



**Nevada Street
Pedestrian Bridge Replacement**

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

Application for Project Approval

**Submitted by
Washington State University
January 2, 2013**

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

APPLICATION FOR PROJECT APPROVAL
TO USE THE
DESIGN-BUILD (D-B) ALTERNATIVE
CONTRACTING PROCEDURE

1. Identification of Applicant

- (a) Organization: **Washington State University**
- (b) Address: **110 Commons P.O. Box 643611, Pullman, WA 99164-3611**
- (c) Contact Person: **Cynthia Arbour** Title: **Project Manager**
- (d) Phone Number: **509-335-7010** Fax: **509-335-6875** Email: **carbours@wsu.edu**

2. Brief Description of Proposed Project

Please describe the project in no more than two short paragraphs.

The original Nevada Street Pedestrian Bridge was constructed in 1965 to allow pedestrians to avoid the high volume of vehicular traffic on Stadium Way, a major campus thoroughfare. The University periodically monitors the structural integrity of its pedestrian bridges and recently assessed the condition of this bridge as urgent. The University closed the Nevada Street Pedestrian Bridge to pedestrian traffic on November 19, 2012, and removed the bridge entirely in December 2012 to reduce potential safety issues.

A traffic analysis completed just before the bridge closure revealed up to 300 pedestrians cross the bridge every 60 minutes at peak times. Most pedestrians are students traveling between the residence halls on the east side of Stadium Way and the core of campus on the west side of Stadium Way. During the vehicular peak times, up to 900 vehicles pass through the intersection below the pedestrian bridge during a sixty minute period.

While the current street-level crosswalks can accommodate the number of pedestrians crossing at the intersection, rebuilding a pedestrian overpass at this location would greatly improve campus safety. The new bridge will be designed and constructed to address expected pedestrian circulation, accommodate the height of transit buses, and ensure the bridge is integrated as part of the campus gateway concept.

3. Projected Total Cost for the Project:

A. Project Budget

Design Fees (includes document preparation	\$300,000
Estimated Construction Cost	\$2,467,500
Contract Administration (CM, Legal, Owner)	\$466,500
Shutdowns, Utility relocations	\$100,000
Taxes, Permits, Contingencies	\$166,000
Total Project	\$3,500,000

B. Funding Status

Project funding is from University local funds.

4. Anticipated Project Design and Construction Schedule

Preliminary Project Milestones

Project Review Committee Process	Jan 2013
Issue Design-Build RFQ	11 Feb 2013
Short-list, Issue RFP	8 Mar 2013
Short-listed Teams Prepare Proposals	8 Mar – 4 Apr 2013
Interview and Select Design-Builder	11 Apr 2013
Complete Design, Obtain Permits	12 Apr – 31 May 2013
Construction	1 June – 30 Sept 2013
Open Bridge	1 Oct 2013

5. Why the D-B Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If the design and construction activities, technologies, or schedule to be used are highly specialized and a D-B approach is critical in developing the construction methodology or implementing the proposed technology, (1) What are these highly specialized activities, technologies or schedule, and (2) Why is D-B critical in the development of the methodology or the implementation of the proposed technology?
- If the project design is repetitive in nature and an incidental part of the installation or construction, why is the design repetitive and incidental to the installation or construction?
- If regular interaction with and feedback from facilities users and operators during design is not critical to an effective facility design, why is regular interaction and feedback not critical?

The Nevada Street Pedestrian Bridge Replacement project meets two of the three statute requirements for Design-Build delivery:

The use of D-B delivery is critical to the overall schedule.

The successful design builder will complete final design, permitting and material procurement simultaneously reducing the overall downtime of the bridge to a minimum.

Up to 300 pedestrians cross the street per hour in this location, and up to 900 vehicles per hour pass through the intersection. While the existing crosswalk in this intersection can accommodate the number of pedestrians, a pedestrian overpass will provide a significant improvement in pedestrian safety. The D-B delivery method will provide the

most efficient and rapid means for the University to construct a replacement bridge in this location.

Regular interaction and feedback from users is not critical to effective design

Design standards for the new bridge will be based on widely adopted standards for loading, deflection and accessibility not needing feedback from University staff or students. Largely a utilitarian access corridor, the University is interested in obtaining a cost-competitive, long service life, quickly executed bridge. While esthetics are material and a component in the selection, interaction with the University selection committee will be minimal.

The University has already completed analysis of the pedestrian and vehicular traffic prior to removing the original bridge. In addition, the University completed a Housing Long-Range Plan in 2010 and a Campus Master Plan in 2011. Both documents addressed a new bridge in this general location based on extensive student and staff input.

6. Public Benefit

In addition to the above information, please provide information on how use of the D-B contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (the “design-bid-build method”) is not practical for meeting desired quality standards or delivery schedules.

Design-Build Provides Highly Predictable Cost and Schedule Control

Our detailed RFP will require that three short-listed proposers provide a design and price that is within WSU’s budget and meets the program and technical requirements. Our cost research indicates that we have a reasonable budget that will provide proposers with the opportunity for reasonable solutions and associated pricing for WSU to choose from.

Design-Build Supports a Fast Flexible Schedule

By utilizing the Design-Build method the project expects to see creative, cost-effective solutions to meet the structural needs of the bridge while also achieving an expedited completion schedule so that the bridge is in place for Fall semester 2013 when the highest number of vehicles and pedestrians are active on the campus. Although other delivery methods could be effective, D-B offers the best combination of schedule and value.

7. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the D-B contracting procedure.

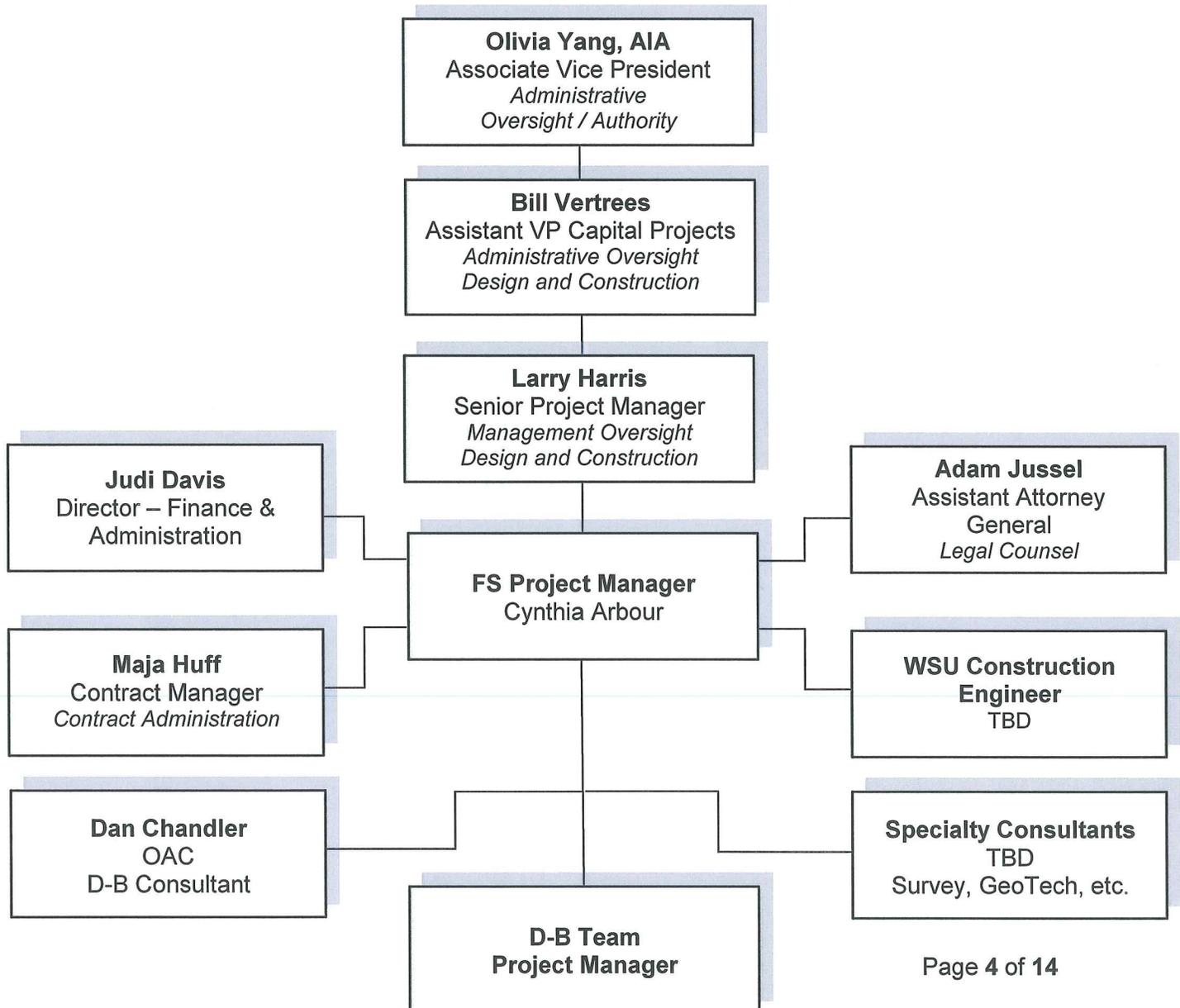
Over the past twelve years, Washington State University has a demonstrated track record of successfully managing design and construction of quality projects, utilizing the traditional Design-Bid-Build project delivery method, as well as the alternative General Contractor/Construction Manager and Design-Build methods. WSU is one of the public agencies originally authorized to utilize alternative contracting procedures. Since 1997, WSU Facilities Services has successfully delivered nearly fifty projects, including 17

projects utilizing alternative project delivery methods, with a total value in excess of \$380 million.

The Facilities Services department 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 includes professional architects and engineers with significant experience managing public works projects.

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

- A **Project** organizational chart, showing all existing or planned staff and consultant roles.



Associate Vice President: Administrative Oversight and Final Project Authority, Campus Architect and Campus Planner

Assistant Vice President Capital Projects: Administrative Oversight during Planning, Design, and Construction.

Senior Project Manager: Management & Oversight during Planning, Design, and Construction – Design Resource for Project Managers.

FS Project Manager: Project Lead and Point of Contact for all project-related issues and activities. Responsible for Project schedule, budget, program, design, documentation.

Director – Finance & Administration: Oversight of funding and budget; Project Liaison with OFM.

Contract Manager: Administers all A/E and GC, GCCM, and DB proposals and contracts.

Legal Counsel: Review of all legal documents and contracts.

Construction Engineer: On-site observation of all construction-related activities.

Design-Build Consultant: D-B procurement assistance, contracting, design completion and team integration.

- Staff and consultant short biographies that demonstrate experience with D/B contracting and projects (not complete résumés).

Please refer to Attachment A – Staff Biographies

- Provide the ***experience and role on previous D-B projects*** for each staff member or consultant in key positions on the proposed project.

Please refer to Attachment B – Relevant Personnel Experience

- The qualifications of existing or planned for project manager and consultants.
Note: For design-build projects, you must have personnel who are independent of the design-build team, knowledgeable in the design-build process, and able to oversee and administer the contract.

Washington State University is proud of its history of delivering technically complex and challenging projects. In addition to the strong leadership and seasoned experience of the department's management, the Facilities Services staff is mostly made up of licensed professionals. Over the past ten years, WSU has successfully recruited architects, mechanical engineers, electrical engineers, structural engineers, civil engineers, and code specialists. This internal expertise has proven to be of significant value to both the University and the State of Washington. A significant number of these professionals have experience in delivering projects with alternative contracting methods including the design-build methodology.

With the depth in experience combined with open communication between the management team and project managers, Facilities Services will have the ability to provide both a Project Manager and a Construction Engineer in addition to internal resources with the qualifications, knowledge, and experience to effectively execute a design-build project.

- The qualifications of an interim project manager until your organization has employed staff or hired a consultant as the project manager. Also indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve. *Note: This information is required only if your organization has yet to select a project manager at the time of application.*

Facilities Services does not anticipate the need to employ the services of an interim project manager at this time.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Please refer to Attachment C – Public Project Experience

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

WSU Facilities Services (FS) is structured so that the Associate Vice President and Assistant Vice President 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.

In addition to these internal reviews, WSU consistently implements value-added strategies into each project including constructability reviews, value engineering studies and peer reviews. WSU FS has an ICC-certified Code Specialist and Building Official as a key member of the staff. The Code Specialist works with the WSU Fire Marshall and FS staff to confirm that life-safety issues remain the highest priority.

To augment the above practices, FS will conduct outreach activities to the design-build community for briefings and training on state-of-the art practices to reinforce our current understanding of this alternative delivery method.

- A brief description of your planned D-B procurement process.
Please refer to Attachment D – Design-Build Process Diagram
- Verification that your organization has already developed (or provide your plan to develop) specific D-B contract terms.

Facilities Services has already developed and is utilizing standard agreements/contracts for alternative construction delivery methodologies, including Design-Build. The standard contracts were developed internally with oversight and review by senior WSU management. Additional reviews and oversight were conducted in conjunction with the WSU Attorney General's Office. This contract was successfully used by WSU in the design-build process for the Northside Housing (Waller II) project. WSU continues to review the current form of the agreement and conducts outreach to the other public owners that have successfully used the D-B methodology to verify that the agreement is congruent with current Design-Build practices. This same agreement language will be utilized for the Nevada Street Pedestrian Bridge Replacement.

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: (labeled Att. 'E')

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Please refer to Attachment C – Public Project Experience.

9. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

Please refer to Attachment E – Site Plan and Preliminary Concepts.

10. Resolution of Audit Findings on Previous Public Works Projects

Washington State University has been audited on multiple occasions by the Washington State Auditor's Office. Consistently there have been no findings.

Caution to Applicants

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. . 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 to use the D-B contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM or D-B process. You also agree that your organization will complete these surveys within the time required by CPARB

Signature  _____

Name (please print): **Bill Vertrees**

Title: **Assistant Vice President Capital Projects – Facilities Services**

Date: **January 2, 2013**

ATTACHMENT “A” Relevant Team Experience

Olivia Yang

Associate Vice President

An experienced capital projects practitioner and proponent, Olivia will provide the overall guidance for procurement, execution, and contracting. Similar to other design-build projects at WSU, Olivia will stay abreast of the project, attend critical meetings, provide feedback to the project team, and serve as a sounding board for the design and construction community. Olivia serves as the final project authority who will execute contracts on behalf of WSU.

Olivia has 29 years of industry experience, is a licensed architect, and a CPARB member.

Bill Vertrees

Assistant Vice President for Capital Projects

Bill will provide administrative oversight during planning, design and construction, and serve as a resource to Virgil and Cynthia throughout. As a supervisor of all capital project managers, Bill provides critical lessons learned and helps to develop overall best practices across WSU Facilities Services.

Bill has over two decades of experience in capital project management as well as seasoned leadership in administration and day-to-day operations, most recently at Central Washington University.

Larry Harris

Senior Project Manager

Larry will provide management and oversight during planning, design and construction, and serve as a resource to Louise throughout. As a supervisor of other project managers, Larry provides critical lessons learned between projects helping to develop overall best practices across WSU Facilities Services.

Larry is a veteran of recent and ongoing design-build projects including the Northside Residence Hall, Clean Technology Project and the WSU Visitor Center. Larry has 42 years of experience and is NCARB certified.

Cynthia Arbour

Project Manager

Cynthia will function as the overall project lead for all aspects of the project including overall responsibility for the budget, schedule, quality, program and documentation.

Currently reaching approximately 50% completion, the \$25M Northside Residence Hall is Cynthia's first major design-build project. She developed the Northside project documents including the RFQ and RFP as well as the programming documents. Cynthia has 15 years of experience in various facilities roles on university campuses.

Dan Chandler

Design-build Consultant

Dan will support Cynthia and WSU with design-build procurement assistance, contracting, design completion and team integration. This is a similar role Dan has provided on other WSU design-build projects including Northside Residence Hall and the WSU Visitor Center.

A 30-year construction industry veteran and principal at OAC Services, one of the region's premier construction management consulting firms, Dan advises public and private clients on all delivery methods including design-build. Dan's design-build experience includes the Billings Federal Courthouse, Olympia City Hall, the Northside Residence Hall and the WSU Visitor Center.

ATTACHMENT B

Relevant Personnel Experience

Name	Summary of Experience	Project Names	Construction Budget	Procurement Type	Role During Project Phases		
					Pre-Design	Design	Construction
Olivia Yang	Associate Vice President 29 years experience	Northside Residence Hall	\$150.0M	DB			
		Clean Technology Project	\$17.2M	DB			Associate Vice President
		Visitor's Center	\$18.7M	DB			
Bill Vertrees	Assistant Vice President 22 years experience	Various projects					
		Central Washington Univ.	NA	DBB			Assistant Vice President
Larry Harris	Senior Project Manager 42 years experience	Bioproducts, Science and Engineering Lab	\$24.75M	GCCM	PM	PM	PM
		School of Communication Addition	\$11.71M	DBB/GCCM	PM	PM	PM
		Martin Stadium Phase III	\$40.0M	DB	PM	PM	NA
Cynthia Arbour	Project Manager 3 years experience	Northside Residence Hall	\$32.6M	DB	PM	Support	Support
		Chief Joseph Apartment D Renovation	\$2.1M	DBB	PM	PM	PM
		Housing Long-Range Plan	NA	RFP/RFQ	PM	NA	NA

ATTACHMENT C – Public Project Experience

Washington State University - Construction History

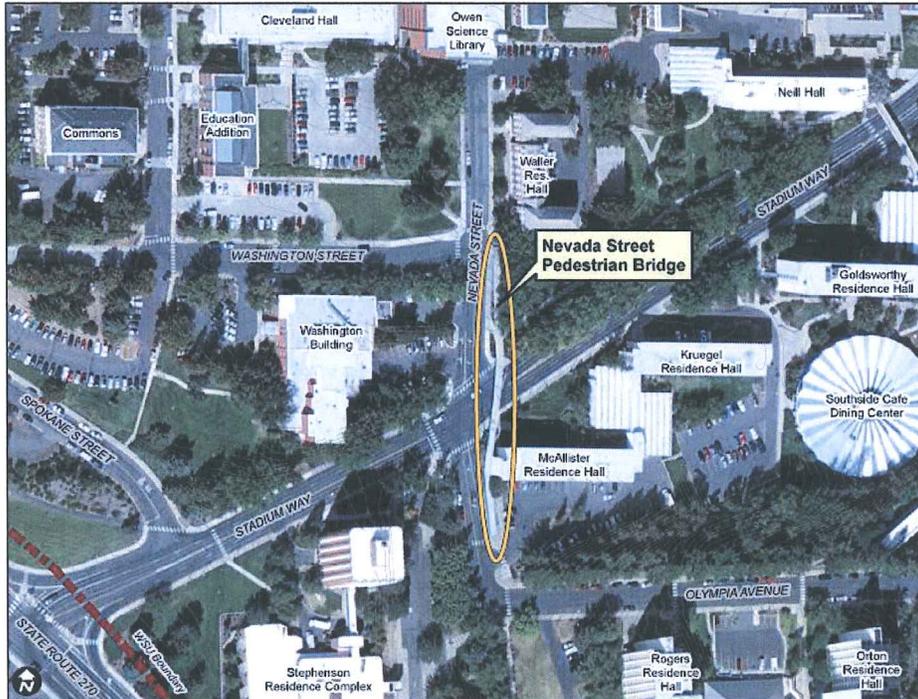
All Projects Located at the Pullman Campus Unless Noted Otherwise

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	N/A	\$ 45,949,820	N/A	
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	N/A	\$ 51,000,000	N/A	
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	N/A	\$ 25,271,000	N/A	Program Revisions
4	Bioproducts Science and Engineering Lab - Tri-Cities	57,000 GSF Higher Education Facility Research/Teaching Lab	\$ 24,750,000	GCCM	SRG Partnership	Bouten Construction	Mar-06	Sep-07	Apr-06	N/A	\$ 17,776,678	N/A	Availability of Funding
5	Marlin Stadium Renovation	Higher Education Facility Athletic Facility	\$ 24,000,000	GCCM	Madsen Mitchell Evenson & Conrad	Graham Construction	Dec-06	Sep-08	Dec-06	N/A	\$ 17,000,000	N/A	
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	N/A	\$ 6,985,000	N/A	
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	N/A	\$ 6,500,000	N/A	
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	\$ 5,600,000	\$ 5,650,102	
10	Multimedia Classroom Building - Vancouver	49,200 GSF Higher Education Facility Research/Teaching Lab	\$ 17,500,000	GCCM	ZGF Architects	Baugh Construction	Jun-01	Jan-03	Jun-01	Jan-03	\$ 12,265,729	\$ 12,224,155	
11	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	N/A	\$ 20,251,024	N/A	
12	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	Additional Project Scope
13	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	Final MACC Negotiation
14	Steam Plant Redevelopment Project	26,000 GSF Higher Education Facility Operational Support	\$ 41,000,000	GCCM	Harris Group / Wood-Harbinger	Hoffman Construction	Apr-03	Oct-03	Apr-03	Oct-03	\$ 33,341,000	\$ 31,961,717	
15	School of Communication Addition	26,000 GSF Higher Education Facility Research/Teaching Lab	\$ 11,713,000	GCCM	NAC Architecture	Baugh Construction	Oct-02	Nov-03	Oct-02	Nov-03	\$ 7,828,130	\$ 7,500,656	
16	Health Sciences Building - Spokane	145,000 GSF Higher Education Facility Research/Teaching Lab	\$ 39,000,000	GCCM	Integrus Architecture	Shea-Graham Construction	Sep-99	Aug-01	Sep-99	Sep-01	\$ 26,562,463	\$ 25,610,195	
17	Shock Physics Building	33,330 GSF Higher Education Facility Research/Teaching Lab	\$ 12,865,000	DBB	Miller Hull Partnership	Lydig Construction	Sep-02	Feb-03	Sep-02	Feb-03	\$ 8,920,500	\$ 9,768,459	Additional work and unforeseen conditions
18	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	Added Scope
19	Engineering Life Sciences Building - Vancouver	60,000 GSF Higher Education Facility Research/Teaching Lab	\$ 29,900,000	GCCM	ZGF Architects	Baugh Construction	Oct-99	Jul-01	Jul-97	Dec-00	\$ 19,183,769	\$ 17,670,705	
20	Student Recreation Center	166,513 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	Contractor Performance
21	Boher Gym Addition	127,000 GSF Higher Education Facility Athletic Facility	\$ 20,863,466	DBB	Sasaki Associates	Garco Construction	Oct-98	Jul-00	Oct-98	Nov-00	\$ 16,815,920	\$ 16,801,286	Unforeseen site conditions
22	White Hall Renovation (Honors Hall)	57,700 GSF Higher Education Facility Multipurpose	\$ 15,300,000	GCCM	Kovalenko Hale	Baugh Construction	Jun-00	Jul-01	Jun-00	Jul-01	\$ 10,706,389	\$ 10,321,726	
23	McCroskey Hall Renovation	30,832 GSF Higher Education Facility Multipurpose	\$ 5,000,000	DBB	Kovalenko Hale	Garco Construction	Dec-00	Dec-00	Dec-00	Jan-01	\$ 3,638,200	\$ 3,482,538	
24	Kimbrough Hall Addition/Remodel	47,825 GSF Higher Education Facility Classroom Building	\$ 11,733,000	DBB	Thompson Vaivoda	Shea Construction	May-98	Dec-99	May-98	May-00	\$ 8,760,500	\$ 8,843,360	Contractor Performance
25	Mount Vernon Ag Research and Technology Building	19,000 GSF Higher Education Facility Research/Teaching Lab	\$ 8,000,000	DBB	ARC Architects	Impero Contracting	May-05	Sep-06	Aug-05	Feb-07	\$ 6,346,000	\$ 6,489,000	

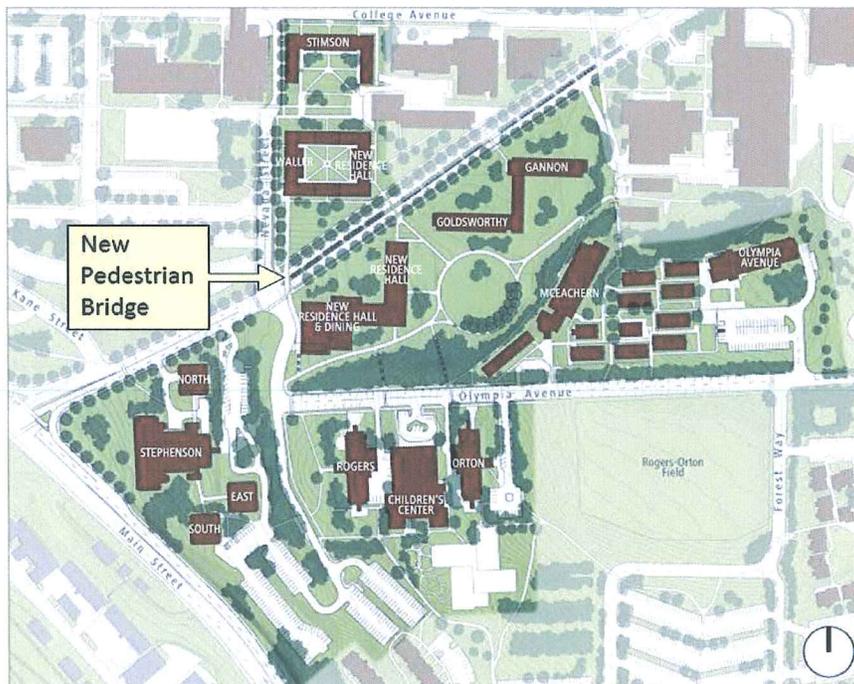
ATTACHMENT E

Site Plan and Preliminary Concept

Site Location:



Housing Master Plan:



SOUTHSIDE DISTRICT:
LONG-RANGE VISION

