



WASHINGTON STATE
UNIVERSITY

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

October 1, 2025

For

**Washington State University
Puyallup Washington Animal
Disease Diagnostic Lab Facility**

By

Facilities Services, Capital

Statement of Qualifications Deadline: October 23, 3:00 pm

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- 2. Puyallup Campus site plan revised January 21, 1985
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- 4. Puyallup Campus Master Plan June 2012
- 5. Geotechnical Report, Stormwater Retrofit Project, Puyallup 07-01-2007
- 6. WSU Design Guidelines and Design & Construction Standards downloaded October 1, 2025
<https://facilities.wsu.edu/facilities-services-capital/design-standards/>
- 6.1. Project Deviation Log (provided upon award).
- 7. Project Manual October 1, 2025
- 8. 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 and construction services for the Washington State University Puyallup Washington Animal Disease Diagnostic Lab (WADDL) Facility. 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 lab 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 Puyallup Washington Animal Disease Diagnostics Lab Building. 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.

- Teams who build their team with small and underutilized 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:

Cynthia Arbour, Project Manager

carbourn@wsu.edu

Phone: 509-335-7010

Design-Build Teams are cautioned that the 'Point of Contact' is the only person that shall be contacted throughout the Request for Qualifications (RFQ) and Request for Proposals (RFP) Phases. Any contact by Design-Build Team members with any other individuals, including those from the Selection Committee and their organizations 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

Gary Turner, Asst Director for 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. He is also the college liaison for all construction and renovation projects for the college of veterinary medicine.

Kevin Snekvik, Executive Director, Washington Animal Disease Diagnostic Laboratory

Dr. Snekvik serves as the Executive Director of both the Pullman and Puyallup WADDL laboratories. With over 20 years of experience in WADDL, Dr. Snekvik has accumulated expertise in animal health and disease surveillance for interstate and international movement of terrestrial animals, marine and freshwater fish, and live aquaculture products. Dr. Snekvik also has an academic appointment as a Professor in the Department of Veterinary Microbiology and Pathology.

Nicole Jensen, Laboratory Manager, Washington Animal Disease Diagnostic Laboratory

Nicole has been a Microbiologist for 20 years. She started with WADDL-Puyallup in 2018 and stepped into the Laboratory Manager position in 2022. Previously she worked as a Research Scientist/Laboratory Supervisor for University of Washington in the Division of Aids, Allergy and Infectious Disease from 2005-2013. From 2013 until 2018 she was a Microbiologist/Laboratory Supervisor for the Washington Department of Fish and Wildlife overseeing the Fish Health Laboratory.

Cynthia Arbour, Project Manager, Facilities Services Capital

Cyndi has been a Project Manager with Facilities Services since 2010, working on a wide range of renovation and new construction projects. Previously she served as a Campus Planner at WSU and at UMass Amherst. With her Planning background, she takes a large-scale view of campus issues. She has completed several projects on the Puyallup campus, including a past renovation of the current building. She is the Project Manager and point of contact for this project.

Louise Sweeney, Senior Project Manager, Facilities Services Capital

Louise has spent her 35+ year career as an Owner's Representative in Higher Education. Louise managed renovation projects with complex scheduling scenarios and new construction for major capital projects using alternative delivery methods. Louise is DBIA certified and a registered architect who will bring continuity to the selection process.

Non-voting Participants

Jonathan Elissa, Branch Chief, Washington Animal Disease Diagnostic Laboratory

Dr. Elissa is the avian diagnostic pathologist at WADDL, with 3 years of professional experience in commercial poultry and an additional 3 years in diagnostic pathology. His academic appointment is Assistant Professor in the Department of Veterinary Microbiology and Pathology, and he is a licensed veterinarian in Washington State.

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 will be serving as the Construction Manager for this project.

OWNER CONSULTANTS/TECHNICAL SUPPORT NOT ELIGIBLE TO PARTICIPATE

There are no consultants prohibited from contracting for 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 over 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 strengthens the university.

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.

The Puyallup Washington Animal Disease Diagnostic Lab (WADDL) Facility, built in the early 1950's and 5,620 GSF, is critical for ongoing state and national disease surveillance related to food production and public health. The new or expanded facility will house testing and disease surveillance to protect Washington agriculture, food safety, and trade, plus encourage educational training and outreach, and include a partnership with aquatic animal disease research. The new or expanded facility is targeted to be approximately 14,000 GSF in total, dependent on budget. Current activities at Puyallup WADDL occur six days a week, and such activities cannot be interrupted by construction. There are two primary workflows: food safety testing and biosecurity diagnosis for pathogens, and both need to be accommodated in the facility.

The project has received funding for the predesign and design phases in the amount of \$2.2M, with the remaining funding that can be used towards construction anticipated to be provided in the 2027-2029 biennium. This funding is limited to predesign and design work and must not include construction activity.

SITE VISITS

WSU will provide reasonable access to the Project Site for Proposers. A tour of the existing building interior will be held on October 9, 2025, at 9:00am. Due to the sensitive nature of the research activities, no other site visits will be scheduled.

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 1, 2025 |
| a. Site Tour | October 9, 2025 at 9:00am |
| Meet at the room 101 of Allmendinger Conference Center on the Puyallup Campus
2606 W. Pioneer
Puyallup, WA 98371 | |
| Meet at the Avian Health Building on the Puyallup Campus
 2607 W. Pioneer
 Puyallup, WA 98371 | |
| b. RFQ Informational Meeting | October 14, 2025 at 11:00am |
| Join Zoom Meeting from PC, Mac, Linux, iOS, or Android: j
https://wsu.zoom.us/j/96510091160?pwd=IM73rmNszOU9lh1Tkq3k6ag4aGjaXi.1
Meeting ID: 965 1009 1160
Passcode: 638541 | |
| c. Deadline for Questions and Clarifications: | October 17, 2025 at 12:00pm |
| d. <u>Statements of Qualifications due:</u> | October 23, 2025 at 3:00pm |

- e. Phone Interview, if needed: October 30, 2025
- f. Announce Shortlisted Proposers: November 4, 2025

- 2. Issue Request for Proposals (RFP):** **November 10, 2025**
 - a. RFP Informational Meeting: November 13, 2025 at 2:00pm
 - b. Finalists Interviews: November 18-20, 2025
 - c. RFP Submittal deadline: **December 4, 2025 at 3:00pm**
 - d. Announce Final Team: December 12, 2025
- 3. Award of the Agreement:** **December 18, 2025**
- 4. Pre-Design Completion:** **April 2026**
- 5. Design Completion:** **April 2027**
- 6. Anticipated Construction Completion:** **April 2029**
- 7. Anticipated Post-Completion Performance Period:** **April 2029 – April 2030**

GUARANTEED MAXIMUM PRICE (GMP)

The Guaranteed Maximum Price (GMP) Design-Build budget for this initial two-year phase, which includes pre-design and design activities only, is \$2,200,000. It is anticipated that the future GMP will be increased by \$14,900,000 once construction funds are received from the State of Washington for the 2027-2029 biennium. This would bring the total GMP to \$17,100,000. 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. Identify the pertinent information for the Point of Contact for the procurement process.
- b. Describe the proposed Design-Build Team for both design and construction portions of the Project, including team members, and the organization. Include a visual element that shows the relationship within the Design-Build Team.
- c. 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’ working with lab design and construction.
- b. Describe the specific strengths and characteristics the design and construction team each bring to the project, and how those strengths will result in a successful project. Explain how you formed your team and how you think this team is uniquely qualified to execute this project. How will you build your team to include specialized diagnostic lab design?

3. Project Approach

- a. Discuss how you will interact with WSU to develop the predesign, and move through the design phase. Describe what role the Design and Construction team will have in the Predesign, Design and Construction phases.
- b. 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, subconsultants, 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 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 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 | 25 points |
| 2. Design-Build Team Assembly | 30 points |
| 3. Project Approach | 30 points |

4. History of Inclusion of Underutilized and Small Firms	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 October 23, 2025**. SOQs are to be emailed to contracts@wsu.edu and copied to carbours@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 the interview. The interview will be held in person in Pullman. 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 two to three hours in length and include a design charrette. This interview will assess the team's approach to collaboration and allow an opportunity to explore the Design-Build team's interactions.

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 Design-Build teams' process. 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 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 pre-design and 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 interview. This is intentional, as the University wishes to respect the investment made by proposers pursuing this project. The University believes that the dialogue and interaction at the interview should reflect the true iterative abilities and nature of the Design-Build proposer; to show a meaningful exploration of issues and ideas; to illustrate a process of establishing priorities through the consideration of choices and alternatives; and to demonstrate how the Design-Build team will engage the university team and facilitate a meaningful 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 6 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 Inclusion Plan	10 points
5. Project Schedule	15 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 effort 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 \$7,500 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 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