



WASHINGTON STATE
UNIVERSITY

WSU DB Demonstration Projects <\$2M

Capital Projects Advisory Review Board

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Introductions

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Why WSU likes Design-Build

- Delivers the most program for the available funding available
- Maximizes value from project definition through occupancy
- Collaborative problem solving with high performing teams leads to better outcomes
- Flexible procurement strategies to address project specific challenges (BEDBI, cost escalation, lead times, etc)



WSU Small DB Projects List

- Bustad Vivarium Renovation and Building Controls Replacement
 - DB Team: Quality Contractors | Design West | MSI | Apollo
 - Initial GMP \$1.75M
 - 1 team responded to the Q, 1 Proposal
- Building Automation System network and Panel Upgrades
 - DB Team: MacDonald-Miller
 - Initial GMP \$1.45M
 - 3 teams responded to the Q, 2 invited to the P
- Eastlick Teaching Labs Renovation
 - DB Team: Walker | NAC
 - Initial GMP \$2M
 - 5 teams responded to the Q, 3 invited to the P
- Bustad HVAC Service Equipment Elements and Controls Upgrade
 - DB Team: MacDonald-Miller
 - Initial GMP \$1M
 - 3 teams responded to the Q, 3 teams invited to the P, 2 withdrew
- Demolish Troy-Wegner Bridge
 - DB Team: N. A. Degerstrom | Exeltech Consulting | Talisman Construction
 - Initial GMP \$688K
 - 2 Teams Responded to the Q, 2 Teams invited to the P



Selection Phase Lessons Learned

- Tune our approach to smaller firms who typically do traditionally do design-build-build
- Need to find ways to de-mystify the DB process for smaller firms.
- Smaller less experienced DB teams need more clearly defined deliverables from the owner, and potentially the opportunity to fix errors or omissions during the RFQ&P phases
- Owners need to be prepared to **spend more time** with the proposers to ensure a level playing field
- It appears that having one member of the DB team with some experience on a previous DB project is helpful



Design Phase Lessons Learned

- Smaller firms needed some help in defining when and what design submittals were necessary during the design/permitting process
- Teams struggled early to fully integrate the owner in the design process in a collaborative way
- DB teams were hesitant to share problems as they came up
- Owner may need to take on role of 'DB manager' early in the process



Construction Phase Lessons Learned

- Quick pay strategies may be more difficult to implement
- Owner must be ready to model collaborative problem solving
- GMP contracts are different than Lump Sum contracts





A few initial thoughts on small DB

- The owner should have significant experience with design-build before bringing inexperienced teams into the process
- Even though these are smaller dollar value, expect more intensive time commitments from the owner.
- Significant thought and work is required to modify large DB contracts to be useful for small DB projects
- Target opportunities for our historic DBB firms to move into DB marketplace



Questions