



**REQUEST FOR QUALIFICATIONS
FOR
DESIGN-BUILD TEAMS**

June 27, 2024

For

**Washington State University
Kruegel-KMac Demolition**

By

Facilities Services, Capital

Statement of Qualifications Deadline: July 18, 2024, 3:00 pm

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- 1. WSU Design Guidelines and Design & Construction Standards downloaded 6/27/2024
<https://facilities.wsu.edu/facilities-services-capital/design-standards/>
- 2. Project Manual 6/27/2024
- 3. Optional Statement of Qualifications Template

I. INTRODUCTION

ABOUT THE PROJECT

Washington State University is soliciting written Statements of Qualifications (SOQ) from Design-Build Teams interested in providing design and construction services for the Washington State University Kruegel-KMac Demolition. The University is utilizing the Design-Build alternative public works contracting procedures authorized under chapter 39.10 RCW.

- The Design-Build Method brings value to university projects, transforming the relationship between designers and builders into an alliance that fosters collaboration and teamwork.
- This delivery method provides the opportunity to assemble the ingenuity of the industry in proposing innovative solutions.
- Design-Build provides opportunities to realize efficiencies in the complete delivery of university projects.

Washington State University seeks collaborative partners who are committed to a progressive design-build process for the Demolition of the Kruegel and KMac (Kruegel-McAllister) Buildings. This process shall be truly integrated (design and construction mutually informing the development of the project) and shall engage the university stakeholders in a process that will ensure a site- and campus-specific solution.

Team members selected and identified in the SOQ response should be limited to the builder and the prime designer; further selection of sub-tier contractors and design professionals will occur after a finalist is selected and in consult with the Owner.

POINT OF CONTACT

All questions regarding this Design-Build Procurement shall be addressed to:

Cynthia Arbour, Project Manager
carbours@wsu.edu
Phone: 509-335-7010

Design-Build Teams are cautioned that the 'Point of Contact' is the only person that shall be contacted throughout the Request for Qualifications (RFQ) and Request for Proposals (RFP) Phases. Any contact by Design-Build Team members with any other individuals, including those from the Selection Committee and their organizations may result in the Team's SOQ and/or Proposal being declared non-responsive and not eligible for further consideration.

SELECTION COMMITTEE

The Selection Committee for both the RFQ and RFP Phase may consist of representatives from Washington State University, Faculty, Staff, the Department of Facilities Services, Technical Consultants, outside Industry Partners, Community Members or other applicable user groups. At this time WSU has assembled the following individuals to serve on the selection committee to evaluate proposals. No contact with selection committee members other than the Point of Contact is permitted. Owner reserves the right to add or remove representatives at any time without notice.

Voting Participants

Aaron Cunningham, Director, Student Affairs Auxiliary Facilities and Operations

Aaron has been with WSU for 13 years, serving as a maintenance supervisor, maintenance and operations coordinator, assistant maintenance and operations director and director of maintenance and custodial for housing, dining, and recreation facilities. Aaron represents the client department for this project.

Cynthia Arbour, Project Manager, Facilities Services, Capital

Cyndi has been a Project Manager with Facilities Services since 2010, working on a wide range of renovation and new construction projects. Previously she served as a Campus Planner at WSU and at UMass Amherst. With her Planning background, she takes a large-scale view of campus issues.

Jeremy Griffin, Construction Manager, Facilities Services, Capital

Jeremy started with Facility Services in 2012 as a project coordinator and was quickly promoted to a shop supervisor within the construction unit as a result of more than 15 years in the field. In the twelve years that he has been with Facilities, Jeremy has been involved with the Operations division up to and including a Director level. In addition, he has worked in estimating, project coordination, and now as a Construction Manager with a focus on project completion emphasizing safety, budget, and schedule adhesion.

OWNER CONSULTANTS/TECHNICAL SUPPORT NOT ELIGIBLE TO PARTICIPATE

There are no consultants or technical support prohibited from pursuing this Design-Build Opportunity.

ABOUT WSU FACILITIES SERVICES

Facilities Services is a service organization that plans, designs, constructs, operates, and maintains the physical facilities and environments of the University at its Pullman, Vancouver, Tri-Cities, Everett, and Spokane campus locations, as well as research stations throughout the state. With a dedicated staff of approximately 400 individuals, they also operate, maintain, and improve the Pullman Campus's buildings, grounds, utilities, and related services.

The integration of the people maintaining and constructing the University's facilities is at the heart of Facilities Services. The whole of facilities strives for responsible stewardship, and future focused design and construction.

II. PROJECT INFORMATION

DESCRIPTION

Washington State University is seeking a design-build partner who is committed to collaboratively developing a unique and tailored solution with the University stakeholders. The University is seeking a team which can develop a thoughtful, meaningful, functional, solution which serves all the university needs and strengthens the campus.

The nature of the WSU progressive design-build process is to work with a committed team of skilled designers and builders to develop this project. The design-build team must be sufficiently familiar with the project parameters such that they are able to commit to achieving the university goals working with the project team. WSU is not seeking a developed solution through the RFQ and RFP process, but rather is seeking a team with whom we can collaborate and develop the most successful solution that meets the needs of the University. WSU is seeking teams who demonstrate a very clear understanding of the distinction between an immediate Design-Build solution versus a commitment to a process of exploration.

Kruegel and McAllister Halls, along with a connecting building named Kruegel-McAllister Central Building (KMac), were constructed in 1956. The original use of the buildings were as residence halls, however by the 2000's they were deemed obsolete for residential use and instead used for academic and administrative needs. In 2014, McAllister Hall was emptied and demolished. Several years later, Kruegel and KMac were emptied and the buildings' mechanical systems shut down (limited electrical and fire alarm systems are operational).

Kruegel and KMac have since become attractive nuisances, and there have been several instances where vandals have broken in and caused damage. The University has determined that the buildings should be demolished for safety reasons and to allow for future new building opportunities.

Kruegel Hall is approximately 37,869 GSF and is five stories high. It has a traditional residence hall layout with sleeping rooms on either side of a central corridor, and two bathroom/shower clusters at either end. Portions of the hall have been renovated to accommodate office uses. KMac is approximately 15,557 GSF and is four stories high. It consists of study spaces, lounge areas, small apartments and bathrooms. Asbestos can be found within both buildings; see 2018 Good Faith Survey for initial quantities and

locations. This Good Faith Survey is currently being updated and additional locations of asbestos may be found.

Demolition will include the removal of underground utilities to reasonable connection points and capped. All building foundations will also need to be removed. The adjacent Gannon-Goldsworthy Residence Hall will be occupied during demolition, as will the Southside Dining Center.

SITE VISITS

WSU will provide reasonable access to the Project Site for Proposers (Site visits should be coordinated with Project Manager.) The site is accessible at any time, but access to the building interiors will need to be scheduled with the Project Manager.

PROCUREMENT AND PROJECT MILESTONE SCHEDULE

The anticipated schedule for procurement of the Project with construction completion date is indicated below:

- | | |
|---|---------------------------------|
| 1. Issue Request for Qualifications (RFQ): | June 27, 2024 |
| a. Deadline for Questions and Clarifications: | July 11, 2024 |
| b. <u>Statements of Qualifications due:</u> | July 18, 2024 3:00 P.M. |
| c. Announce Shortlisted Proposers: | July 23, 2024 |
| 2. Issue Request for Proposals (RFP): | July 30, 2024 |
| a. RFP Informational Meeting: | August 1, 2024 1:00 P.M. |
| b. Finalists Interviews: | August 6, 2024 |
| c. <u>RFP Submittal deadline:</u> | August 9, 2024 4:00 P.M. |
| d. Announce Final Team: | August 14, 2024 |
| 3. Execution of the Agreement: | August 20, 2024 |
| 4. Construction Completion: | April 25, 2025 |

GUARANTEED MAXIMUM PRICE (GMP)

The Guaranteed Maximum Price (GMP) Design-Build budget for this Project will be \$2,650,000. The GMP shall include all design and construction costs, contingencies, indirect and reimbursable expenses, and fees to complete the Project. The GMP does not include Washington state sales tax, see Section 00 50 00 – Agreement between Owner and Design-Builder.

III. STATEMENT OF QUALIFICATION REQUIREMENTS AND CRITERIA

STATEMENT OF QUALIFICATIONS SUBMITTAL

The SOQ submitted by responding Design-Build proposers shall include information documenting how the Design-Build Team meets the evaluation criteria below to achieve the collaborative nature of WSU progressive Design-Build process. SOQ elements will be evaluated using the weighted distribution identified below. Each Team's SOQ shall be in PDF format, with the page size set to 11 x 17 (A3) and limited to two pages (when printed) for all requested submittal information. Font size to not be less than 10 point, no links within the content will be reviewed, and any pages beyond the two pages will not be reviewed. An optional use SOQ Template has been included with the Appendices, teams welcome to use it and will not be penalized if they do not.

1. Design-Build Team Organization and Responsibilities

- a. Title with project identification.
- b. Clearly identify Design-Build Point of Contact name and address, including email and phone number for correspondence throughout the procurement process.
- c. Describe the proposed Design-Build Team for both design and construction portions of the Project, including team members, how long they have worked for the company, the organization, and the responsibility of each team member. Include a visual element that shows the relationship within the Design-Build Team.

- d. Provide the Design-build Team experience relevant to this project and why they are being proposed for this project. (Do not provide resumes).

2. Design-Build Team Experience

- a. Provide the proposed Design-Build Team members' specialized experience and competence in building demolition, especially in urban or tight working areas.
- b. Provide relevant past performance of Team members working on a highly collaborative integrated project team. Clearly identify which Team members were involved in these projects and their role.
- c. Demonstrate how the proposed members will work together to complement each other's strengths.

3. Project Approach

- a. Describe your overall approach to delivering this contract to meet the overall goals, engaging the stakeholders, and maximizing available resources.
- b. Approach to overall project management that includes preconstruction services, cost management, schedule adherence, team onboarding, risk management, and scope confirmation.
- c. Contracting approach with consultants and trade partners.
- d. Affirm that the terms and conditions of the Contract and General Conditions issued with the RFQ are acceptable, or if the Proposer takes exception to the documents the Proposer must specifically describe the reasons for the exceptions and provide alternative language for consideration by the University. The University makes no commitment that it will modify any of the terms of the Contract or General Conditions.

4. Business Equity and Diverse Business Inclusion History:

- a. Summarize the core concepts of your company internal and external diversity and inclusion plans. Briefly identify any strategies, resource commitments, and steps you take to address access to opportunities, capital and training for OMWBE, WBE, MBE, SBE, and VBE within your firm, sub consultants, subcontractors, suppliers, etc.
- b. Provide the following summary level data demonstrating the DB team's past performance in utilization of small business entities and office of minority and women's business enterprises certified business for a minimum of three projects within the last five years:
 - a. Project Data:
 - i. Total Project Cost (aka GMP, amount contracted to the project owner inclusive of DBs Work)
 - ii. Value of Work by OMWBE Certified Firms
 - iii. Value of Work by Qualified Firms (those firms who meet the definition but are not certified in the State of Washington and all other certification types).
 - iv. Date of Award and Date of Completion (if applicable).
- c. Provide at least one example case study which do not have to be part of the projects noted above to represent the DB team's past performance in utilization of small business entities and office of minority and women's business enterprises certified businesses. Include as many of the items listed below in each case study as possible:
 - a. Firm Name
 - b. Subcontracted Tier
 - c. Type of Work Performed
 - d. Certification Type
 - e. Contract Value
 - f. Length of time in business at the time of the project.
 - g. How many times have you contracted with them previously and or since this project?
 - h. What did you do to make them successful? Or not?
 - i. Other items of interest.
- d. For the purposes of this RFQ the following definitions shall apply:
 - a. OMWBE: Businesses certified by the State of Washington Office of Minority and Women's Business Enterprises.
 - b. MBE: Minority Business Enterprise; at least 51% minority owned.
 - c. WBE: Women's Business Enterprise; at least 51% owned by one or more women.
 - d. SBE: Small Business Enterprise; 50 or fewer employees or gross revenue of less than seven million dollars annually as reported on its state and federal tax returns over the previous three

- consecutive years.
- e. VBE: Veteran Business Enterprise; at least 51% veteran owned.

5. Safety, Financial, Legal – Pass/Fail

- a. Provide the safety and accident prevention record of the Design-Builder. Include other relevant information that documents their safety record, including TRIR and EMR ratings.
- b. Provide a list of all OSHA, WISHA, or other state safety agency citations and their dispositions for the past five (5) years.
- c. List the state of Washington design and construction licenses and registrations held by the Design-Build Team, the lead contractor, designer-of-record, and specialty sub-consultants.
- d. Provide evidence from a surety or insurance company (with a Best's Rating of A minus and VIII or better by A.M. Best Co.) stating that the Design-Builder can obtain separate performance and payment bonds in amounts not less than the GMP, which bonds will cover the Project and any warranty periods. If the Design-Builder is a limited liability company, joint venture or any form of partnership, specifically identify how bonds will be obtained and which member(s) and/or partner(s) will be providing such bonds. (Letter may be included as scaled down image, but may not be submitted separately from the SOQ.)
- e. Describe any project that Design-Builder, lead contractor or designer-of-record were involved in within the past five (5) years that resulted in: (a) the assessment of liquidated damages against one of such parties; (b) one of such parties having received a notice to cure a default due to the party's non-performance or poor performance of the underlying contract; or (c) one of such parties being terminated for cause.
- f. Disclose past or current bankruptcies, convictions, debarments, or suspensions involving Design-Builder, the lead contractor and the designer-of-record.

STATEMENT OF QUALIFICATIONS EVALUATION

The University, through a Selection Committee, will review SOQs submitted in response to this RFQ based on the evaluation criteria and weighting identified herein. The University reserves the right to reject any or all SOQs and may also check references from prior clients, contractors, suppliers, subcontractor, and consultants not explicitly identified within the SOQ.

Statements of Qualifications will be evaluated in accordance with the following weighted distribution:

1. Cover Letter	5 points
2. Design-Build Team Organization and Responsibilities	25 points
3. Team Experience	25 points
4. Project Approach	30 points
5. Business Equity and Diverse Business Inclusion History	15 points
6. Safety, Financial, Legal	Pass/Fail
Total	100 points

STATEMENT OF QUALIFICATIONS SUBMISSION AND DEADLINE

Any addenda issued for this RFQ will be published at the following website address:

<https://facilities.wsu.edu/alt-pub-works/>

Respondents are responsible for checking the website prior to the submission of their SOQ for any addenda. If you are unable to download the addenda notify the Point of Contact. SOQs must be submitted via email in PDF Format no later than **3:00 PM on July 18, 2024**. SOQs are to be emailed to contracts@wsu.edu and copied to PM email address. A confirmation of receipt will be sent to the submitting party, and a list of responding firms will be posted at the website above shortly after the submission time has passed. Respondents are responsible for ensuring and confirming receipt of the SOQ by the deadline stated above. SOQs received after the deadline will not be considered.

SELECTION OF RFP SHORTLIST

The Selection Committee will select the three highest ranked finalist proposers after a thorough review. These candidates will be invited to proceed to the RFP phase of the selection process.

If clear determination of the shortlist is not possible based upon SOQ's, the University may, at its discretion, invite the highest ranked respondents (no more than five) to an interview where Design-Build proposers will be asked to present more detailed information about their capabilities and qualifications. The pre-finalists will be responsible for paying for all their expenses in preparing for and attending their interview.

PROTEST PROCEDURES

Design-Builders shall provide written notification to the Vice President of Facilities Services, Capital of any protest within four (4) business days from the date the proposer was notified of the selection decision. Any protest received more than four (4) business days from the date notification was made shall not be considered.

IV. RFP SELECTION PROCESS

RFP RESPONSE PERIOD

The RFP will include a general description of the Project including programmatic, performance, technical requirements and University standards;; and target budget and schedule for design and construction of the Project. The RFP Response will place emphasis on the design-build team's approach to the project including the following; design, contracting, cost control during design, schedule management, quality control, and trade partner selection.

An important element of this RFP stage of the selection will be an interview via a virtual platform of the shortlisted firm's choice. WSU looks forward to each team demonstrating the process and technology they will use in the virtual environment as it applies to the design and construction of this project. The goal of this interview is to understand the working relationship and the design process of a design-build team. The interview session is anticipated to be approximately one hour in length.

Rendered images, sophisticated physical models, animations, or other forms of finely presented designs are specifically not to be a part of this interview and are believed to be premature at this stage of the project. Rather, the University team wishes to understand the iterative, explorative nature of the design-build teams' process and how the design-build teams are able to do so within the established goals of the project. Issues relevant to this work session are an understanding of the breadth of critical issues and drivers that may influence the core understanding of the project; or other aspects of the program/site/context which may influence the evolution of a solution. The design-build teams' understanding of a project cost model, including opportunities within the model for meaningful alternatives and choices, is of great interest to the selection team. The design-build teams should be prepared to discuss cost and schedule relationships during this exploratory process. This includes the teams' approach to the design deliverables during the Initial Design Period to validate the GMP.

The design-build proposer will have limited time to prepare for this interview. This is intentional, as the University wishes to respect the investment made by proposers pursuing this project. The University believes that the dialogue and interaction at the interview should reflect the true iterative abilities and nature of the design-build proposer; to show a meaningful exploration of issues and ideas; to illustrate a process of establishing priorities through the consideration of choices and alternatives; and to demonstrate how the design-build team will engage the university team and facilitate a meaningful design process. The University wishes to see how the design-build proposers frame issues and choices, how the project team is engaged, how priorities are established, and how the design process may truly be transparent and understood such that the university feels invested in the approach as it develops.

The University seeks to engage the specific individuals with whom we will be working during the design-build process. Consequently, design-build proposers shall limit attendees at the interview to those team

members who will truly be involved in the development of the project, with no more than 4 representatives from the Design Firm, and 4 representatives from the Contractors' Firm. At a minimum WSU will attend the interview with the entire Selection Committee, potentially bringing key stakeholders, Technical Consultants and Industry Partners as appropriate.

The finalist proposers will be responsible for paying all of their own expenses associated with the Finalist Interview.

REQUEST FOR PROPOSAL EVALUATION

Proposals will be evaluated in total to determine which, in the opinion of the WSU Selection Committee represents the best overall fit for the university based on the requirements of the RFQ, RFP and any addenda published by WSU.

Proposals submitted by finalists will be evaluated in accordance with the following weighted distribution:

1. Team Dynamic	40 points
2. Execution Plan	35 points
3. Business Equity and Diverse Business Inclusion Plan	15 points
4. Schedule	10 points
5. Cost Analysis / Fee	10 points
6. Proposal Requirements	10 points
Total	150 points

HONORARIUM

Progressive Design-Build reduces the submittal efforts by the Design-Build team. The University acknowledges that there is a limited level of design required by the proposers to prepare for the Finalist Interview and would like to generate meaningful competition among proposers. Therefore, an honorarium in the amount of \$5,000 will be paid to each of the unsuccessful proposers upon award of the contract to the successful team.

CONTRACTING PROCESS

The final Design-Build contract shall be awarded in accordance with the processes and requirements set forth in the RFP and based on the procedures outlined in RCW 39.10.330. The selected finalist team will be promptly awarded an agreement.

WSU's Design-Build Agreement is characterized by Design Review Packages (see paragraph 3.10 of the Design-Build Agreement) authorizing Design-Builder to proceed with each phase of the Project:

- Agreement Execution (based upon Project Approach)
Requires payment and performance bonds, insurance, and retention option for the entirety of the GMP (inclusive of sales tax). Design-Builder shall begin design in collaboration with Owner, and the Project Execution Plan is launched
- Design Review Package: Project Confirmation Milestone
The point in time where the intent of the Project, concept, program, goals, priorities, GMP, and schedule have been established. The GMP is reaffirmed, and the project confirmation submittal includes any change to the Project Execution Plan is agreed upon.
- Design Review Package: Detailed Design Documents Milestone
The point in time where the design has been sufficiently completed, to the satisfaction of Owner, to identify Design-Builder expected scope of Work, appropriate trade partners are engaged, and cost,

scope, deviation log and schedule have been defined. The GMP is reaffirmed, the Detailed Design Document submittal includes as changes since Project Confirmation.

- Design Review Package: Construction Documents Milestone
The point in time when Construction Documents are complete for permitting requirements, and owner satisfaction. Construction activities in their entirety have begun or are about to begin.

V. SUPPLEMENTAL INFORMATION

CONTRACTING FORM

The University will use a Design-Build, Cost plus fee with a GMP which is included herein for Design-Builder's review.

PUBLIC DISCLOSURE

This procurement will follow the newly approved Design-Build legislation amending RCW 39.10.330 and 39.10.470 pertaining to public disclosure:

"Proposals submitted by Design-Build finalists are exempt from disclosure until the notification of the highest scoring finalist is made in accordance with RCW 39.10.330(5) or the selection process is terminated."

END OF REQUEST FOR QUALIFICATIONS