

Heartwood Apartments

SEATTLE, WA

REQUEST FOR PROPOSALS

INTRODUCTION:

The nonprofit Community Roots Housing, through their development partner Skipstone, is adding a new apartment complex to join their historic Helen V. apartment building on the corner of East Union St. & 11th Ave in Seattle, Washington. Community Roots would like an innovative and environmentally focused apartment complex with at least 120 units and street level retail space. These will be affordable apartments, with a preference towards standard-sized units throughout. The new development will have a shared courtyard with the existing Helen V Apartments, aiming to create a gathering space for residents of both complexes.

OBJECTIVE:

Your firm is invited to submit a proposal for providing Design-Build services for the new mid-rise affordable housing complex. This proposal should encompass your firm's Construction Management Plan, Design, Schedule, Estimating/Pricing, and Phasing/Logistics approach to the proposed project. You will need to demonstrate the qualifications of your firm's team and its understanding of the project through a proposal. ***Please note: it is the responsibility of the Design-Builder to identify and obtain all required permits, inspections, and approvals for the project.***

PROJECT BACKGROUND AND HISTORY:

Located in the heart of the Pacific Northwest, this proposed affordable housing development brings sustainable elements to Seattle's Central District. The developer behind this project is a non-profit developer aiming to bring the state of Washington its tallest affordable housing structure consisting of environmentally focused structural elements. The Heartwood Apartments complex is aimed at providing living units for middle-income tenants and validating the feasibility of Type IV-C multifamily housing.

The fate of these new apartments has seen good and bad days. Although the city has approved construction of the building, residents of adjacent buildings have appealed approval due to concerns of lost handicapped parking, obstructed historic views, and other items, claiming the city did not consider these when approving construction of this building.

Developments in this area and the city face these kinds of appeals regularly, even though the city works diligently to ensure contractors help patrons navigate changes prior to and during construction. The developer hopes to bring this building to life and showcase its warm living areas through its exposed sustainable structure.

When submitting your proposal, please consider the surrounding residents and provide input as to how your company plans to mitigate future appeals, keep residents safe, and how you plan to communicate this prior to and during construction.

PROJECT LOCATION:

This centerpiece of affordable housing is adjacent to the famous Capitol Hill neighborhood in Seattle, Washington. This Seattle district is one of the city's most popular nightlife and entertainment districts directly east of the downtown retail core. This site only has main street access from two streets, as it sits on the corner of East Union Street and 14th Avenue and about 1 mile east of Interstate 5.

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The office at Community Roots Housing believes in creating quality homes for people from all levels of society, and fights for those being pushed out of their communities by impacts of inequality and gentrification. This Opportunity Zone project is aimed at supplying homes for the underhoused middle class, earmarked for citizens earning between 60% to 100% of the area's median income. It is also perfectly situated in the Central District, within walking distance to a variety of restaurants, nightlife, and shopping centers in Capitol Hill. With just a 15-minute stroll to the light rail station, this makes this housing unit a prime rental space for the mid 20's & 30's generation of young adults on the move.

PROGRAMMING REQUIREMENTS / SCOPE OF WORK INCLUSIONS:

General:

- Site Conditions: The existing site is a parking lot for the neighboring occupied apartments that border the site on the south side. Public roadways with sidewalks border the East and North. An alley borders the site on the western side.
- Parking: No new parking provisions are required with the addition of this complex. The design-builder is to assume existing offsite parking infrastructure will serve the new development.
- Security: Controlled entry points for resident access.
- Community Integration: The proposed complex shall include outdoor community space which shall be shared with the Helen V Apartments.
- The proposed complex shall include features that serve the end user. Residents' standard of living should be kept in mind and ease of use/accessibility should be well thought-out and included in the design. Spaces shall be efficiently designed to allow for maximum usage and provide the residents with a highly functional space.

Architectural:

The Design-Builder shall be able to explain their plan for space allocation and usage within the available 14,200 sf property.

- Program Criteria: (75,000 SF, not to exceed 80' in height)
The design of the additional mixed-use residential housing space will optimize the available development area while integrating with the existing Helen V. Apartments. The design should represent sustainability as well as be an architectural feature to the neighborhood.
 - Tenant Space: (45,000 SF – 50,000 SF)
 - Tenant space approximate unit design to be as follows:
 - Studio: 300-380 SF
 - 1-BR: 380-500 SF
 - Standardize and stack unit types as much as possible
 - Bathroom: 1 bathroom/unit
 - Laundry: No laundry in unit
 - Lobby Space: (500 SF - 1,000 SF)
 - Must consider residential services meeting area and USPS mailbox requirements.
 - Located in main building if multiple buildings are proposed.
 - Retail Space: (300 SF -500 SF)
 - Single space
 - Private bathroom

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- Accessible from at least (1) main walkway
 - Hot/cold water rough-in
 - HVAC rough-in
- Bike Storage: (1 space per 1.5 units)
 - Indoor
 - Lockable/secure
 - Specify/install racks that are easily accessible and optimize space.
 - Must be accessible from a main walkway.
- Laundry (1 Washer/Dryer per 8-10 Units)
 - Size laundry room(s) to accommodate future additional set
 - Pay attention to accessibility clearances. One set of machines per room to be accessible to a person in a wheelchair. Other machines can stack.
 - Folding table/area
 - Laundry sink, floor drain
 - Space for garbage can
- Maintenance
 - Storage for paint, yard equipment, cleaning supplies, spare parts, etc.
 - Sink
 - Workbench
 - Located on lower floors for ease of access
- Tenant Requirements:
 - Soundproofing between adjacent spaces
 - Minimize exposed MEPs in public areas
- Interior Design Goals:
 - Open design concept
 - Exposed architectural structural elements
 - Natural sunlight
 - Clean and minimalistic design
 - State of the art technology
 - Ease of access and maintenance
 - Materials that promote 100% sustainability

The Design-Builder is not limited to the criteria listed above but is expected to provide a development that meets or exceeds these expectations. The preferred Design-Builder will expand on what is required to provide a building that promotes optimization of rentable space and environmental sustainability.

Structural:

- Select any structural system and material that meets applicable structural and fire codes
- Be sure to meet the requirements listed in other sections of the RFP (i.e., Type IV-C Construction)
- Design-Builders should incorporate exposed structural elements into architectural design.
- Foundation Design Criteria: In accordance with findings and recommendations of the Geotechnical report ("Appendix G - Geotech Report")
- Considerations should be made for large equipment, seismic loads, architectural intent and future improvements to security and amenity spaces.
- Design-Builders should provide reasoning and justification for selected structural system.

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Civil:

- Site development design will include sidewalks, landscaping, site utilities, and site drainage.
- Utilities include water, sewer, storm, gas, communication, and electrical. Considerations should be made to minimize disruption of existing utilities and trees throughout construction.
- Site includes outdoor community space which shall be shared between the Helen V Apartments and the proposed Heartwood Apartments.

Demolition:

- Demolish and remove existing paved parking lot and fence.
- Protect the existing apartment building to the South and maintain emergency egress for residents.
- Protect existing trees along the North & East side of the lot (shown on the site plan).
- See "Appendix A - Site Plan" for the site plan.

FF&E:

- Owner Furnished Owner Installed (OFOI) furniture installation to begin two calendar weeks post Temporary Certificate of Occupancy (TCO).
- Provide owner access for FF&E delivery no less than one week before TCO. FF&E scope shall be all artwork, furniture, desks, seating, etc. that are not bolted to the floor.
- Contractor should include additional provisions for future and upgraded amenity equipment (smart devices, fitness equipment, quiet space/office room).
 - Include an allowance line item in budget spreadsheet for \$15,000.
- Contractor to track FF&E milestones within project schedule prior to substantial completion.

MEPF:

- Design-Builder to select locations for all mechanical, electrical, and plumbing equipment.
- Mechanical systems include but are not limited to Domestic Hot and Cold Water; Sanitary Sewer, Waste, and Vent Systems; Fire Suppression System; and Heating, Ventilation and Cooling (HVAC) Systems.
- Requirements of MEP systems are to provide a safe, comfortable, and healthy environment for occupants, while being energy efficient, reliable, and inexpensive to maintain over the life of the building.
- Design the Heating, Ventilation and Air Conditioning (HVAC) system to be energy efficient, fully automated and allow for easy maintenance by building service personnel.
- Design-Builder to provide a rooftop screen system to provide aesthetic appeal to the rooftop equipment design that is in line with the rest of the design intent.
- Rooftop unit assemblies are to be designed to decrease sound transferred into the building.
- Avoid placement of access panels in public spaces where possible.
- Electrical systems include but are not limited to primary service and main switchgear; building power and distribution; lighting; fire alarm; telecommunications.
- Training and commissioning in the use, operation, and maintenance of all systems used.
- Include milestone activities for MEPF commissioning in the project schedule.

SUMMARY OF WORK:

Design-Builder shall design and construct the Heartwood Apartments complex including all items indicated in the programming requirements noted above.

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Upon execution of the contract, the owner will issue the Notice to Proceed (NTP) to the Design-Builder. When issued, the NTP will begin the design phase of the project. During this phase, the Design-Builder will complete the design for the project and fully develop the construction documents required for submittal and approval by the Authority Having Jurisdiction (AHJ) and acceptance by the owner.

SCOPE OF WORK EXCLUSIONS:

- Building security systems (by owner)
- Fees associated with code compliance plan check, seismic peer review, and special testing to be paid by owner.
- Environmental, archaeological & historical studies (include as milestones in the schedule)
- Traffic impact studies (include as a milestone in the schedule)
- Parking provisions

OPPORTUNITIES & CHALLENGES:

- The Design-Builder shall minimize any interference with day-to-day activities for adjacent community members including but not limited to noise, field personnel behavior, and physical obstructions. Ensure that pedestrian flow is maintained while considering construction and emergency service site access. There is existing concern within the community regarding the impact of this development.
 - Neighboring residences are anticipated to protest the removal of the existing parking lot with concerns about the removal of available accessible parking.
 - A plan shall be presented that details communication with the community throughout the construction process as well as actions that will be taken to mitigate future appeals. Consideration should be given to the surrounding residents' concerns.
 - Incorporate how the community will impact the project schedule. It is expected that construction activities be minimized during quiet hours.
- The site's footprint poses several logistical challenges throughout construction.
 - Ensure that material deliveries are coordinated to ensure that fire lanes remain clear, and pedestrians have access to surrounding facilities.
 - Coordinate site services (dumpsters and temporary restrooms) to ensure that they are minimizing disturbances to the neighboring residences.
 - Coordinate offsite parking for contractors.
 - Ensure that the fire lane will remain operable for emergency services.

SUSTAINABILITY:

LEED Silver:

- The City of Seattle and the development team of the Heartwood Apartments are committed to promoting sustainable practices. At a minimum, the Heartwood Apartments must be designed to USGBC LEED Silver conformance. Design-Builders are encouraged to design and build the Heartwood Apartments in such a way that utilizes natural resources, promotes urban ecosystems, minimizes energy use and greenhouse gas emissions, and incorporates holistically integrated systems. LEED helps buildings focus on sustainable construction, but LEED v4.1 raises the bar on building standards to address areas including energy efficiency, water conservation, site selection, material selection, day lighting and waste reduction.

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- The Heartwood Apartments will conform to the following LEED requirements:
 - LEED v4.1 Silver Certification
 - Calculate the number of credits achieved using the LEED Scorecard (“Appendix B - LEED Scorecard v4.1”)
 - Provide a narrative that includes examples of how the building is designed to be energy efficient.
 - Provide a potential design option in the narrative to maximize Energy & Atmosphere Credit 5: Renewable Energy Production.
 - Provide potential design and construction phase options in the narrative to maximize Sustainable Sites Credit 2: Protect or Restore Habitat

Sustainable Forestry:

- Over 50% of the land in the state of Washington is forest land. Of these 22 million acres, about 4 million acres are privately owned and managed by the members of the Washington Forest Protection Association (WFPA). An improperly managed forest leads to problems such as the loss of biodiversity, soil erosion, unsafe drinking water, threats to species of trees and increased global warming.
- The owners and designers of this apartment complex care deeply about the practice of sustainable forestry and request all lumber used in this project to be sourced from lumber suppliers who practice sustainable forestry and provide certified lumber. Please provide (2) options of where your company plans to source lumber from to meet the goal of a sustainable forestry source.

BUILDING INFORMATION MODELING:

- The Design-Build team (architect, design consultants, general contractor, and key sub trades) shall prepare, modify, and utilize BIM for the entire project life cycle: include design, construction, and preparation for use by facility management.
- Approval of coordinated submittals is to be prior to the release of any mass timber materials.
- The Design-Builder will designate ongoing consultant and trade coordination reviews of the model(s). Review shall include clash detection to locate conflicting spatial data in the model where two elements are occupying the same physical space.

BUDGET:

- Proposals must be included on a Guaranteed Maximum Price (GMP) basis. All submissions must be made with the understanding that the price quotation remains in effect for a period of ninety (90) days from the proposal submission due date.
- Proposals exceeding \$30,500,000 will be subject to additional screening and value engineering exercises. If the proposal exceeds the value above, provide a value engineering list itemizing suggested savings.
- Cost proposals are to include a narrative.
- Cost proposals are to be submitted on the Excel sheet provided (“Appendix F - Estimate Template”). Cost proposals submitted in any other format will be considered non-responsive and will receive zero (0) points for this section.
- Cost proposals are to include a completed GC/GR man-loader with hours (see tab on cost proposal worksheet).

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SCHEDULE:

- The work to be performed under the contract shall be completed within the project timeline listed below.
- Be sure to include the necessary design review time for Pre-Construction, Design, BIM Coordination, Submittals, and Permitting. Also include activities for procurement.
- Schedules are to include a one-page narrative including at a minimum:
 - A plan/description on how to mitigate material delays/long lead times.
 - Material long lead times and shipping concerns
 - General workflow
- Provide a one-page summary schedule highlighting major phases of work and critical milestones. Include key milestones from other sections of the RFP including:
 - Quality Management Plan
 - Studies provided by the owner
 - FF&E installation
 - Commissioning
 - BIM and submittal approvals
 - Media days ("Appendix H - Media Schedule"). Media days should be shown as milestones, but should not affect scheduled work for that day.
 - Elevator Commissioning and Inspections
- Provide a detailed construction schedule with interconnecting logic. Provide a minimum of 150 activities.
 - Key activity information and Gantt Chart showing logic. Include a printout of all activities and a printout of critical path.
- Include the total number of weather days to be included in the schedule.

PROJECT TIMELINE:

- | | |
|----------------------|---|
| • Contract Award | <u>April 17, 2023</u> |
| • Notice to Proceed | <u>May 1, 2023</u> |
| • Project Completion | <u>November 7, 2024 (556 Calendar Days)</u> |

SELECTION PROCESS:

The Design-Build firms will be evaluated based on compliance with all RFP submittal requirements, proposal completeness, recent experience with projects of comparable size and scope, and availability of assigned personnel and costs. We may elect to visit some of the projects that you have completed.

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COMPETITION SCHEDULE OF EVENTS

Friday, February 3, 2022

- 12:00 PM – PLACEMATS DUE
 - To be submitted via email
 - Log into the Microsoft Teams server for uploading and downloading information.

Thursday, February 9, 2022

- 6:00 AM – PRE-BID MEETING (PRE-QUALIFICATIONS DUE / PROBLEM DELIVERY / RULES & EXPECTATIONS)
 - Submittal of Statement of Qualifications due
 - To be uploaded onto the Microsoft Teams folder “1. Pre-Qualification Package”
 - All team members are required to attend the pre-bid meeting.
- 9:00 AM – ONE COPY OF EARLY CONCEPTUAL DESIGN DUE
 - Include at least (1) quality sketch/diagram that best illustrates your design at this phase.
 - At a minimum, include a general schematic diagram showing the building shape and orientation on site, and elevations or details identifying any architectural elements.
 - Conceptual Design to be uploaded to folder “7. Early Conceptual Design” on Teams.
- 11:00 AM – DEADLINE FOR ALL REQUESTS FOR INFORMATION (RFI’S) TO BE SUBMITTED
 - Follow the RFI process as outlined in “Appendix E - RFI Info. & School Prefixes”
 - Use RFI format provided only (see “Appendix D - RFI Form”)
 - RFIs to be uploaded to folder “5. RFI's Submitted” on Teams.
- 12:30 PM – RFI RESPONSES RETURNED
 - RFI responses will be uploaded to folder “6. RFI's Answered” on Teams.
- 9:00 PM – ONE (1) ELECTRONIC COLORED COPY OF DESIGN-BUILD PROPOSAL DUE
 - Proposal to be uploaded to folder “8. Response to RFP” on Teams.
- 9:10 PM – PRESENTATION DRAWING
 - All team members are required to attend the presentation drawing.

Friday, February 10, 2022

- 6:00 AM – PROPOSAL PRESENTATION MATERIALS DUE
 - Presentation materials to be uploaded to folder “9. Presentation” on Teams.
- 8:00 AM - PRESENTATIONS BEGIN
- 6:00 PM - SWINERTON BUILDERS PRESENTATION OF PROBLEM SOLUTION AND Q&A.

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RFP RESPONSE REQUIREMENTS

OUTLINE FOR PROPOSALS

Design-Build Teams shall use the following outline in the presentation of their solutions to this RFP. The proposal shall be concise, fully self-contained, and shall display clearly and accurately the information requested in the order and format indicated below. Only one (1) electronic PDF formatted proposal uploaded to the Teams folder will be required.

Each section of the electronic copy of the proposal must be saved as a separate PDF file on the Teams folder as follows:

Example File Name: School Prefix-001 (i.e., SWIN-001)

- Electronic File 001 – *Introduction & Construction Management Plan*
 - ☐ Transmittal Letter
 - ☐ Table of Contents
 - ☐ Project Specific Management Plan
 - ☐ Construction Phasing Narrative / Logistic Plans
 - ☐ Quality Management Plan
 - ☐ Sustainability Narrative & LEED Check List
 - ☐ Addendum Acknowledgements & Narratives
- Electronic File 002 – *Design*
 - ☐ Proposed Conceptual Design
 - Renderings, elevations, floor plans, etc.
 - ☐ Conceptual Design Narrative
 - Design Approach & Origination
- Electronic File 003 – *Estimating*
 - ☐ Cost Proposal Narrative
 - ☐ General Conditions/General Requirements
 - ☐ Itemized Cost Proposal (Printed to PDF)
- Electronic File 003A
 - ☐ Excel Estimate File
- Electronic File 004 – *Schedule*
 - ☐ Schedule Narrative
 - ☐ Proposed Schedule (Summary Schedule to PDF single 11x17 page)
 - ☐ Working Schedule File (Detailed schedule printed to PDF one page wide)

There will be a total of 5 files in the Swinerton Microsoft Teams folders from your school: 001, 002, 003, 003A, and 004. Each of these items is described in detail in the following pages.

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ELECTRONIC FILE 001

TRANSMITTAL LETTER:

Identify the prime Design-Builder and Design-Build Team, introduce, and summarize the overall approach and outcome of the D/B team efforts, and note any outstanding characteristics of the D/B proposal presented. Confirm that all requested requirements have been met in the proposal.

TABLE OF CONTENTS: The Table of Contents shall list all proposal sections as outlined herein.

PROJECT SPECIFIC MANAGEMENT PLAN (PSMP):

Provide a detailed Organization Chart for your proposed team and correlate it with a detailed Project Specific Management Plan narrative. The proposal should include **each team member's real resume and photo**. The PSMP should clearly communicate your specific plans for controlling the design and construction efforts.

CONSTRUCTION PHASING NARRATIVE / LOGISTICS PLANS:

Clearly identify the number of phases and provide comprehensive plans for each phase of construction. Each phase should consider the safe path of travel for pedestrian and automotive traffic control.

Clearly identify any short-term or long-term hoisting equipment (cranes, material hoists) on a plan showing full extents of use. Staging and laydown for building materials and means and methods for dispersing the building materials should also be considered during the phasing plan to ensure that staging and movement of building materials does not affect adjacent buildings, pedestrians, or automotive traffic.

The following must be indicated at a minimum:

Site Boundaries & Barricades	Temporary Trailer(s)/Office(s)	SWPPP	Delivery/Work Hours
Entrance/Gate Locations	Cranes/Hoisting	Emergency Access	Temporary Toilets
Material Staging/Laydown	Contractor Parking	Pedestrian Path of Travel	Emergency Evac Route
Fire Lane Access	Existing Conditions Protection	Dumpsters	Tree Protection

Please include a narrative explaining your logic of how you developed your plan. If applicable, explain the distinct phases and how they relate to the schedule. Also explain how pedestrians and traffic will be addressed to limit disturbances and maintain a safe project.

QUALITY MANAGEMENT PLAN:

Provide a plan describing your Firm's ideas as to how to track quality throughout the project.

Provide a narrative describing your Firm's commitment to quality and the project specific measures that will be taken to ensure the highest quality finished product. Describe how these measures will affect the project during preconstruction, construction, and post construction. Ideally, this plan would do the following:

- Identify the necessary quality management tasks
- Assign responsibility for each to the appropriate personnel
- Manage their successful execution

Please reference quality management items in the schedule.

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SUSTAINABILITY NARRATIVE & CHECKLIST:

Complete the LEED v4.1 scorecard and provide a narrative on the LEED points that the Design-Build team plans to achieve on this project, as well as the sustainable forestry provisions taken. Sustainability narratives should meet the requirements defined in the Sustainability section of the RFP including but not limited to:

- LEED v4.1 Silver Certification
- A description of how the team intends to maximize energy efficiency and renewable energy production.
- A description of how the team intends to protect and restore the habitat through the design and construction phases.
- A description of (2) options for sustainable forestry sources for lumber.

ADDENDUM ACKNOWLEDGEMENTS & NARRATIVES:

For each addendum issued during the RFP phase, please include a narrative response along with the signed addendum form.

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ELECTRONIC FILE 002

PROPOSED CONCEPTUAL DESIGN:

Provide renders, sketches, plans, elevations, sections, or diagrams which best explain your design and circulation. The way in which the design is presented (sketches, diagrams, plans, etc.) is of your choosing. Be sure to show general program of spaces, orientation of the structures on site, and the façade.

CONCEPTUAL DESIGN NARRATIVE:

The A/E written narrative should include but is not limited to:

- A description of the proposed architectural concept, façade, interior space development, and utility routing design. How will the building suit the needs of the owner? How will it suit the needs of the users?
- A description of how the D/B team shall manage the design phase. The following categories are an example of additional areas in which the design team may need to manage additional consultants: Civil Engineering, Landscape Design, Structural Engineering, Fire Protection, MEP, Security, etc.
- A description of the nature and quality of the building systems and materials proposed for the project. Include why the systems and materials were chosen. Describe the design philosophy of where available funds would be allocated to assure long-term project success.
- The narrative should include general information regarding proposed materials and systems in the following areas:
 - Structural System Concept
 - Exterior Building Finish Materials & Textures
 - MEP Systems
 - Special Consideration for Fire Protection
 - Utility Service Provisions
 - Interior Design & Space Planning
 - Hardscape & Landscape Materials

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ELECTRONIC FILE 003 AND 003A

COST PROPOSAL NARRATIVE:

Identify the following assumptions:

- Identify how you will staff the project and why.
- Identify and explain any allowances. How much were they?
- Identify any contingency.
- Identify your fee.
- Identify any exclusions from your pricing.
- Identify anything that needs to be qualified.
- Identify any night work, swing shifts, or acceleration that is factored into the proposal.
- Identify any value engineering proposals and alternates with associated costs.

GENERAL CONDITIONS/GENERAL REQUIREMENTS:

Provide a summary breakdown and corresponding narrative to explain how you have arrived at your GR/GC budget. Also include your strategies to maintain this budget throughout the life of the project.

ITEMIZED COST PROPOSAL:

Provide an itemized cost breakdown (budget) that corresponds with the turnkey provisions of the conceptual design, program, schedule, construction systems & materials.

Proposal may include the following:

- Permits
- Design/Engineering
- Site Work/Improvements
- Construction
- Construction Inspections, including quality control and quality assurance testing
- Administration and General Conditions as required
- Professional Fees
- Design Surveys and Investigations
- LEED Certification & Fees
- Approvals

Use the proposed estimate summary sheet (Excel) provided for the overall summary of your estimate. Enter numbers in Excel format and place the estimate summary in front of the detailed estimate. The detailed itemized cost breakdown shall be categorized by Uniformat Divisions. Provide both construction and design cost. Please include both PDF and Excel versions of this file as stated above in Electronic File 003A.

***All the backup sheets need to be attached to the proposal to receive scores.**

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ELECTRONIC FILE 004

SCHEDULE NARRATIVE:

Provide a brief narrative of the project phasing/scheduling approach to be utilized. Describe assumptions, risks, and benefits. Describe the Owner's and Designer's responsibilities in assuring the schedule is successful with this approach. Identify Pre-Construction Activities: such as procurement, permitting, design review, meetings with the community and city leaders, etc. Briefly explain the critical path that will be driving the schedule.

The Design-Build team shall specify how much contingency, if any has been made for inclement weather in the schedule. The D/B team shall also specify the days of the week and the hours of the construction operations during each phase of the work.

PROPOSED SCHEDULE:

Provide two schedules: (1) a Summary Bar Chart schedule rolled up by major phases of work and (2) a Detailed CPM schedule with logic relationship lines with a minimum of 150 activities. Schedules need to include design reviews, long procurement lead items, construction, and Owner required tasks. Consider what takes place at each of these phases.

The Summary Bar Chart needs to be formatted to be no larger than a single 11x17 PDF and must include:

1. Activity Description
2. Start Date and Finish Date for each activity
3. Duration for each scope activity as well as key milestones
4. Bar or milestone for each activity
5. Clarity of graphics to clearly separate major phases of work

The Detailed CPM Schedule with logic relationship lines needs to be formatted to be no wider than a 11x17 page so that bars and columns are on the same page and put into a PDF file. The schedule should clearly separate detailed activities into project phases outlined in the Summary Bar Chart. Format for the Detailed CPM Schedule PDF print out needs to organize the columns in the following order:

1. Activity ID
2. Description
3. Duration
4. Early Start
5. Early Finish
6. Float
7. Bar or milestone for each activity

Make sure the Detailed CPM Schedule includes at a minimum the following milestones:

100% SD Complete	Media Days	Obtain Permanent Power
100% DD Complete	Critical Submittals	Commissioning
100% CD Complete	BIM Coordination Complete	Elevator Commissioning & Inspections
Notice to Proceed (NTP)	Foundation Complete	Substantial Completion

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Permits Issued	MEP Wall Rough-in Complete	FF&E Installation
Quality Management Plan	Building Dry-in	Punch List
Mobilize/Start Work	Utility Tie-ins	Temp. Certificate of Occupancy
Long Lead Procurement	Topping out of Structure	Final Completion
Studies Provided by Owner	Test MEP Systems	

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PRESENTATION & JUDGING CRITERIA

PRESENTATION:

Each proposing Design-Build team will be scheduled for a presentation/interview, where the Design Build team may present the full-sized presentation materials prepared. It is anticipated that the presentations will be limited to 20 minutes with an additional 5 minutes for Q&A.

JUDGING CRITERIA:

The following is a percentage breakdown for the Design-Build Competition:

• Pre-Qualification Submittal	5%
• RFP Response	65%
○ Project Management / Construction Management Plan	20%
○ Design	15%
○ Schedule	15%
○ Estimating / Pricing	15%
• Presentation	30%
○ Presentation Materials	10%
○ Oral Presentation & Interview	20%

APPENDICES

- Appendix A: Site Plan
- Appendix B: LEED Scorecard v4.1
- Appendix C: Photos of the Surrounding Area
- Appendix D: RFI Form
- Appendix E: RFI Info. & School Prefixes
- Appendix F: Estimate Template
- Appendix G: Geotechnical Report
- Appendix H: Media Schedule