers for each firm and designer of record and confirm that all licenses are current. Explain the team's bonding capacity.

#### Design-Build Process and Interaction with PWSSC – 20 points

Provide a synopsis of your company's approach to design-build projects. Describe how you will work collaboratively with PWSSC to achieve the best facility possible given the Bridging Documents and within the established budget. Discuss possible strategies for constructability, including timing and site logistics issues, both generically and as they apply to this project in Cordova. Describe challenges your company has faced in other design-build projects and how they were resolved.

#### Previous Experience – 40 points

Provide a summary of five projects completed in the last 15 years which are similar in size, complexity, and/or geographic location, highlighting those that were procured through a design-build process. For each project list the project name, construction budget, construction period, the form of contract and a brief project description. Please include references with contact information for each project, as well as a list of individuals on the proposed design-build team who participated in the project.

Include an introduction and history of each firm included on the team, addressing the specific skills and experience that are relevant to this project. Provide resumes and references for all key team members.

Discuss your team's approach to sustainability. Explain company standards for sustainable construction and design practices. Provide a list of any completed projects that have achieved certification for recognized programs that measure or provide standards for sustainability, such as the Living Building Challenge, WELL Building standards, LEED, and "Redlist-Free" buildings. Include a discussion of a project or sustainability measure your company undertook that you are particularly proud of.

#### Quality Control & Safety – 10 points

Provide a summary of your company's approach to risk management, quality control, schedule control, and safety program. Include a description of the quality control organization, quality control plan, and the authority assigned to the different levels of quality control responsibility. Describe your company's safety program; provide examples such as: OSHA recordable injury rate, lost time accident rate, and/or experience with behavior-based safety programs. Describe the processes your company uses to identify and resolve project quality issues as well as potential project risks. Include a description of your scheduling methods and controls to proactively manage projects such as this one covering a 15-month timeframe.

#### Availability – 10 points

Provide a summary of your annual construction volume (in dollars) for the past five years. Provide a summary of your company's current and anticipated workload for the next 18 months. Include a description of current projects, including dollar values of construction, for which you are responsible

either as a prime or subcontractor. Comment on any perceived significant issues based on your review of the preliminary schedule as it relates to your firm's capacity.

Possible total points = 100

The PWSSC Selection Committee will be comprised of the President/CEO, members of the Facilities Committee, and the Owner's Project Manager, who may choose to contact professional references listed in the SOQ. After evaluation of written materials, top scoring respondents may be invited to participate in one or more interviews or opportunities to provide clarifying information, via telephonic or video conferencing means. If a respondent declines a requested interview or fails to show, it may result in disqualification. PWSSC reserves the right to engage any of the respondents or to reject any or all proposals. Respondents will be notified whether their firm was selected for Step Two or not.

### **SOQ Submittal Procedures**

Questions should be addressed in writing to Rich Rogers, PE, PWSSC Project Manager, [rrogers@pwssc.org](mailto:rrogers@pwssc.org). Questions received before 4 p.m. Alaska Daylight Savings Time on July 10<sup>th</sup>, 2020 will be assessed and, if appropriate, will be answered via an addendum posted on the PWSSC website. Any addenda will only be posted at: <https://pwssc.org/about/pwssc-jobs/>.

SOQs must be received by 4 p.m. Alaska Daylight Savings Time on Wednesday, July 15<sup>th</sup>, 2020 via email using the Subject: "Design-Build Statement of Qualifications" to Rich Rogers at the email address listed above. If attachments are too large, more than one email can be sent, or a link to a location where attachments can be downloaded may be sent. This link must be received by the stated deadline.

**..... End of RFSOQ .....**