



WASHINGTON STATE  
UNIVERSITY

# Application for DB/GCCM Recertification

Capital Projects Advisory Review Board | Project Review Committee  
February 2025

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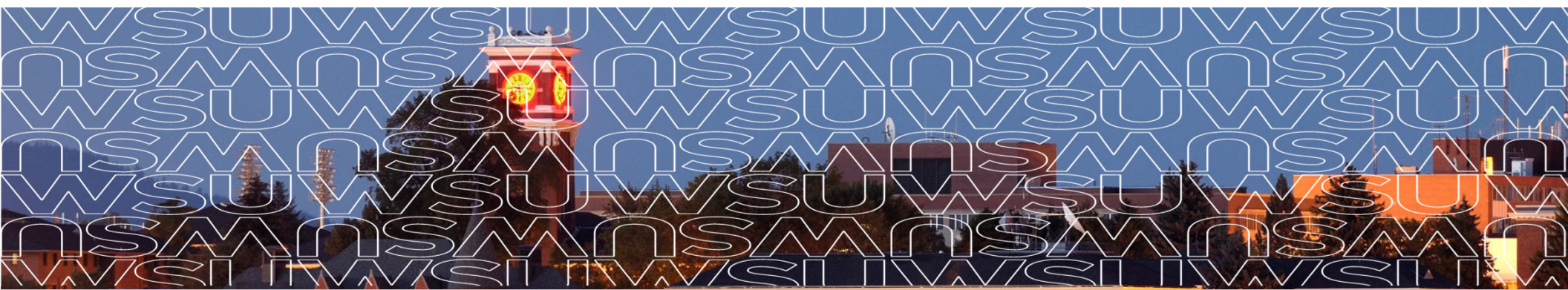
# Introductions

**Olivia Yang**  
Associate Vice President  
Facilities Services

**Joe Kline**  
Assistant Vice President  
Capital and Operations

**Jason Baerlocher**  
Senior Project Manager

**Maja Huff**  
Director Capital Contracts



# Washington State University

Land Grant, Research University

## FIVE CAMPUSES

- Pullman 1,742 acres, >12m SF
- Spokane 40 acres
- Tri-Cities 202 acres
- Vancouver 351 acres
- Everett 5 acres

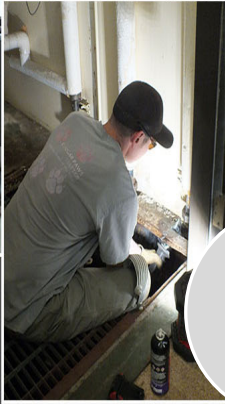
## RESEARCH & EXTENSION CENTERS

- Prosser
- Puyallup
- Wenatchee
- Mt. Vernon

## CAPITAL PORTFOLIO

- \$150 M –
- \$300 M





**30**

Finance &  
Administration



**342**

Operations



**18**

Capital

# Washington State University Facilities Services





## Guiding Principles

Thoughtful stewardship of Capital Funds and Physical Assets

Support Small Business / Grow the Pool of Contractors

Value added management practices

Facilities Services

## Responsible Stewardship

What it looks like:

- Collaboration with and listening to Design and Construction Community
- Shared resources and leveraging expertise within Facilities Services
- Socializing our values and processes
- Continual formal and informal learning across Facilities Services
- Good partnership practices
- Hands on personal approach to business
- Tackling hard questions



As a group we determine appropriate project procurement

# Alternative Procurement Selection Process

## Individuals Involved:

- Senior Project Management
- Senior Construction Management
- Director of Contracts / Business Equity
- AVP Facilities Services
- AVP Capital & Operations
- Others at appropriate

## Factors in determining appropriateness

- ✓ RCW for DB and GC/CM use
- ✓ Staffing Availability
- ✓ Funding Sequence
- ✓ Project Complexity
- ✓ Project Schedule
- ✓ Industry Interest



10 | 3 | 5

Project  
Managers

Construction  
Managers

Engineering  
Group

## Facilities Services **Capital Staff**

Credentials Include:

- Registered Architects
- PE's – Civil, Structural, Mechanical
- Interior Design Certified – NCIDQ
- Subject Matter Experts - MEP



4 DBIA Professionals | 3 DBIA Associates |

2 LEED | 2 CCM | PEs | NCARB | NCIDQ

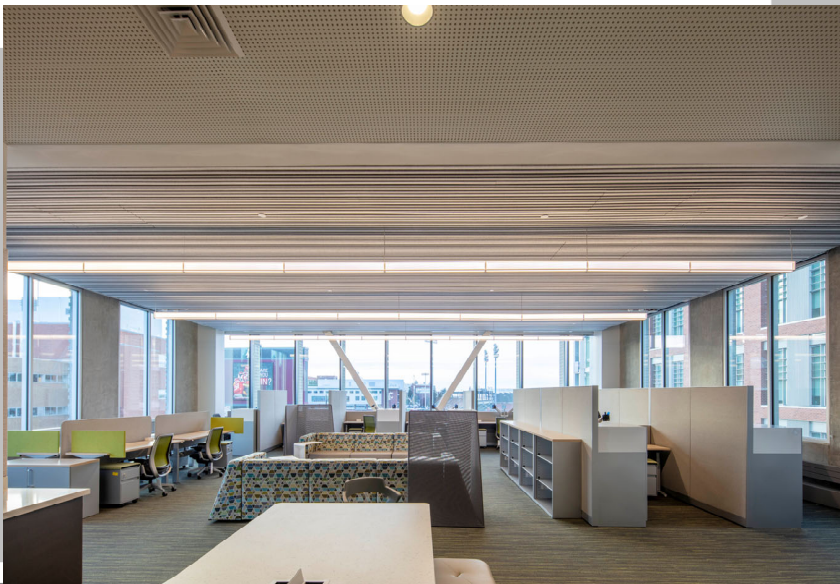
# Staff Certifications

## Continuing Education Opportunities

- Internal Training
- DBIA Conferences and AGC Ed Foundation
- Lunch & Learns
- SCUP, Tradeline, AIA, AUID, Peers and Trade Partners

## Presentations / Panel Discussions

- SCUP, Tradeline, DBIA, AIA, CMAA, AGC, LCI, Advancing Prefabrication
- Collaborate w/ WSU Voiland College of Engineering & Architecture
- State of Washington Public Owners Group



# WSU ready to be recertified

- Proven track record of 30 GC/CM and 42 Design-Build projects.
- Continual Improvement Culture
  - Ongoing PM/CM Staff Development.
  - WSU PM/CM's attend and teach training programs.
  - WSU active participation on CPARB and subcommittees.
- Well-developed and growth minded staff
  - Active in DBIA, CMAA, AIA, other trade organizations.
- Contract Review (Perkins Coie)
  - Challenging ourselves to maintain fair and reasonable contract documents.







## Life Sciences Building

DB Team: Anderson | SRG

Project Budget \$67.7M  
DB Contract \$57M  
Completion Jan 2024

Observation  
Started During Pandemic  
Multi-Disciplined Program  
Prompt Pay Strategies

## Taylor Sports Complex

DB Team: Garco | Design West | AECOM

Project Budget \$24.7M  
DB Contract \$21M  
Completion Sept 2024

Observation  
GCCM Potential  
100% Donnor Funded  
New to WSU Design-Builder







## Champions Center

DB Team: Walker | NAC

Project Budget	\$8.3M
DB Contract	\$6.57M
Completion	Dec 2024

Observation  
100% Donnor Funded  
Cashflow Management  
Repurposed underutilized space  
Development of Small Business

## Roof Replacement on Various Buildings

DB Team: Missoula Sheet Metal & Roofing | Palouse Design Associates

Project Budget	\$4.8M
DB Contract	\$4M
Completion	May 2025

Observation  
Programmatic Design-Build  
Value Added Solutions





## New Campus Fire Protection and Domestic Water Reservoir

DB Team: Skanska USA Building  
| Parametrix

Project Budget \$8M  
DB Contract \$6.683M  
Completion Sept 2023

Observation  
Non-Typical Scope  
Address Deferred Maintenance

## Under 2M Design- Build Projects

Demolish Troy-Wegner Bridge  
DB Team: N.A. Degerstrom | Exceltech |  
Talisman

Eastlick Teaching Lab  
Renovation  
DB Team: Walker | NAC







# Project Awards

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- Tri-Cities  
Collaboration Hall - DBIA 2022 National Award for Merit for Educational Facilities  
DBIA 2022 Chair's Award for an All-Female Design/Construction/Owner Team
- Everett Building - ASHRAE 2023 Second Place Technology Society Level (worldwide)  
ASHRAE 2022 Technology Award New Education Facility Design
- Troy Hall - AIA 2018 Seattle Honor Award  
AIA 2018 National Merit Award  
AIA WA Council 2017 Civic Design Award
- The Spark - DBIA 2018 National Award for Merit  
DBIA 2018 Award for Excellence in Teaming  
DBIA 2018 Award for Excellence in Process
- Cultural Center - DBIA 2018 National Award for Merit  
DBIA 2018 Chairman's Award and Excellence in Design - Architecture



Core Concepts

# Business Equity and Diverse Business Inclusion

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## Access to Opportunities

Identify early and often

Be at the table

Ask Questions



## Access to Capital

Address roadblocks

Share perceived risk

Challenge the status quo



## Access to Training

Mentor and Support

Encourage growth

Personalize

Case Studies Keeping the Core Concepts at the Forefront

# Supporting Small and Diverse Business with WSU Alternative Public Works

## Vancouver Life Sciences Building

Heavily encouraged mentorship partnering in subconsultant and trade partner selections.

Created a prompt pay program for this specific project to target small firms to allow them to be paid quickly.

Adjusted contract to allow small businesses to meet insurance requirements.

## Taylor Sports Complex

Scopes of work tailored to fit the known and available local and small firms.

Adjusted bid strategies to afford small businesses the opportunity to participate.

## Kruegel KMac Demolition

Small local Design-Build Team transitioned to Design-Build from traditional contracting model.

Supporting other small business growth through mentorship, capital lending and early progress payments.

## Eastlick-Abelson-Bustad Renovation

Targeted mentorship of small diverse business.

Split scopes between portions and locations within the project to encourage and allow more opportunities and training.

Facilities Services

# Contracting

## Legal Counsel

- Sean Bowen, Assistant Attorney General
- Andrew Greene, Perkins Coie LLP

## Contract Documents

- Express goal to be fair, reasonable and consistent across all forms of Public Works
- Continual contract review

## During this certification period

- Developed contract model to award GMP at onset.
- Programmatic Design-Build contract model.
- Cost of the Work terms refinement.







# Lessons Learned

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WSU is developing a program utilizing the Design-Build process to address our deferred maintenance backlog which has been identified as a top 5 risk to the University. These are generally smaller dollar value contracts. (Roofs, Electrical Utilities, Building Mechanical Systems, Chiller Systems, etc).

- Refining the deliverables for the RFQ and RFP appropriate to the complexity of the project for easier access to new firms, and to keep the cost to compete in check.
- Revising our interview format and questions to find the best teams for our specific project needs.
- Refining bonding and insurance requirements.
- Significant overhaul of our contract documents to right-size to smaller and less complicated projects.
- 'Design' phase costs can vary significantly due to the need for enhanced pre-design investigation of existing conditions.



An aerial photograph of the Washington State University campus, showing various buildings, green spaces, and a football field. A large red and white graphic overlay is positioned in the center of the image. The red section on the left contains the text 'WSU is ready to be recertified'. The white section on the right contains three bullet points: 'History of Alternative Procurement Success', 'Demonstrated Success on a Wide Variety of Projects', and 'Well Qualified and Experienced Team'.

**WSU is  
ready to be  
recertified**

**History of Alternative  
Procurement Success**

**Demonstrated Success  
on a Wide Variety of  
Projects**

**Well Qualified and  
Experienced Team**



# Questions