



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

June 20, 2025

For

**Washington State University
Veterinary Teaching Hospital and Animal Disease
Biotechnology Facility Tenant Improvements**

By

Facilities Services, Capital

Statement of Qualifications Deadline: July 22, 2025 3:00 pm

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- 1. WSU Design Guidelines and Design & Construction Standards downloaded 6/20/2025
<https://facilities.wsu.edu/facilities-services-capital/design-standards/>
 - 1.1. Project Deviation Log (provided upon award).
- 2. Project Manual 6/20/2025

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 Veterinary Teaching Hospital and Animal Disease Biotechnology Facility Tenant Improvements. 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 a highly specialized facility and the design build approach will be highly beneficial in developing the construction methodology

Washington State University seeks collaborative partners who are committed to a progressive design-build process on the Veterinary Teaching Hospital and Animal Disease Biotechnology Facility Tenant Improvements. 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.

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 team with small, local and diverse business success in mind.
- Teams that have innovative ideas around prompt pay within the contract structure.
- Challenging Owner assumptions and consider outside of the box solutions to provide the best value for the project.

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:

Brendon Giroux, Project Manager

brendon.giroux@wsu.edu

Phone: 509-335-9308

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. 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

Brendon Giroux, Project Manager, Facilities Services

Brendon has been a project manager with WSU Facilities Services Capital for 7 months. Prior to joining WSU, Brendon worked for general contractors in the Bangor, ME and Moscow/Pullman areas in roles from skilled labor up to superintendent and project coordinator. He earned a bachelor's degree in Construction Engineering Technology from the University of Maine in 2018. Brendon will be the WSU Project Manager for this project.

Jason Baerlocher, Senior Project Manager, Facilities Services

Jason is currently a senior 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.

Jeremy

Jeremy Griffin, Construction Manager, Facilities Services

Jeremy started with Facilities 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 of experience in the field. In the 12 years that he has been with Facilities, Jeremy has diverse experience within the Operations division, thereby providing a perspective of a project's impact on our Operations staff needs in maintaining the completed project. In addition, he has worked with the Capital group in estimating, project coordination, and now as a Construction Manager with a focus on project completion emphasizing safety, budget, and schedule adhesion. Jeremy will serve as the Construction Manager for this project.

Dr. Kelly Farnsworth, Clinical Professor, Veterinary Clinical Services

Dr. Farnsworth is a board-certified equine surgeon in the large animal area of the hospital. For this project Dr. Farnsworth will be a subject matter expert in the area of flooring and large animal facility as it relates to work processes and needs related to large animal services.

Gary Turner, Assistant Director of Facilities and Support Operations, College of Veterinary Medicine

Gary has 18 years of experience with WSU animal care and use regulatory programs, to include facilities that support clinical, teaching, and research animal use.

Non-voting Participants

Tony Flores, Veterinary Teaching Hospital Chief Operating Officer, College of Veterinary Medicine

Tony has been with WSU since August 2024. Tony has over 18 years of healthcare experience and has been in charge of various construction and remodeling projects. Currently overseeing VTH hospital business operations including large and small animal care across all services.

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 just under 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 program needs and improves the Hospitals ability to serve the needs of their patients.

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 the most successful 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.

Primary Scope of Work:

WSU Veterinary Teaching Hospital (VTH) Large Animal Facility includes approximately 24,000 square feet of deteriorating flooring in need of replacement. This scope will need to be accomplished in phases and closely coordinated with VTH. VTH will relocate and vacate phased areas to be completed one area at a time, with the remaining areas to stay operational 24/7.

At the option of the owner, additional subproject(s) may be added to this project. It is the intention of the owner to prioritize the completion of the flooring replacement scope, adding in the secondary scope if/when the funding is received.

Secondary Scope of Work:

WSU College of Veterinary Medicine has identified underutilized space located in Animal Disease Biotechnology Facility (ADBF) 1000S and 1000SS totaling ~3060SF. The intent of this project is to build out a multipurpose classroom/conference space.

In addition, the project will relocate hospital functions into existing classroom/conference space in the VTH 1408/1410 (~1060SF).

Finally the project will renovate the small animal Emergency Care Unit (ECC). This will include electrical infrastructure upgrades to the CT scanning suite to prepare for replacement of the CT scanner.

The work will also be phased to prepare new spaces and backfill completed spaces as they become available. For the duration of this project, the hospital will remain fully occupied and will operate on its normal 24/7 schedule requiring strategic phases of work activities.

SITE VISITS

WSU will provide reasonable access to the Project Site for Proposers (Site visits must be coordinated with 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 20, 2025 |
| a. RFQ Informational Meeting | July 1, 2025, 2:00pm |
| Join Zoom Meeting from PC, Mac, Linux, iOS, or Android: | |
| https://wsu.zoom.us/j/97698687751?pwd=Eaj7cZ9u5VaVePcd5QxuEvGYgM3O8a.1&from=addon | |
| Meeting ID: 976 9868 7751 | |
| Passcode: 969899 | |
| b. Deadline for Questions and Clarifications: | July 15, 2025 |
| c. <u>Statements of Qualifications due:</u> | July 22, 2025 3:00pm |
| d. Phone Interview, as needed: | July 29, 2025 |
| e. Announce Shortlisted Proposers: | July 31, 2025 |
|
2. Issue Request for Proposals (RFP): |
August 7, 2025 |
| a. RFP Informational Meeting: | August 11, 2025, 10:30am |
| b. Finalists Interviews: | August 18-22, 2025 |
| c. <u>RFP Submittal deadline:</u> | August 29, 2025 3:00pm |
| d. Announce Final Team: | September 4, 2025 |
| 3. Award of the Agreement: | September 11, 2025 |
| 4. Construction Completion: | December 2026 |

GUARANTEED MAXIMUM PRICE (GMP)

The Guaranteed Maximum Price (GMP) Design-Build budget for the VTH flooring replacement primary scope of this Project will be \$3,325,000. It is anticipated that the future GMP will be increased by \$2,575,000 once funds are released for the secondary scope bringing the total GMP to \$5,900,000. 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

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

- Title with project identification.
- Clearly identify Design-Build Point of Contact name and address, including email and phone number for correspondence throughout the procurement process.
- 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.
- 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' related experience and competence in health/animal care facilities.
- b. Provide relevant past performance of Team members work on similarly complex projects in a collaborative fashion. Clearly identify the projects Team members were involved in 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 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 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	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 22, 2025**. SOQs are to be emailed to contracts@wsu.edu and copied to brendon.giroux@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 one in-person interview, hosted at an available location at WSU Pullman as selected by the shortlisted team. 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 last approximately two hours in length. Attendees from the design-build team will be limited to 4 representative's total. At a minimum, WSU will attend the interview with the entire selection committee, potentially bringing in key stakeholders, technical consultants, and industry partners as appropriate.

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 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 these 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 4 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 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. Design Approach	30 points
3. Project Execution Plan	35 points
4. Project Specific Diverse Business Inclusion Plan	15 points
5. Project Schedule	10 points
6. Cost Analysis / Fee	10 points
7. 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 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