**STATE OF WASHINGTON**

**PIERCE COLLEGE DISTRICT**

**SOLE SOURCE POSTING FOR**

**FACILITIES PLATFORM & MODULES W/ SEARCHABLE CONTENT ACCESS APP**

**CN-1030**

Pierce College (the Agency) contemplates awarding a sole source contract to ARC Facilities to provide a comprehensive platform and mobile app that provides a combination of industry specific workflows and software.  The cloud-based system includes a complete active construction document management solution that maintains and provides updates to a dashboard built by ARC Facilities under a previous contract. Hyperlinking will be the primary form of construction document record keeping to track; Requests for Information, (RFIs), Architectural Supplemental Instructions, (ASIs), Construction Change Directives, (CCDs), Shop drawings and other submittal materials, all logs associated with RFIs, ASIs, CCDs, and submittals, As-built drawings, Warranty information, Contractor/Subcontractor/Vender contact information, and other record document revisions.

Provider will be responsible for issuing documents to the cloud-based system and keeping the live record set current for access to the Agency. ARC Facilities’ domain is explicit to plans and information in the Facilities & Construction industry.

ARC Facilities will provide a cloud-based platform technology with the ability to read the contents of building plans (as-builts) and documents, such as building names, addresses, floors, renovation dates, title blocks, call-outs and phases of renovation and construction. Once the platform reads the content, it makes that information searchable and instantly accessible on any mobile or desktop device.

ARC is the only vendor within the geographical area, or any area that can provide the full range of services described.

The contract will be issued on or about March 12, 2021. This contract will be for ­­­­seven (7) years­­­­­­­­. The dollar value is estimated at $35,968 each year, plus a 5% increase in years six (6) and seven (7), and is not subject to tax.

**Offers’ contemplating the scope above and the requirements below are required to submit capability statements detailing their ability to meet all of the state’s requirements and scope Due date of March 4, 2021.**

**Each of the following requirements must be addressed individually in the capability statement.**

**Requirements:**

#1) Continue to host and maintain digital files of As-Built drawings of architectural, mechanical, plumbing, HVAC, electrical, Life Safety, specialties, and emergency shut off valves in the cloud-based system to include any additional documents for up to the following seven (7) years. All plans to be fully searchable by, at minimum, each of the following criteria: a) campus, b) building name, c) project name, d) project number, e) document date, f) discipline, g) equipment number and/or tag.

#2) Analyze and organize all documents collected and associate related documents together so that hyperlinking and searching within the cloud-based mobile and desktop application is manageable.

#3) Maintain the custom facilities dashboard desktop and mobile app with add-on modules and custom access user rights to the cloud-based and desktop app.

#4) Provide a dedicated US-based Professional Services representative to manage the customer’s account from the moment they sign a contract, through the delivery of all services and training. The professional services representative will provide all training and the roll out of seats for the implemented solution.

#5) Provide a dedicated local (within 50 miles) Customer Success Team to the Agency. This team is to serve as the post-deployment group that ensures the identified success criteria are delivered. The CST will continue a touchpoint cadence, through the aforementioned means, to ensure consistent communication for product enhancement, user adoption and additional solution delivery is occurring.

#6) Provide technical support via e-mail, chat, phone, and with a dedicated account representative.

#7) Provide an in-app comment and review capability for document mark-ups and comments at the mobile device level and provide sync capabilities between mobile devices and cloud-based interface.

#8) Provide online and offline access and sync capabilities between devices.

#9) Provide and maintain in-app plan graphic interface, organized on a floor by floor level illustrating individual phases of construction and/or historical renovation projects and tenant improvements in an overlay that is hyperlinked to individual project plans and related documents.

#10) Provide in-app plan graphic interface, organized by trade discipline that is hyperlinked to individual project plans and related documents.

In the absence of other qualified sources, it is the state’s intent to make a sole source award of the contract.

To submit capability statements or for questions, contact:

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