State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR CERTIFICATION of PUBLIC BODY
RCW 39.10 Alternative Public Works Contracting- Design-Build [DB]

The CPARB PRC will only consider complete applications. Incomplete applications may delay action on your application. Responses to Questions 3-10 should not exceed 15 pages (font size 11 or larger).

1. Identification of Applicant

(a) Legal name of Public Body:	Washington State University
(b) Address:	110 Commons Building, PO Box 643611 Pullman, WA 99164-3611
(c) Contact Person Name:	Olivia O. Yang
(d) Title:	Associate Vice President, Facilities Services
(e) Phone Number:	509-335-5571
(f) Fax:	509-335-6875
(g) E-mail:	olivia.yang@wsu.edu

2. Experience and Qualifications for Determining Whether Projects Are Appropriate for DB under Alternative Contracting Procedure *(RCW 39.10.) Limit response to two pages or less. (See attached example of a public body's internal project approval flow chart)*

RESPONSE:
The written evaluation to determine utilization of the Design-Build procedure for a Washington State University capital project will always include specific detailed response to the following criteria identified in *RCW 39.10.*

The written evaluation and recommendation by the WSU Facilities Services Project Manager will be reviewed by the WSU Facilities Services Director of Capital Projects, and the Assistant Vice President for Capital Projects. Following their joint written approval of the evaluation and recommendation, a review will be scheduled with the Associate Vice President for Facilities Services for a final review. The recommendation to use Design Build is then submitted to the WSU Board of Regents for approval.

This process has been successfully implemented on all Design-Build projects with no significant problems. The University plans to continue utilizing these procedures on all future Design-Build projects.

Response: Please see Exhibit A: Project Approval Flow Chart

3. Project Delivery Knowledge and Experience *(RCW 39.10) Limit response to two pages or less.*
Please describe your organization's knowledge and experience in delivering projects over the past 10 years, including the complexity of projects your organization built. Describe delivery methods, management structures, and project controls utilized.

RESPONSE:
Over the past fourteen years, Washington State University has a proven track record of designing and constructing quality projects utilizing both the traditional Design-Bid-Build project delivery method, as well as the alternative methods. WSU is one of the public

agencies originally authorized to utilize alternative contracting procedures and currently has four (4) Design-Build projects in the design or construction phase. Since 1997, WSU Facilities Services has delivered nearly 71 projects, including four (4) Design-Build projects, with a total construction value in excess of $781 million.

Facilities Services, under the leadership of Olivia O. Yang, AIA, has consistently delivered high quality projects that meet functional needs while consistently meeting the demands of both schedule and budget. As outlined in Exhibit B, the management and staff of the department include professional architects and engineers with significant experience managing public works projects.

Washington State University has managed the design and construction of technically complex projects ranging from agricultural and biomedical research laboratories to new energy plants and athletic facilities. The staff and management of WSU Facilities Services have successfully balanced the demands of these complex projects.

Over the past several years, Washington State University has continued to refine procedures, contracts, and agreements to specifically address the Design-Build contracting method. These refined processes establish a strong framework that promotes partnerships throughout the design and construction of quality facilities and infrastructure.

Facilities Services is structured so that the Associate Vice President for Facilities Services, Assistant Vice President for Capital Projects, and Director of Capital Projects are integrated into the planning, design, and execution of each and every project. In addition to weekly manager meetings, bi-weekly staff meetings are held where ideas and knowledge are shared within the department. Over the past ten years, WSU has also implemented "Lessons Learned" staff meetings where issues are discussed and the positive results of open communication are realized. Quarterly Project Manager Review Meetings have also been a consistent avenue for PM's to share the details of their projects with management of the department. WSU has also developed a strong quality control program that includes detailed reviews at each phase of a project.

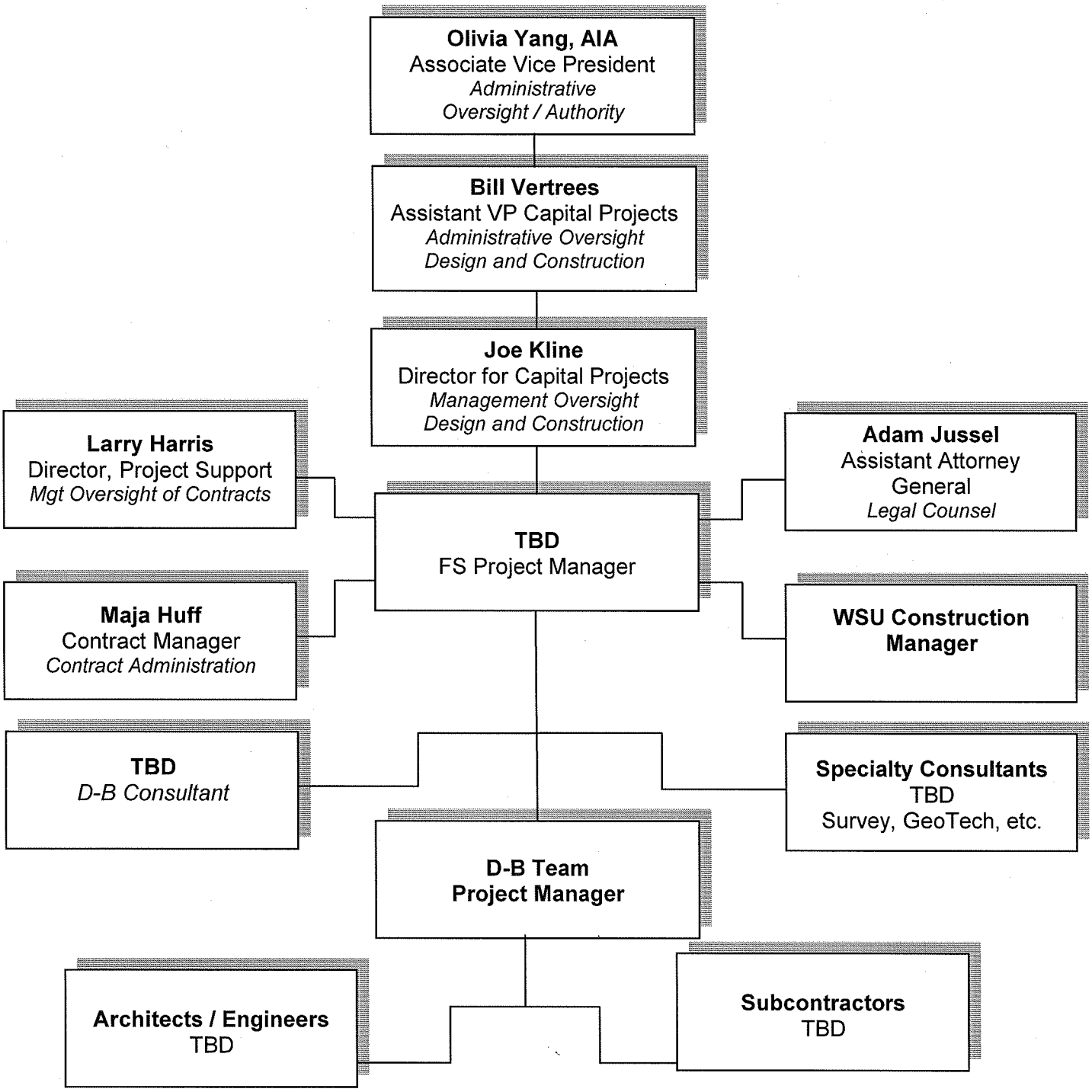
4. **Personnel with Construction Experience Using Various Contracting Procedures** *(RCW 39) Limit response to two pages or less. (See attached sample to display personnel experience)*

Please provide a chart with your organization's current personnel with construction experience using the contracting procedure and briefly describe their experience (for example, the type of project, the length of time they worked on the project, the tasks they performed, and the percent of time devoted to each task). Only identify those personnel that you reasonably expect will be with your organization over the next three years.

Response: Please see Exhibit B

5. **Management Plan and Rationale for Alternative Contracting Projects** *(RCW 39) Limit response to one page or less. (See attached example of a management plan and rationale for using an alternative contracting procedure.)*

Please provide your typical management plan or protocol that you would use to manage a Design-build (D-B) project. Your plan should address the typical roles, types of positions with specific responsibilities and also list any advisory or oversight roles (by expertise).



6. **Demonstrated Success in Managing Public Works Projects Involving All Types of Contracting Procedures** *(RCW 39) Limit responses to two pages or less. (See attached example table of how to display construction history.)*

Please provide a table with the following information for a maximum of twenty-five (25) public works projects with a total cost of at least $5M each that your organization has managed over the past 10 years:

- *Name of project*
- *Description of project*

- *Total project cost*
- *Method of delivery (design-bid-build, GC/CM, design-build, etc.)*
- *Lead Design Firm (including current contact information)*
- *General Contractor or Design/Builder (including current contact information)*
- *Planned construction start at authorization date*
- *Planned completion date*
- *Actual construction start date*
- *Actual completion date*
- *Reason for schedule overrun (if any)*
- *Original budget at authorization (not including land acquisition)*
- *Final Cost*
- *Reason for cost overrun (if any)*

**If the public body has fewer than twenty-five (25) applicable projects, it may list projects under $5 million if they believe them to be relevant.*
***If the public body has more than twenty-five (25) applicable projects, they should state the number of projects they have managed and provide a list of the twenty-five (25) projects it believes are most relevant.*

Response: Please see Exhibit C

7. **Demonstrated Success in Managing at Least One Project Using DB Contracting Procedure Within the Last Five Years** *(RCW 39)(Limit response to one page or less.)*

RESPONSE:
Since 2011, Washington State University has conducted four design-build procurements. These have ranged from "traditional" housing projects over $10M, to research buildings over $10M, to a small $2.5M project. These projects are:

Northside Residence Hall (2011-2013)
$36.6M project costs; $25 DB contract cost
Number of responses to RFQ: 13
Selected Team: Graham Construction/NAC Architects
Status: Under construction; completion July 2013

Clean Technology Building (2012)
$57.7M project cost; $42M DB contract cost
Number of responses to RFQ: 11
Selected Team: Skanska USA Construction/LMN Architects
Status: In design, requested state capital funding for construction 2013-2015

Visitor Center (2012-2013)
$2.5M project cost; $1.7M contract cost
Number of response to RFQ: 16
Status: Still in selection

Chief Joseph Village Apartments (2012-2016)
$20M project costs; $16.2M DB contract cost
Number of responses to RFQ: 8
Status: Still in selection

The most telling evidence of our success is in the responses to our solicitations. In all cases, we received over half a dozen responses to the Request for Qualifications and completed the procurement with no protest.

8. **Ability To Properly Manage the Public Body's Capital Facilities Plan** *(RCW 39) (Limit response to one page or less.)*

RESPONSE:
Facilities Services works closely with the University Budget Office in the planning and coordination of all major capital project requests and prioritization.

Project planning, including budget preparation, is initially prepared within Facilities Services. As a first step, a Project Manager is assigned to work with a College or Department to gain an understanding of the needs and scope of the project. The Project Manager will prepare the preliminary project plan outlining the scope, budget, and schedule. This information is routed through the department's management group and then refined, before being forwarded by the Associate Vice President to the University Administration for review and prioritization.

9. **Ability to Meet the Requirements of Chapter 39.10 of the Revised Code of Washington** *(RCW 39) (Limit Response to one page or less.)*

RESPONSE:
Washington State University is proud of its history of delivering technically complex and challenging projects over the past 14 years. In addition to the strong leadership and seasoned experience of the department's management, the Capital Projects staff is mostly made up of licensed professionals.

Washington State University has also been requested by other public agencies and school districts to assist and/or advise them in the implementation of alternative contracting methods. WSU assisted the Spokane Public Facilities District during their alternative process and also advised Spokane Public Schools as they considered the use of alternative processes.

10. **Resolution of Audit Findings on Previous Public Works Projects** *(RCW 39) (Limit response to one page or less.)*

RESPONSE:
Washington State University has been audited several times by the Washington State Auditor's Office. Consistently, there have been no findings.

Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that the PRC may request additional information about your organization, its construction history, and the experience and qualifications of its construction management personnel. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request for certification, you also agree to notify CPARB when your organization approves the construction of a project using the alternative contracting procedure(s) for which you are certified; and to participate in brief, state-sponsored surveys at the start and completion of each of these construction projects. You understand that this information will be used in a study by the state to evaluate the effectiveness of the alternative contracting procedure(s).

2/28/13

Name: Olivia O. Yang, Date
Title: Associate Vice President for Facilities Services

Exhibit A: Project Review Flow Chart
Design-Build
Washington State University

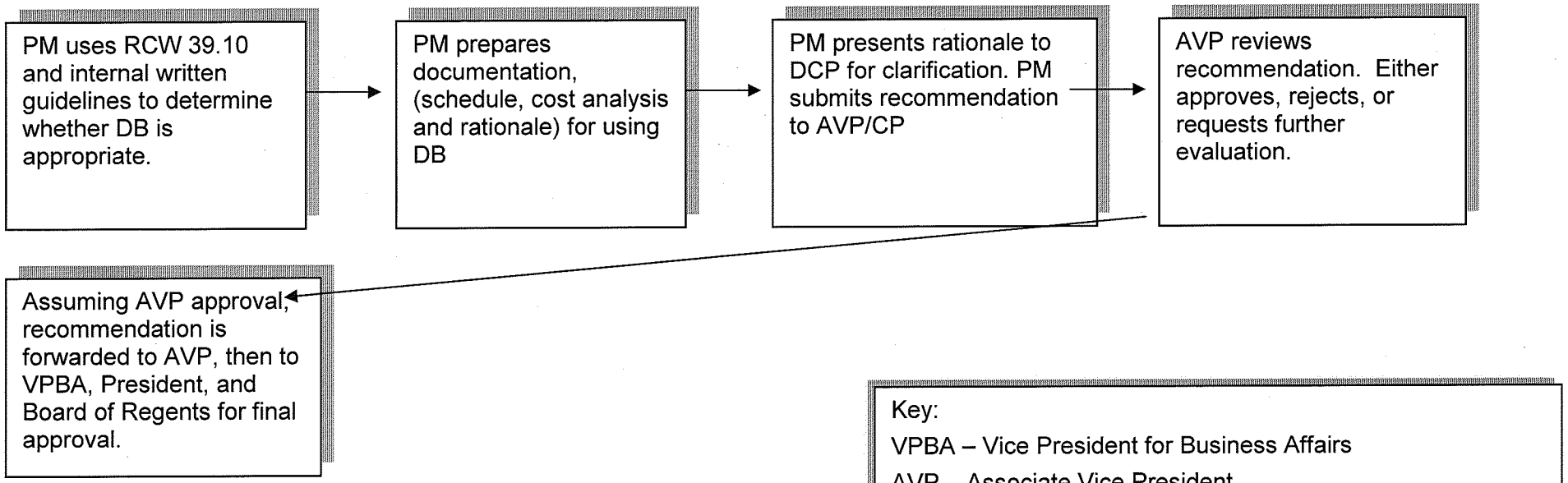


Exhibit B – Personnel: Professional Experience

Name	Title	Project Names	Project Size	Project Type	Planning	Design	Constr.	Role Start	Role Finish
Olivia O. Yang	Associate Vice President for Facilities Services	All Capital Projects			Administrative oversight and final project authority, Campus Architect and Campus Planner; 29 years of experience; Licensed Architect; AIA; CPARB member				
Bill Vertrees	Assistant Vice President for Capital Projects	All Capital Projects			Administrative oversight during planning, design and construction; Over 22 years of experience in capital project management; seasoned leadership in administration				
Joe Kline	Director for Capital Projects	Plant Biosciences (REC 1)	$43M	GCCM	X	X	X	2003	2006
		Biotech Building (REC 2)	$63M	GCCM	X	X		2004	2007
		Campus Infrastructure Master Plan	$50M	RFP/RFQ	X			2005	2007
		Energy Services Performance Contract (multiple projects)	$35M	DBB/DB		X	X	2007	2012
		University Infrastructure Master Planning	$250K	RFP/RFQ	X	X		2008	2010
		Administration Building HVAC Upgrades	$1M	DBB	X	X	X	2011	2013
Jeff Lannigan	Project Manager	Honors Hall Renovation	$15M	GCCM			X	2000	2001
		McCroskey Hall Renovation	$5M	DBB			X	2001	2002
		Energy Plant Redevelopment	$42M	GCCM	X	X	X	2002	2004
		North Fairway Road		DBB			X	2004	2005
		South Fairway Parking		DBB			X	2004	2005

Name	Title	Project Names	Project Size	Project Type	Planning	Design	Constr.	Role Start	Role Finish
Jeff Lannigan (continued)	*Project Manager*	*Agronomy Research Facility*	*$450K*	*DBB*			*X*	*2005*	*2005*
		Compton Union Building Renovation	*$86M*	*GCCM*	*X*	*X*	*X*	*2005*	*2009*
		Paul G. Allen Center for Global Animal Health	*$43.2M*	*GCCM*	*X*	*X*	*X*	*2009*	*2013*
		Clean Technology Laboratory Building	*$57.7M*	*DB*	*X*	*X*	*X*	*2011*	*2015*
		Visitor Center	*$2.5M*	*DB*	*X*	*X*	*X*	*2012*	*2014*
Jason Baerlocher	*Project Manager*	*Portland Rock Gym*	*$3M*	*DB*	*X*			2000	2002
		Evergreen Corporate Center	*$6M*	*GCCM*		*X*	*X*	2000	2001
		ADP Columbia Remodel	*$1M*	*DBB*	*X*	*X*	*X*	2001	2002
		PSU Miller Library	*$1.2M*	*DBB*			*X*	2001	2001
		PSU Smith Center	*$1M*	*DBB*			*X*	2001	2001
		Thync Action	*$3M*	*DB*	*X*	*X*	*X*	2002	2002
		Hillsboro Hyundai	*$500K*	*GCCM*	*X*	*X*	*X*	2003	2004
		Fred Meyer Regional Service Center	*$8M*	*GCCM*	*X*	*X*		2003	2004
		PDX Business Park	*$15M*	*GCCM*	*X*	*X*	*X*	2004	2009
		FedEx RAG Building	*$500K*	*GCCM*		*X*	*X*	2004	2005
		FedEx Terminal Expansion	*$1M*	*DBB*			*X*	2004	2005

Name	Title	Project Names	Project Size	Project Type	Planning	Design	Constr.	Role Start	Role Finish
Jason Baerlocher (continued)	*Project Manager*	*Kohl's – Hillsboro*	*$6M*	*GCCM*			*X*	2005	2006
		Wal-Mart – Wood Village	*$8M*	*DBB*			*X*	2005	2006
		Birtcher Center Fairview	*$4M*	*DB*		*X*	*X*	2006	2008
		Home Depot – Roseburg	*$11M*	*DBB*			*X*	2006	2007
		Kohl's – Hazel Dell	*$5M*	*GCCM*			*X*	2007	2008
		Tualatin Valley Waste Recovery	*$10M*	*GCCM*		*X*	*X*	2008	2009
		Sunset Highway Business Park	*$5M*	*DBB*			*X*	2008	2009
		A&K Designs	*$4M*	*DBB*			*X*	2009	2010
		Prescott Apartments	*$20M*	*DB*	*X*	*X*	*X*	2010	2012
		Portland Fire Station $31	*$4M*	*DBB*			*X*	2010	2011
		Nautilus World Headquarters	*$7M*	*DBB*			*X*	2011	2012
		Wilsonville Road Business Park	*$6M*	*DBB*			*X*	2011	2012
Cynthia Arbour	*Project Manager*	*Waller Hall Renovation and New Construction*	*$32.6M*	*GCCM and DB*	*X*			*2010*	*2011*
		Chief Joseph, Bldg D Reconstruction	*$2.3M*	*DBB*	*X*	*X*	*X*	*2010*	*2011*
		Community/Duncan-Dunn Renovation	*$23.6M*	*GCCM*	*X*			*2010*	*2010*
		Streit-Perham Roof Replacement	*$547K*	*DBB*	*X*			*2010*	*2010*

Name	Title	Project Names	Project Size	Project Type	Planning	Design	Constr.	Role Start	Role Finish
Cynthia Arbour (continued)	*Project Manager*	*Housing Long Range Plan*	*N/A*	*Study*	*X*			*2010*	*2010*
		Dairy Road Improvements	*$928K*	*DBB*	*X*	*X*	*X*	*2012*	*2012*
		Johnson Tower Elevator Modernization	*$460K*	*DBB*	*X*	*X*	*X*	*2012*	*2014*
		Todd Student Service Center	*$526K*	*DBB*			*X*	*2012*	*2012*
		Stephenson North Elevator Modernization	*$712K*	*DBB*			*X*	*2013*	*2014*
Louise Sweeney	*Project Manager*	*Admn Bldg, Elevator and Life Safety*	*$2.75 M*	*DBB*	*X*	*X*	*X*	*1999*	*2001*
		Brink Phinney Elevator	*$3.5M*	*DBB*	*X*	*X*	*X*	*1999*	*2001*
		Renfrew Hall	*$3.5M*	*DBB*	*X*	*X*	*X*	*2000*	*2004*
		Student Union Bldg Renovation	*$5M*	*DBB*	*X*	*X*	*X*	*1998*	*2000*
		Student Recreation Center	*$18M*	*DBB*	*X*	*X*	*X*	*1998*	*2000*
		Hagerman Aquaculture Center	*$3M*	*DBB*	*X*	*X*	*X*	*2002*	*2004*
	(Owner's Representative)	*Idaho Water Center*	*$48M*	*GCCM*	*X*	*X*	*X*	*2002*	*2004*
		Vet Med Bar Relocation	*$2.2M*	*DBB*	*X*	*X*	*X*	*2004*	*2005*
		Outdoor Tennis Facility	*$3M*	*GCCM*	*X*	*X*	*X*	*2005*	*2007*
		Championship Golf Course	*$8.4M*	*DBB*	*X*	*X*	*X*	*2004*	*2008*
		Martin Stadium Renovation, Phase 1 and 2	*$22.5M*	*GCCM*	*X*	*X*	*X*	*2006*	*2008*

Name	Title	Project Names	Project Size	Project Type	Planning	Design	Constr.	Role Start	Role Finish
Louise Sweeney (continued)	*Project Manager*	*Olympia Avenue Student Residence Hall*	*$26M*	*GCCM*		*X*	*X*	*2008*	*2009*
		Community/Duncan-Dunn Residence Hall Renovation	*$24.6*	*GCCM*		*X*	*X*	*2010*	*2012+*
		Northside Residence Hall	*$32.6*	*DB*	*X*	*X*	*X*	*2011*	*2013+*

EXHIBIT C: Demonstrated Success in Managing Public Works Contracts

Washington State University - Construction History (10 years, Maximum of 25 Projects)

All Projects Located at the Pullman Campus Unless Noted Otherwise

Project #	Project Name	Project Description	Total Project Cost	Contracting Method	Lead Design Firm	General Contractor or GC/CM	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Construction Budget	Actual Budget	Reason for Budget or Schedule overrun
1	Biotechnology/Life Sciences Facility (REC2)	128,000 GSF Higher Education Facility Research/Teaching Lab	$ 72,650,000	GCCM	LMN Architects	Lydig Construction	May-06	May-09	Jul-06	Dec-09	$ 53,448,146	$ 52,838,146	
2	Compton Union Building Renovation	230,000 GSF Higher Education Facility Student Union	$ 86,000,000	GCCM	Integrus Architecture	Hoffman Construction	May-06	Aug-08	May-06	Oct-09	$ 66,220,896	$ 72,428,925	
3	WSU Nursing Center - Spokane	85,000 GSF Higher Education Facility Research/Teaching Lab	$ 34,600,000	GCCM	Integrus Architecture	Graham Construction	Oct-05	Oct-07	Oct-06	May-10	$ 25,271,000	$ 24,854,936	
4	Bioproducts Science and Engineering Lab - Tri-Cities	60,000 GSF Higher Education Facility Research/Teaching Lab	$ 24,750,000	GCCM	SRG Partnership	Bouten Construction	Mar-06	Sep-07	Apr-06	Sep-07	$ 17,776,678	$ 19,853,608	
5	Martin Stadium Renovation	Higher Education Facility Athletic Facility	$ 24,000,000	GCCM	Madsen Mitchell Evenson & Conrad	Graham Construction	Dec-06	Sep-08	Dec-06	Jun-09	$ 20,372,513	$ 21,167,356	
6	Student Services Facility - Vancouver	18,000 GSF Higher Education Facility Student Service	$ 14,626,000	GCCM	ZGF Architects	Hoffman Construction	Mar-06	Mar-07	Feb-04	Jul-07	$ 8,723,539	$ 8,723,539	
7	Rotunda Dining Hall Renovation	30,000 GSF Higher Education Facility Dining Hall Renovation	$ 10,200,000	DBB	URS Corporation	Lydig Construction	May-06	Apr-07	Jan-07	Jan-08	$ 7,575,000	$ 7,570,441	
8	Golf Course Expansion	18 hole Golf Course Expansion	$ 8,400,000	DBB	John Harbottle Design	Oliphant Golf Construction	Jun-06	May-08	Jun-06	Feb-09	$ 7,486,073	$ 7,353,803	
9	Regents Dining Hall Renovation	19,000 GSF Higher Education Facility Dining Hall Renovation	$ 8,200,000	DBB	URS Corporation	Lydig Construction	Aug-04	Jul-05	Aug-04	Aug-05	$ 5,800,000	$ 5,650,102	

10	Academic Center - Spokane	106,000 GSF Higher Education Facility General University Classroom	$ 33,900,000	GCCM	NAC Architecture	Graham Construction	Jun-04	Sep-06	Jun-04	Sep-08	$ 33,850,000	$ 31,219,829
11	Education Addition	27,700 GSF Higher Education Facility General University Classroom	$ 12,700,000	DBB	Thomas Hacker Architects	Graham Construction	May-04	Apr-05	May-04	May-05	$ 6,528,101	$ 7,285,202
12	Plant Biosciences Building (REC1)	92,380 GSF Higher Education Facility Research/Teaching Lab	$ 39,000,000	GCCM	ZGF Partnership	Skanska Construction (Baugh)	Jul-03	Apr-05	Jul-03	May-05	$ 28,417,669	$ 28,538,226
13	School of Communication Addition	26,000 GSF Higher Education Facility Research/Teaching Lab	$ 11,713,000	GCCM	NAC Architecutre	Baugh Construction	Oct-02	Nov-03	Oct-02	Nov-03	$ 7,828,130	$ 7,500,656
14	Shock Physics Building	33,330 GSF Higher Education Facility Research/Teaching Lab	$ 12,665,000	DBB	Miller Hull Partnership	Lydig Construction	Sep-02	Feb-03	Sep-02	Feb-03	$ 8,920,500	$ 9,786,459
15	Smith Center for Undergraduate Education (Teaching & Learning Center)	95,000 GSF Higher Education Facility Multipurpose Building	$ 40,600,000	GCCM	YGH Architecture	Lydig Construction	Jul-99	Aug-01	Jul-99	Oct-01	$ 24,275,224	$ 24,275,224
16	Student Recreation Center	165,513 GSF Higher Education Facility Athletic Facility	$ 39,000,000	GCCM	YGH Architecture	Gilbane Building Co.	Mar-99	Dec-00	Jul-97	Jan-01	$ 29,930,293	$ 30,069,170
17	Olympia Avenue Student Housing	76,000 GSF Higher Education Facility Housing Facility	$ 26,074,800	GCCM	Mithun	Graham Construction	May-08	May-09	May-08	Feb-10	$ 19,489,355	$ 19,704,955
18	Global Animal Health Building	145,000 GSF Higher Education Facility Research/Teaching Lab	$ 43,200,000	GCCM	ZGF Architects	Bouten Construction	Nov-10	Feb-12	Nov-10	May-12	$ 32,672,915	$ 32,664,625
19	Duncan Dunn and Community Halls Renovation and Addition	70,000 GSF Higher Education Facility Housing Facility	$ 21,600,000	GCCM	Mahlum	BNBuilders	May-11	Jun-12	May-11	Jul-12	$ 16,276,675	$ 20,044,501
20	Recreational Playfields Improvements	2,987 GSF Higher Education Facility Athletic Facility	$ 9,300,000	DBB	DA Hogan	Motley-Motley	May-10	Dec-10	May-10	Jun-11	$ 8,142,500	$ 7,884,617
21	Vancouver Applied Technology and Classroom Building	58,000 GSF Higher Education Facility Research/Teaching Lab	$ 37,513,000	GCCM	LMN	Hoffman Construction	Jan-08	Sep-11	Jan-08	Dec-11	$ 27,008,468	$ 24,535,091

10	Additional Project Scope
11	Final MACC Negotiation
12	
13	Additional work and unforeseen conditions
14	Added Scope
15	Contractor Performance
16	
17	
18	
19	
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21	

22	Spokane Biomedical and Health Sciences Building	111,000 GSF Higher Education Facility Research/Teaching Lab	$ 79,915,000	GCCM	NBBJ	Graham Construction	Sep-11	Sep-13	Sep-11	N/A	$ 58,413,871	N/A
23	Veterinary Medical Research Building(REC4)	126,000 GSF Higher Education Facility Research/Teaching Lab	$ 96,030,000	GCCM	SRG Partnership	Lydig Construction	Aug-10	Sep-13	Aug-10	N/A	$ 62,831,820	N/A
24	Martin Stadium Football Facilities Improvements - Press Box and Premium Seating	80,562 GSF Higher Education Facility Athletic Facility	$ 65,000,000	GCCM	ALSC Architects	Hoffman Construction	Nov-11	Sep-12	Nov-11	Sep-12	$ 59,148,159	$ 59,148,159
25	Northside Residence Hall	99,000 GSF Higher Education Facility Housing Facility	$ 32,600,000	DB	N/A	Graham Construction	May-12	Jul-13	May-12	N/A	$ 27,172,200	N/A