



WASHINGTON STATE
UNIVERSITY

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

October 7, 2025

For

**Washington State University
Vancouver District Utilities**

By

Facilities Services, Capital

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

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- 1. WSUV 2003 Infrastructure Project Record Drawings 6/7/2006
- 2. WSU Vancouver Physical Plant Report 6/4/2010
- 3. WSU Cougar Energy Initiative Phase 2 Vancouver Report 3/21/2025
- 4. WSU Design Guidelines and Design & Construction Standards downloaded 10/7/2025
<https://facilities.wsu.edu/facilities-services-capital/design-standards/>
 - 4.1. Project Deviation Log (provided upon award).
- 5. Vancouver Supplemental Design Standards updated 2020 ver4
- 6. Project Manual 10/7/2025

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 Vancouver District Utilities. 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 this project, and will also foster the innovation possible 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 underutilized business success in mind.
- Teams that have innovative ideas around prompt pay within the contract structure.
- Teams who have a mindset of optimizing operations, maintenance and energy efficiency.

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. 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

Dennis Giles, Operations Manager / Interim Director, Facilities Services Vancouver

Dennis has worked for WSU Vancouver for the past 28 years. He started as an MM2 and worked his way to an MM3 then MM4 and now is the Operations Manager and Interim Director of Facilities. He has a Journeyman Electrical license for the State of Washington, prior to WSU he worked as an Industrial Electrician for 20 years in the Vancouver area. Dennis has been involved in most projects on the campus

and has seen the campus grow and evolve during his time there.

Colin Obbard, Maintenance Mechanic 2, Facilities Services Vancouver

Colin came to WSU Vancouver 6 months ago, starting as an MM1 but quickly moving up to an MM2. Prior to moving to the USA he spent 34 years as an engineer with British Gas. He holds trade certificates in gas services and in Building Services Engineering.

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.

Jason Baerlocher, Senior Project Manager, Facilities Services, Capital

Jason is currently a project manager for WSU, a position he has held for the past 13 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.

Non-voting Participants

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. He will help bring the WSU system goals to this project.

Michael von Chappeln, FMP, Director of Facilities Services, WSU Tri-Cities

Michael has been in facilities management for the last 18 years with experience in athletic, aviation, museum, and educational facilities. His duties include all aspects of facilities management from standard maintenance protocols for preventative and predictive maintenance to minor and major capital repair process as well as design-build experiences in athletic facilities such as school gymnasiums and outdoor facilities. Michael will bring his expertise in overarching facilities management to this project.

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 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 solution with the University stakeholders. The University is looking forward to working

with a team which can develop a functional, and maintainable end product that works effectively and efficiently 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 project 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 solution that meets the needs of the campus.

The WSU Vancouver campus central infrastructure is over 30 years old, and many items are undersized or beyond their useful life expectancy. These systems are essential for providing chilled water and electrical power for campus demands. These facilities must ensure that systems remain reliable and that maintenance and operations activities can be executed efficiently. One of these systems is the central chiller plant that consists of four chillers providing cooling to the entire campus (16 buildings / 582,000gsf). Two 300-ton chillers were installed in 1993, one 300-ton chiller was installed in 1997, and one 750-ton chiller was installed in 2005. These systems are running at near capacity during the cooling season and with the Vancouver region seeing an increase in high summer temperatures with multiple days over 100 degrees. This puts an extreme demand on this ageing infrastructure and puts the research activities and occupants at risk. 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 Site for Proposers (Site visits should 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): | October 7, 2025 |
| a. Deadline for Questions and Clarifications: | October 21, 2025 |
| b. <u>Statements of Qualifications due:</u> | October 22, 2025 3pm |
| c. Phone Interview, as needed: | October 27, 2025 |
| d. Announce Shortlisted Proposers: | October 29, 2025 |
| 2. Issue Request for Proposals (RFP): | November 6, 2025 |
| a. RFP Informational Meeting: | November 10, 2025 2PM |
| b. Finalist Interviews: | November 19 - 21, 2025 |
| c. <u>RFP Submittal deadline:</u> | November 26, 2025 |
| d. Announce Final Team: | December 5, 2025 |
| 3. Award of the Agreement: | December 19, 2025 |
| 4. Construction Completion: | May 2027 |
| 5. Post-Completion Performance Period: | May 2027-May 2028 |

GUARANTEED MAXIMUM PRICE (GMP)

The Guaranteed Maximum Price (GMP) Design-Build budget for this Project will be \$2,160,000. 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

- 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 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. 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 Teams approach to developing and managing the target budget and schedule.
- d. Explain your team's selection and contracting approach with consultants and trade partners.
- e. 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. History of Inclusion of Underutilized and Small Firms:

- a. Summarize the core concepts of your company internal and external inclusion plans. Briefly identify any strategies, resource commitments, and steps you take to address access to opportunities, capital and training for small and underutilized within your firm, sub consultants, subcontractors, suppliers, etc.

Small and Underutilized Design-Build Proposers respond to the following question b. only. All other Design-Build Proposers respond to questions c. below:

- b. Describe the processes, tools and path you took to success in the Design-Build (or Design, or Construction) market. What were the opportunities, programs or support, if any, that provided the greatest growth for your firm. What, if any, barriers have had to be overcome.
- c. 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 certified small and underutilized 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.

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 or thumbnail 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 | 30 points |
| 3. Project Approach | 30 points |
| 4. History of Inclusion of Underutilized and Small Firms | 10 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 October 22, 2025**. 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 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 the interview, which will be two hours in length and held virtually. 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 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 | 30 points |
| 2. Design and engineering Approach | 35 points |
| 3. Project Execution Plan | 35 points |
| 4. Project Specific Inclusion Plan | 15 points |
| 5. Project Schedule | 20 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 \$2,500 will be paid to each of the unsuccessful proposers upon award of the contract to the successful team. The honorarium is based upon WSU's expectation of the efforts required of the finalist in preparation for the interviews and proposal

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