



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

October 1, 2026

For

**Washington State University
Equine Arena and Sports Medicine Facility**

By

Facilities Services, Capital

Statement of Qualifications Deadline: October 22, 2026, 3:00 pm

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- 1. KSU Equine Performance Testing Center Layout Revised Concept dated 7/29/2015
- 2. Project Manual 10/1/2026
- 3. WSU Design Guidelines and Design & Construction Standards downloaded 10/1/2026
<https://facilities.wsu.edu/facilities-services-capital/design-standards/>
 - 3.1. Project Deviation Log (provided upon award).
- 4. 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 Equine Arena and Sports Medicine 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 building is a specialized equine medicine 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 new Equine Arena and Sports Medicine Facility. 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-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:

- Challenging Owner assumptions including facility location and configuration, and consider creative solutions to provide the best value for the available project funding.
- 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.

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 for two years. Prior to joining WSU, he accumulated over a decade of experience with general contractors in the Bangor, ME and Moscow/Pullman areas, with a focus on the commercial and higher education sectors. Brendon has been involved with several projects for the College of Veterinary Medicine as both a Facilities Project Manager and contractor. Brendon will be the WSU Project Manager for this project.

Tyler Lincoln, Construction Manager, Facilities Services

Tyler graduated from WSU with a degree in Construction Management. He recently joined WSU Facilities after spending the past 5 years of his career working for a local general contractor in commercial construction. Tyler will serve as the liaison between the construction team and stakeholders, ensuring coordination among involved parties for a successful project.

Dr. Kelly Farnsworth, Clinical Professor, Veterinary Clinical Sciences

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 equine medicine as it relates to work processes and student education.

Dr. Nicholas Hall, Clinical Assistant Professor, Veterinary Clinical Sciences

Dr. Nick Hall is a board-certified equine surgeon in the large animal area of the WSU veterinary teaching hospital and is an avid horseman competing with cutting horses across the US. Dr. Hall's extensive experience and expertise diagnosing and treating performance horse pathology resulted in him being invited to serve as an official veterinarian for the 2018 world equestrian games held in Tryon, NC. For this project Dr. Hall will be a subject matter expert in equine lameness diagnosis and sports medicine as it relates to the building's function and end use as an equine sports medicine complex.

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

Jason Baerlocher, Senior Project Manager, Facilities Services

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

Dr. Warwick Bayly, Professor, Veterinary Clinical Sciences

Dr. Bayly is an equine veterinarian, researcher, and academic with internationally recognized expertise in equine exercise physiology, performance science, and the diagnosis, management, and prevention of equine diseases. He was the first McEachern Distinguished Professor in Equine Medicine and has held several senior leadership roles at Washington State University, including Director of the Veterinary Teaching Hospital, Dean of the College of Veterinary Medicine, and Chief Academic Officer (Provost and Executive Vice President).

Lynne Haley, Senior Director of Development, College of Veterinary Medicine

Lynne has served the Washington State University College of Veterinary Medicine since 1999 and has led the college's advancement and alumni engagement efforts since 2006. As Senior Director of Development, she works closely with alumni, friends, and philanthropic partners to advance the college's strategic priorities through charitable giving. Lynne will serve as the primary liaison and direct point of contact for the donor funding this project, helping to ensure clear communication, strong stewardship, and successful project implementation.

Dr. Robert Mealey, Professor and Department Chair, Veterinary Clinical Sciences

Dr. Mealey is a veterinarian, researcher, and educator whose teaching and research focus on equine infectious diseases and immunology. Prior to his appointment as Chair of the Department of Veterinary Clinical Sciences in August 2020, he served as Associate Dean for Research in the College of Veterinary Medicine, participated in the American Association of Veterinary Medical Colleges Leadership Academy, and chaired the Department of Veterinary Microbiology and Pathology. He also served as Interim Dean of the College of Veterinary Medicine during the initial and most challenging phases of the COVID-19 pandemic.

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 campus.

The nature of the WSU progressive design-build process is to work with a committed team of skilled designers and builders to develop this project. The design-build team must be sufficiently familiar with the project parameters such that they are able to commit to achieving the programmatic goals working with the university team. WSU is not seeking a developed solution through the RFQ and RFP process, but rather is seeking a team with whom we can collaborate and develop a successful 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 project is to construct a new equine sports medicine and education facility. The new building will serve as the foundation for WSU Veterinary Teaching Hospital's equine sports medicine program, provide an enclosed space for conducting lameness evaluations, and foster the education of veterinary students. The facility's functions are parsed into two areas of the new building; an open arena space featuring soft and hard floor surfaces, and climate controlled treatment center. With the understanding of budgetary limitations, WSU has created the following prioritization of goals for this project.

The primary goal of the project is to provide an enclosed arena space with maximized interior square footage to include the following distinct features:

- Hard surface lunging area (approx. 50ft diameter)
- Hard surface lameness pad (approx. 10ft x 120ft)
- Soft surface arena (approx. 70ft x 120ft)

The secondary goal of the project is to provide a climate-controlled treatment and consultation space. The design-builder shall provide, at a minimum, a schematic for the secondary goal space. The climate-controlled space will have the following distinct features:

- Equine stalls (at least 3)
- Farrier area
- Imaging room
- Client consultation room
- Client waiting area
- Restroom
- Treatment area/nerve block space
- Equipment storage
- Electrical, telecom, and mechanical rooms
- A dual-purpose classroom/conference room

The structure shall be built with methods prioritizing robust construction, aesthetics, and low maintenance. All equine facing spaces shall be built of sturdy materials and methods capable of withstanding the forces imparted by the large animal patients.

The selected sites for the new building is north of Olympia Ave and south of the Veterinary Teaching Hospital, within the VTH perimeter fencing. The successful design-build team will work closely with WSU to select the best facility location and configuration that allows for future expansion of the equine sports medicine program without hindering current VTH operations.

SITE VISITS

WSU will provide reasonable access to the Project Site for Proposers. Because the site is within a secure, gated facility, 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): | October 1, 2026 |
| a. RFQ Informational Meeting | October 6, 2026 2:00pm |
| Join Zoom Meeting from PC, Mac, Linux, iOS, or Android: | |
| https://wsu.zoom.us/j/89584316039?pwd=F9IJ6A0snRqTimaEk3ZUvQXLmLm1sp.1&from=addon | |
| Meeting ID: 895 8431 6039 | |
| Passcode: 993212 | |
| b. Deadline for Questions and Clarifications: | October 15, 2026 3:00pm |
| c. <u>Statements of Qualifications due:</u> | October 22, 2026 3:00PM |
| d. Virtual Interview: | October 29, 2026, 8:00-11:00 AM |
| e. Announce Shortlisted Proposers: | October 30, 2026 |
|
2. Issue Request for Proposals (RFP): |
November 6, 2026 |
| a. RFP Informational Meeting: | November 10, 2026 10:00am |
| b. Finalists Interviews: | November 20-24, 2026 |
| c. <u>RFP Submittal deadline:</u> | December 4, 2026 3:00PM |
| d. Announce Final Team: | December 10, 2026 |
|
3. Execution of the Agreement: |
December 17, 2026 |
|
4. Design Review Packages Contemplated Schedule (DB Agreement Paragraph 3.10): | |
| a. Project Confirmation | January 2027 |
| b. Detailed Design Documents | April 2027 |
| c. Construction Documents | June 2027 |
|
5. Construction Completion: |
December 1, 2027 |

GUARANTEED MAXIMUM PRICE (GMP)

The Guaranteed Maximum Price (GMP) Design-Build budget for this Project will be \$3,250,000.00. 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). Safety, Financial, Legal responses shall be submitted as a separate 8.5 X 11 page (no other information may be included on this fourth page of the statement of qualifications). Font size shall not be less than 10-point, no links within the content will be reviewed, and any pages beyond the four 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 relevant to equine arena and veterinary treatment construction.
- b. Provide relevant past performance of Team members working on a highly collaborative integrated project team. Clearly identify which Team members were involved in these projects and their role.
- c. Describe the strengths and characteristics of the team member 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 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. 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 employees within your firm, sub consultants, subcontractors, suppliers, etc.

- 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, and if not, why?
 - 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	25 points
3. Project Approach	35 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 22, 2026**. 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 interview up to six respondents and subsequently shortlist the three highest-ranked teams for the RFP Phase. Ranking the finalist proposers after a thorough review. These candidates will be invited to proceed to the RFP phase of the selection process.

The University will invite the highest ranked respondents (no more than six) to a scheduled 20-minute virtual interview where Design-Build proposers will be asked to respond to questions to provide more detailed information about their capabilities and qualifications. Design-build teams may bring no more than 4 representatives to this virtual interview. 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 hosted by WSU at a location on the Pullman Campus. 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 2 hours in length and include a design charrette.

Rendered images, sophisticated physical models, animations, or other forms of finely presented designs are specifically not to be a part of this charrette and are believed to be premature at this stage of the project. Rather, the University team wishes to understand the iterative, explorative nature of the design-build teams' process and how the design-build teams are able to do so within the established goals of the project. Issues relevant to this work session are an understanding of the breadth of critical issues and drivers that may influence the core understanding of the project; an exploration of programmatic elements that are seen as critical and opportunities for enriching the project; or other aspects of the program/site/context which may influence the evolution of a solution. The design-build team's 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 team's approach to

the design deliverables during the design progression to show the progress of the team's ability to deliver within the established GMP.

The design-build proposer will have limited time to prepare for the 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 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 and Engineering Approach	30 points
3. Project Execution Plan	35 points
4. Project Specific 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 (See part 3.10 of the Agreement between Owner and Design-Builder):

- 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 potentially construction activities.
- Design Review Package: Construction Documents Milestone
Milestone where the construction documents and final design are to a level that construction permitting is occurring. Project Manager authorizes continuation to complete the remainder of 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