



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

June 28, 2025

For

**Washington State University
Pullman Campus District Energy Renewal**

By

Facilities Services, Capital

Statement of Qualifications Deadline: July 23, 2025 3:00 pm

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- 1. Project Manual dated June 28, 2025
- 2. WSU Design Guidelines and Design & Construction Standards downloaded June 28, 2025
<https://facilities.wsu.edu/facilities-services-capital/design-standards/>
 - 2.1. Project Deviation Log (provided upon award).

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 Pullman Campus District Energy Renewal project. The University is utilizing the Design-Build alternative public works contracting procedures authorized under chapter 39.10 RCW, which provides the opportunity to leverage the ingenuity of the industry in proposing innovative solutions. A Design-Build delivery is essential due to the specialized nature of the project and will also foster the innovation when the designer and the builder are working as a team.

Washington State University seeks collaborative partners who are committed to a progressive design-build process. 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 cost-conscious, optimized solutions.

In addition to the specific scoring criteria noted below, WSU would also like to emphasize the following concepts to be considered during the selection process:

- Teams who will build their partners with small, local, and diverse business success in mind.
- Teams that have innovative ideas around prompt pay within the contract structure.
- Teams who have a mindset of optimizing Operations and Maintenance.

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:

Jeff Lannigan PE, Associate Director, Utilities & Energy

lannigan@wsu.edu

Phone: 509-335-7221

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

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. The Owner reserves the right to add or remove representatives at any time without notice.

Voting Participants

Karrie May, Steam Plant Manager, Facilities Services

Karrie is the WSU Steam Plant Manager, overseeing 24-7 steam production for the two boiler facilities on the Pullman campus. Prior to coming to WSU in 2022, Karrie was an Operator and Assistant Plant Manager at the University of Idaho steam plant. She brings the knowledge of current operations within the facilities and the future needs to this project.

Rick Hull Sr., Plumbing & Utilities Supervisor, Facilities Services

Rick has been with Facilities Services since 2001, was promoted to supervisor in 2011, and is currently the supervisor for the Utilities, Mechanical, and FOMS shops. Before coming to WSU, Rick served a five-year

apprenticeship through local 44 resulting in a journeyman plumbers license and a journeyman pipefitter/steamfitters' card. Rick was a Steamfitter/Plumber for 17 years working mostly large industrial jobs for several mechanical contractors. His team provides the maintenance and operations of the systems impacted by this project.

Brian Funke, Construction Manager, Facilities Services

Brian is a project and construction manager with Facilities Services and has worked at WSU since 2004. Prior to his time at WSU, he spent 16 years working in the electrical field, mostly on larger commercial projects from apprentice to onsite foreman. Brian has extensive experience in the development of campus and commercial electrical infrastructure on the WSU Campus. Brian will support all phases of this project as the Construction Manager.

Ryan Gehring, Director of Trades and Shops Services, Facilities Services

Ryan serves as the Director of Maintenance and Operations within Facilities Services and brings over 19 years of experience in various roles across the department. He holds both a Master Electrician and Contractor License in the State of Washington. Additionally, he is certified by the National Institute for Certification in Engineering Technologies (NICET) at Level II in Fire Alarm and Fire Sprinkler system testing and installation. Ryan has perspective of both the current service levels and the future needs the teams who will be maintaining the systems renewed by this project.

Jeff Lannigan, Associate Director, Utilities & Energy, Facilities Services

Jeff Lannigan is the Associate Director for Utilities and Energy with Facilities Services and has worked at WSU since 2000. Jeff oversees utility production and distribution, and energy procurement, and is a licensed mechanical engineer. In his role as a capital projects manager, Jeff has delivered over \$250 million in capital construction on the Pullman campus. Jeff will be the Project Manager for the duration of this effort.

OWNER CONSULTANTS/TECHNICAL SUPPORT NOT ELIGIBLE TO PARTICIPATE

There are no firms that respondents are prohibited from contacting, communicating with in pursuit of this project.

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 just under 400 individuals, they also operate, maintain, and improve the Pullman Campus's buildings, grounds, utilities, and related services. The whole of Facilities Services 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 solutions with the University stakeholders. The University is looking forward to working with a team which can develop a cohesive, functional, and maintainable end product that works effectively and efficiently for our campus and staff.

The Pullman Campus District Energy Renewal project includes scope at both the Grimes Way and College Avenue steam plants, two chilled water plants, and across the University's medium voltage distribution. Being essential for providing steam, chilled water, and electrical power for campus demands, these facilities must assure that systems remain reliable and that maintenance and operations activities are executed efficiently. Known deficiencies at the steam plants include the retubing or replacement of two boiler economizers, addressing maintenance access shortcomings in several locations within the plants, and the replacement of numerous failed isolation and control valves. Stand-alone Programmable Logic Controllers (PLCs) that operate essential water treatment, condensate handling, and standby power

systems are also obsolete and operationally problematic. Several of the central chilled water system's cooling towers are in need of media replacement. Additionally, as has occurred in several previous biennia the University will continue to strategically unload our aged 4kV electrical distribution and remove overhead power infrastructure where possible. The University anticipates a collaborative prioritization of these and other renewal requirements to establish an executable work scope within the allotted GMP.

SITE VISITS

WSU will provide reasonable access to the Project Sites for Proposers. Site visits should be coordinated with Point of Contact and will be combined with other interested parties wherever possible.

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 28, 2025 |
| a. RFQ Informational Meeting | July 8, 2025 3:00 pm |
| b. Deadline for Questions and Clarifications: | July 16, 2025 |
| c. <u>Statements of Qualifications due:</u> | July 23, 2025, 3:00 PM |
| d. Phone Interview, as needed: | July 31, 2025 |
| e. Announce Shortlisted Proposers: | August 5, 2025 |
|
2. Issue Request for Proposals (RFP): |
August 12, 2025 |
| a. RFP Informational Meeting: | August 18, 2025, 4:00 PM |
| b. Finalists Interviews: | August 20-22 |
| c. <u>RFP Submittal deadline:</u> | August 27, 2025 |
| d. Announce Final Team: | September 9, 2025 |
| e. | |
|
3. Award of the Agreement: |
September 15, 2025 |
|
4. Construction Completion: |
May 2027 |

GUARANTEED MAXIMUM PRICE (GMP)

The Guaranteed Maximum Price (GMP) Design-Build budget for this Project will be \$5,750,000. 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 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 Experience

- a. Provide the proposed Design-Build Team members' specialized experience and competence in managing complex industrial projects of similar size and scope.
- b. Demonstrate how the proposed members will work together to complement each other's strengths.
- 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.
- b. Articulate how the Design-Build Team will manage the design effort. Explain how the team will assist the owner in prioritizing and defining the project scope.
- c. Describe the approach to cost estimating and managing the target budget.
- d. Describe your approach to developing and maintaining a project schedule.
- e. Explain your team's contracting approach with consultants and trade partners.
- f. 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 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 23, 2025**. SOQs are to be emailed to contracts@wsu.edu and copied to lannigan@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.

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 Project Approach	45 points
2. Design-Build Team Experience	45 points
3. Business Equity and Diverse Business Inclusion History	10 points
4. Safety, Financial, Legal	Pass/Fail
Total	100 points

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 AND INTERVIEW

The RFP will include a general description of the Project including 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, and quality control, along with subconsultant and trade partner selection.

An important element of the RFP stage of the selection will be the interview, which will be two hours in length and held in-person in Pullman. The goal of this interview is to understand the working relationship and design process of the design-build team and assess the team's approach to collaboration.

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 nature of the design-build teams' process and how the design-build team is able to deliver the project within the established constraints. Issues relevant to the interview are an understanding of critical design drivers, the project cost model, and the development of alternatives and priorities for evaluation by the stakeholders. This includes the team's approach to deliverables during the design progression to demonstrate the team's approach to deliver within the established GMP. The design-build proposer will have limited time to prepare for the interview and this is intentional, as the University wishes to respect the investment made by proposers pursuing this project.

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 6 representative's total. At a minimum WSU will attend the interview with the entire Selection Committee, potentially bringing other stakeholders as appropriate.

The finalist proposers will be responsible for paying all their own expenses associated with the 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	20 points
2. Design and Engineering Approach	40 points
3. Project Execution Plan	35 points
4. Project Schedule	20 points
5. Cost Analysis / Fee	10 points
6. Project Specific Diverse Business Inclusion Plan	20 points
7. Proposal Requirements	5 points
Total	150 points

HONORARIUM

Progressive Design-Build reduces the submittal efforts required of the Design-Build team. The University acknowledges that there is a limited level of design that is 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 \$3,500 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 the Design-Builder to proceed with each phase of the Project:

- Agreement Execution (based upon Project Execution Plan)
Requires payment and performance bonds, insurance, and a retention option for the entirety of the GMP (inclusive of sales tax). The Design-Builder shall begin design in collaboration with Owner.
- Design Review Package: Project Confirmation Milestone
Milestone where the project intent, priorities, target value, and target schedule have been established to the Owner's satisfaction. The Project Manager will authorize 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 engaged as appropriate, cost, scope and schedule have been defined, and the Design-Builder is ready to complete the Construction Documents. The Project Manager will authorize continuation into the remainder of design and construction for the project.

V. SUPPLEMENTAL INFORMATION

CONTRACT 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