



WASHINGTON STATE
UNIVERSITY

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

May 28, 2025

For

**Washington State University
Pullman Integrated Sciences Building**

By

Facilities Services, Capital

Statement of Qualifications Deadline: June 25, 2025, 3:00 pm

TABLE OF CONTENTS

REQUEST FOR QUALIFICATIONS

- I. Introduction
 - About the Project
 - Point of Contact
 - Selection Committee
 - Owner Consultants/Technical Support Not Eligible to Participate
 - About WSU Facilities Services
- II. Project Information
 - Description
 - Site Visits
 - Procurement and Project Milestone Schedule
 - Guaranteed Maximum Price (GMP)
- III. Statement of Qualification Requirements and Criteria
 - Statement of Qualifications Submittal
 - Statement of Qualifications Evaluation
 - Statement of Qualifications Submission and Deadline
 - Selection of RFP Shortlist
 - Protest Procedures
- IV. RFP Selection Process
 - RFP Response Period
 - Request for Proposal Evaluation
 - Honorarium
 - Contracting Process
- V. Supplemental Information
 - Contract Form
 - MWBE
 - Public Disclosure

APPENDICES

INFORMATIONAL ITEMS

- 1. Pullman Sciences Building Pre-Design Report dated 6/30/2022
- 2. Basis of Design Update dated 5/14/2025
- 3. WSU Design Guidelines and Design & Construction Standards downloaded 5/28/2025
<https://facilities.wsu.edu/facilities-services-capital/design-standards/>
 - 3.1. Project Deviation Log (provided upon award).
- 4. Project Manual 5/28/2025
- 5. Washington State Clean Buildings Performance Standard:
<https://www.commerce.wa.gov/growing-the-economy/energy/buildings/>

I. INTRODUCTION

ABOUT THE PROJECT

Washington State University is soliciting written Statements of Qualifications (SOQ) from Design-Build Teams interested in providing design, demolition, and construction services for the Washington State University Pullman Integrated Sciences Building. 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.
- This facility is envisioned as a multidisciplinary science lab facility and the design build approach will be highly beneficial in developing the project methodology
- Utilizing the Design-Build delivery on this project should allow for significant savings in project delivery time to be realized.

Washington State University seeks collaborative partners who are committed to a progressive design-build process on the new Pullman Integrated Sciences Building. This process shall be truly integrated (design, construction, and project goals mutually informing the development of the project) and shall engage the university stakeholders in a process that will ensure a programmatic and campus-specific solution.

- Teams who are willing to think about innovation in all aspects of the project.
- Teams who will build their team with small and diverse business success in mind.
- Teams that have innovative ideas around prompt pay within the contract structure.
- Teams that can help evaluate the tradeoff between aspirational pre-design scope and current funding targets.

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:

Jason Baerlocher, Project Manager

Jason.baerlocher@wsu.edu

Phone: 509-335-9012

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 and the Technical Consultants 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. 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

Joanie Thomas, Project Manager, Facilities Services, Capital

Joanie is a WSU graduate and has worked for WSU Facilities Services Capital for 17 years. Among the projects she has managed with Design-Build Procurement are the Eastlick Teaching Lab Renovations in 2019/2022 and the Eastlick Abelson Bustad project in 2023/2025 in preparation for the demolition of Heald Hall. Joanie will be involved throughout the project. She looks forward to working with a DB team and WSU Stakeholders to deliver another successful project for WSU and the College of Arts and Sciences.

Jason Baerlocher, Senior Project Manager, Facilities Services, Capital

Jason is currently a project manager for WSU, a position he has held for the past 12 years. Prior to his time at WSU, he spent 14 years as a Project Manager for a commercial contractor focused mainly on negotiated, private sector projects. Jason has managed many Design-Build projects at WSU and is very involved in improving the way projects are procured, managed, and implemented at WSU. Jason will be involved throughout the project providing experienced leadership and helping create the culture necessary for a successful project.

Wade Lafferty, Director, College of Arts and Sciences IT and Operations

Wade Lafferty is a Washington State University (WSU) graduate with 25 years of service at the university, beginning his career in IT. Over the past decade, he has played a key role in capital planning and project development for the College of Arts and Sciences. His involvement began with a comprehensive capital planning initiative in 2014 and has continued through a series of enabling projects, including renovations to instructional and research spaces in Abelson, Eastlick, and Webster Halls—critical steps in preparing for the decommissioning of Heald Hall. Wade is committed to collaborating with the design-build team to ensure the new science building aligns with the college's long-term academic and research goals.

Patrick Carter, Interim Associate Dean of Research and Graduate Studies, College of Arts and Sciences

Pat has been at WSU since 1996 and is a Professor in the School of Biological Sciences (SBS) and has extensive experience teaching science classes and running an active research program. He has been in the Associate Dean role since June 2024, and prior to that served for seven years as the Director of SBS. He was deeply involved on the Heald replacement pre-design project in 2021-23, on two separate Eastlick Hall teaching lab renovation projects in 2021-23 and 2023-25, and on the Abelson research lab renovation project in 2023-25. He will be representing the College of Arts and Sciences throughout the upcoming project.

Paul Buckley, Career-Track Professor, Department of Chemistry

Dr. Paul Buckley is a Career-Track Professor and Director of Undergraduate Studies in Chemistry at Washington State University. With a strong focus on undergraduate education, he teaches in the General Chemistry program and developed a preparatory chemistry course with an innovative curriculum. He brings valuable insight into instructional lab design through his extensive experience in teaching, curriculum development, and program assessment, making him a key representative for teaching laboratories on the selection committee.

Jason Harper, Senior Construction Manager, Facilities Services Capital

Jason came to WSU in 2008 after 18 years in the mechanical and plumbing field, currently he is the lead construction manager for Facilities Services. Jason has been a team member of multiple Design-Build projects with WSU with a focus on project safety, collaboration, and successful project completion.

Non-voting Participants

Asaph Cousins, Professor and Director of the School of Biological Sciences in the College of Arts and Science

Asaph is a plant physiologist research scientist and came to WSU in 2008. He studies how plants adapt and respond to changing environmental stress. He has been involved in the Eastlick and Abelson design and remodel over the last 2-3 years. He hopes to provide the group context and perspective on the needs of the current Heald users as well as those students, staff, and faculty in Eastlick and Abelson halls.

J. M. Boncella, Professor, Department of Chemistry

Dr. Jim Boncella is a Professor of Chemistry at Washington State University with a joint appointment at

Pacific Northwest National Laboratory. A leader in inorganic and organometallic chemistry, his research spans catalysis, actinide chemistry, and energy-related applications. Prior to joining WSU in 2019, he held faculty and leadership roles at the University of Florida and Los Alamos National Laboratory. Dr. Boncella brings deep expertise in advanced research environments and laboratory infrastructure, making him a key voice in shaping the new building's research capabilities.

OWNER CONSULTANTS/TECHNICAL SUPPORT NOT ELIGIBLE TO PARTICIPATE

Due to their involvement in the preparation of the Pre-Design document the following consultants are not eligible to serve on a Design-Build Team; respondents are prohibited from contacting or communicating with any of the following consultants to solicit advice or information relating to the Project in any way, including but not limited to: technical, legal, financial, or contractual.

- Gensler

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 almost 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 from demolition through the construction of a new building across multiple biennia. The University is seeking a team which can develop a thoughtful, meaningful, functional, solution which serves as many program needs as possible 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 programmatic goals working with the university 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 a successful demolition and building solution that meets the needs of the program. 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.

WSU has identified a pressing need to expand the number of STEM degrees to address current and future industries. High quality, modern facilities are vital for maintaining and expanding STEM research initiatives and are critical for effective classroom instruction. They are also a high priority for attracting and retaining the best faculty, undergraduate, and graduate student scholars who will ultimately contribute to the university's respected education and research mission. The steps already taken to improve existing buildings to allow for the demolition of Heald Hall and the design of the Integrated Sciences Building will move WSU markedly closer to reaching the goal of substantially expanding STEM degrees and increasing access and equity in STEM fields.

National research shows that underrepresented students enroll in STEM courses at the same rates as their peers; however, they are more likely to change their degree due to opportunity gaps in introductory STEM and lab courses. Specifically, this new modern, accessible facility is a key component of the plan to increase access, diversity, and equity in STEM fields.

Heald Hall is in the center of the Pullman campus and is surrounded by neighboring buildings. It is connected to both Eastlick Hall and Abelson Hall. The removal of Heald Hall will need to incorporate the infill, future reconnection, or protected pathway between the new Integrated Sciences building to these facilities. There are infrastructure items like data cabling that will need to be separated to keep the surrounding buildings operational.

The design-build team will be tasked with identifying potential ways to utilize and improve existing site utilities, or other opportunities to streamline the addition of the Integrated Science Building on the existing Heald Site. The initial contract will need to include as much infrastructure and site preparation as the budget and schedule allows. The remaining Integrated Sciences Building is contemplated to be funded by the next funding cycle (27-29 biennium).

This is anticipated to be a primarily state funded project over two funding cycles and all State funded projects require a minimum of LEED Silver Certification for the final building outcome.

SITE VISITS

WSU will provide reasonable access to the Project Site for Proposers through coordination with the WSU 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): | May 27, 2025 |
| a. RFQ Informational Meeting | June 4, 2025, 3:00pm |
| Join Zoom Meeting from PC, Mac, Linux, iOS, or Android:
https://wsu.zoom.us/j/98250283233?pwd=L4W9lwA1cLiAlsPp1fZpeozZ2Hf6t4.1&from=addon
Meeting ID: 982 5028 3233
Passcode: 925743 | |
| b. Deadline for Questions and Clarifications: | June 17, 2025 |
| c. <u>Statements of Qualifications due:</u> | June 25, 2025, 3:00pm |
| d. Phone Interview, as needed: | July 1, 2025 |
| e. Announce Shortlisted Proposers: | July 2, 2025 |
| 2. Issue Request for Proposals (RFP): | July 10, 2025 |
| a. RFP Informational Meeting: | July 15, 2025 2pm |
| b. Finalists Interviews: | July 28-31, 2025 |
| c. Virtual Finalists Interview Period: | August 6-8, 2025 |
| d. <u>RFP Submittal deadline:</u> | August 14, 2025 3:00pm |
| e. Announce Final Team: | August 21, 2025 |
| 3. Execution of the Agreement: | August 28, 2025 |
| 4. Construction Completion: | May 2029 |
| 5. Post-Completion Performance Period: | 2029 – 2031 |

GUARANTEED MAXIMUM PRICE (GMP)

The Guaranteed Maximum Price (GMP) Design-Build budget for this initial two-year phase of the Project is \$20,000,000. It is anticipated that the future GMP will be increased by \$40,000,000 once additional funds are received from the State of Washington for the 2027-2029 biennium. Bringing the total GMP to \$60,000,000. The total GMP shall include all design, demolition, 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

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 except for the Design-Build Team Resumes. Design-Build Team resumes shall be submitted on a single PDF page set to 11 X 17 (A3) (no other information may be included on this third page of the statement of qualifications). Font size to not be less than 10 point, no links within the content will be reviewed, and any pages beyond the three pages will not be reviewed.

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, the organization, and the responsibility of each team member. Include a visual element that shows the relationship within the Design-Build Team.
- d. Provide abbreviated resumes of the key individuals working as the Design-build Team. Resumes to focus on experience relevant to this project and why they are being proposed for this project. (See note above for specific page submission requirements of resumes).

2. Design-Build Team Assembly

- a. Provide the proposed Design-Build Team members' specialized experience and competence in developing an integrated and cohesive Design-Build organization that promotes innovative ideas.
- 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. Describe the strengths and characteristics of the team members you have assembled. Explain how you formed your team and how you think this team is uniquely qualified to execute this project.

3. Project Approach

- a. Describe your overall approach to delivering this project that is split between two funding periods meeting the overall goals, engaging students, stakeholders, campus leadership, and maximizing available resources.
- b. Approach to overall project management that includes preconstruction services, stakeholder engagement, 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 three example case studies 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.
- c. 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, L&I/DOSH, 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. Design-Build Team Organization and Responsibilities	30 points
2. Design-Build Team Assembly	25 points
3. Project Approach	30 points
4. Business Equity and Diverse Business Inclusion History	15 points
5. Safety, Financial, Legal	Pass/Fail
Total	<u>100 points</u>

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 June 25, 2025**. SOQs are to be emailed to contracts@wsu.edu and copied to jason.baerlocher@wsu.edu. 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 solely upon SOQ's, the University may, at its discretion, either call respondents or schedule a virtual interview.

In the phone call the Design-Build proposers will be asked to clarify information about their capabilities and qualifications. The pre-finalists may not receive notice ahead of this potential phone interview and extensive preparations on the part of the Design-Builder is expressly discouraged for this potential interview.

The University may, invite the highest ranked respondents (no more than five) to a scheduled virtual 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, technical requirements and University standards; functional and operational elements; and target budget and schedule for design and construction of the Project. The RFP Response will place emphasis on the design-build teams' approach to the project including the following: design, contracting, cost control during design and construction, schedule management, quality control, along with subconsultant and trade partner selection.

An important element of this RFP stage of the selection will be two interviews. The first interview will be 4-hours in length and take place on the Pullman Campus at a location to be announced with the RFP. The goal of this interview is to understand the working relationship and the design process of the design-build team. The interview session is anticipated to be approximately four hours in length and include an interactive design charrette. The second interview, one week after the first, will be 45-minutes in length and held virtually.

Rendered images, sophisticated physical models, animations, or other forms of finely presented designs are specifically not to be a part of this charrette 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; an exploration of programmatic elements that are seen as critical and opportunities for enriching 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 scope relationships during this exploratory process. This includes the teams' approach to the design deliverables during the design progression to show the progress of the team's ability to deliver within the established GMP.

The design-build proposer will have limited time to prepare for the interviews. 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 stakeholder-driven design process. The University wishes to see how the design-build proposers frame issues and choices, how the stakeholder group is engaged, how priorities are established, and how the design process may truly be transparent and understood such that the university stakeholders feel invested in the design as it develops.

The University seeks to engage the specific individuals with whom we will be working with 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 8 representatives from the Design-Build Team. 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 their own expenses associated with the Finalist Interviews.

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. Design Approach	30 points
3. Project Execution Plan	40 points
4. Project Specific Diverse Business Inclusion Plan	15 points
5. Project Schedule	10 points
6. Cost Analysis / Fee	10 points
7. Proposal Requirements	5 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 \$40,000 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 authorizing Design-Builder to proceed with each phase of the Project:

- Agreement Execution (based upon Project Execution Plan)
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.
- Design Review Package: Project Confirmation Milestone
Milestone where the project intent, concept, program, goals, priorities, target value, and target schedule have been established to Owner's satisfaction. Project Manager authorized continuation to next phase of Design.
- Design Review Package: Design Documents Milestone
Milestone where the design has been completed to Owner's satisfaction. The trade partners are onboard, cost, scope and schedule have been defined, and the Design-Builder is ready to complete the Construction Documents. Project Manager authorizes continuation into the remainder of design and construction for the project.

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