

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

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY
RCW 39.10 Alternative Public Works Contracting- GCCM and/or DB

The CPARB PRC will consider recertification applications based upon agency's experience, capability, and success in undertaking Alternative Public Works Contracting utilizing the General Contractor/Construction Manager (GCCM) and/or Design-Build (DB) project delivery process. **Incomplete applications may delay action on your application.**

1. Identification of Applicant

- (a) Legal name of Public Body (your organization): **Washington State University**
- (b) Address: **110 Commons Building, PO Box 643611, Pullman, WA 99164-3611**
- (c) Contact Person Name: **Gerald R. Schlatter, AIA** Title: **Associate Vice President
Campus Architect**
- (d) Phone Number: **509-335-5571** Fax: **509-335-6875** E-mail: **schlatt@wsu.edu**
- (e) Effective Date of current Certification: **07/26/2007** [GCCM] **N/A** [DB]
- (f) This Re-Application is for GCCM DB [Check one or both as applicable]

2. Experience and Qualifications for Determining Whether Projects Are Appropriate for GCCM and/or DB under Alternative Contracting Procedure(s) in RCW 39.10 (RCW 39.10.270 (3)(a)) Limit response to two pages or less.

If there have been any changes to your agency's processes addressing items (a) and (b) below, please submit the revised process chart or list.

- (a) The steps your organization takes to determine that use of GCCM and/or DB is appropriate for a proposed project; and
- (b) The steps your organization takes in approving this determination.

Include and describe any such process *changes* since your original certification (and reasoning for same) to your determination process based upon your experience to date in utilizing the delivery method(s)

Response

WSU continually evaluates the process associated with each GCCM project from inception to completion to ensure effectiveness of project delivery and regulatory compliance. WSU has made no changes to the determination process described in the previous application for Public Body Certification (June, 2007)

3. Project Delivery Knowledge and Experience (RCW 39.10.270 (3)(b)(i)) Limit response to four pages or less.

Please describe your organization's experience in delivering projects under Alternative Public Works over the past six years. In particular, provide data on all projects undertaken (or in progress) utilizing GCCM and/or DB as qualified under RCW 39.10 determined appropriate under criteria established by your agency per Item (2.) above.

- (a) Include the status of each project [planned, underway, or complete, dates, and projected/determined construction cost].
- (b) Provide a short narrative *for each* project addressing the performance characteristics describing in particular any problems with respect to cost, schedule, and/or quality, disputes, claims, delivery method change in mid-project, team performance, and lessons learned from your experience on each such project.

Response

Please refer to Exhibit A – Statement of Project Delivery Knowledge and Experience

**4. Personnel with Construction Experience Using the Alternative Contracting Procedure(s)
[RCW 39.10.270 (3)(b)(ii)]**

Please provide an updated matrix/chart showing your agency's current personnel with construction experience using the alternative contracting procedure(s) and briefly describe this experience (example: type of project, length of time they worked on the project, tasks performed, and the percent of time devoted to each task). Identify only those personnel that you reasonably expect to be with your agency over the next three years.

Response

Please refer to Exhibit B – Personnel with GCCM Construction Experience

5. Resolution of Audit Findings on Previous Public Works Projects (RCW 39.10.270 (3)(c).) (Limit Response to one page or less.)

If your organization had audit findings on any public works project since 2005, please specify the project, briefly state those findings, and describe how your organization is resolving them.

Response

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

6. Project Data Collection

Please provide a matrix listing of all projects with a total value of greater than \$5 million with a design agreement or design-build agreement in place **as of July 1, 2005**. This list shall also include projects within the public body's capital plan **projected** for the next three (3) years.

- Project Title
- Agency's Project Number
- Project Value
- Delivery Method [DBB, DB, or GCCM- either actual or as-planned]
- Whether or not project data has been entered into the CPARB Data Collection System? (RCW 39.10.,320 and .350) [Yes or No; if No, why not?]
- Is the project complete [Yes or No]

Response

Please refer to Exhibit C – Project Data Collection

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 in order to adequately evaluate recertification under RCW39.10.270 (6). You agree to submit such information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request for recertification you agree to continue to provide data on such projects in accordance with RCW 39.10.270 (7) data collection criteria covering the complete history of each of these construction projects. You understand that this information is being used in a study by the State to evaluate the effectiveness of the alternative contracting procedure(s). Additionally, you understand that should this recertification be approved it is only valid for one additional three year period beyond your current certification expiration and that further certification must be applied for under RCW 39.10.270 (1).

Name (please print) _____



Gerald R. Schlatter, AIA

Title: Associate Vice President, Campus Architect
Washington State University

Date: July 01, 2010

EXHIBIT A - Statement of Project Delivery Knowledge and Experience for Alternative Contracting

WSU PULLMAN

Plant Bio Sciences (Rec-1) (Johnson Hall Addition)

- Method of Procurement: GCCM
- Project Completion Date: 5/05/2005
- Construction Costs: \$30,000,000

A Plant Biological Science research laboratory building consisting of 93,000 gross square feet. The building was constructed as an addition to the existing Johnson Hall and will provide state-of-the-art research laboratories, lab classrooms, and support space for research programs in plant biotechnology and molecular science programs within the College of Agriculture and Home Economics.

Martin Stadium Renovation

- Method of Procurement: GCCM
- Completed: Phases I and II completed in August 2008
- Construction Cost: \$17,000,000

Martin Stadium Renovation consists of four phases including components at the East End Zone, South Concourse and North Concourse.

Phases I and II are complete, Phase III and IV on hold pending funding.

Phase I East End Zone component include a main entry façade along Stadium Way, a new concourse with restrooms and concessions and a new ADA seating section. Phase I South Concourse includes two new restrooms, additional circulation space and new entry gates. Phase II North Concourse includes a new concourse with restrooms and concessions and a considerable increase in circulation space. This work was completed for the 2008 football season.

Project Completed on Time on Budget. Use of the GCCM process allowed for construction to occur throughout a collegiate football seasons with logistical and schedule collaboration a key to project success.

Martin Stadium Ph III

- Currently on hold pending funding
- Method of procurement: Design Build
- Project Budget: \$40,000,000

Martin Stadium Ph III is part of the overall renovation of WSU's Football Stadium. This phase includes private suites, loge seating, outdoor club seating, indoor club lounge, catering kitchen facilities, elevators. The structure will be located above and behind the north side grandstand student seating. Design Build was selected as the method of procurement at the time for the purpose of expediting schedule and controlling costs. The structure is technically difficult as it sites 80 feet above grade in a tight and congested area.

Compton Union Building

- Method of procurement: GCCM
- Project Completion Date: August 2008
- Construction Cost: \$74,000,000

The Compton Union Building, CUB, is located on Wilson Road and Terrell Mall in the center of the WSU Pullman Campus. The original structure was built in 1951, with a substantial addition and renovation in 1967. In March of 2005 a referendum was passed authorizing a student fee increase, funding approximately 60% of the \$86 million renovation effort.

EXHIBIT A - Statement of Project Delivery Knowledge and Experience for Alternative Contracting

During the renovation the bulk of the existing building was demolished, retaining only the core structure and exterior shell. The building was expanded slightly at the ballroom and lower levels to total 235,000 square feet. Major architectural improvements include a stair and elevator tower from field level at the north, an associated pedestrian bridge to the first floor, and revised exterior entry and landscape elements on Terrell Mall. The project also included the relocation of the Student Book Corporation from their current location to the renovated CUB. Mechanical, electrical, and plumbing systems have been replaced in their entirety, and the renovated CUB is fully air conditioned. Sustainability and energy efficiency are primary objectives of the renovation. The Compton Union Building Renovation received a LEED Silver certification. The GCCM process was utilized to great success as the project is situated in a logistically difficult and congested area of the central campus. Topography and access were key challenges that were overcome by a team focus that relied on expertise and cooperation by all members of the project team.

Biotechnical Life Sciences

- Method of Procurement: GCCM
- Completed: May 2009
- Construction Cost: \$56,185,000

The Biotechnology/Life Sciences Building will provide a new facility of approximately 128,000 gross square feet. The site is located on the east side of Stadium Way, south of South Fairway Road, and north of Johnson Road. The building is a four-story structure above grade with a partially shelled basement. The high-tech facility will contain research laboratories, core laboratories, common support space, conference rooms, and office space for faculty and postdoctoral students. The new facility will also house the administrative offices for the newly-created Center for Biotechnology in support of the University's Biotechnology Strategic Initiative, and the administrative offices for the School of Molecular Biosciences.

Project Completed on time and on budget without claim. Lessons learned centered around developing a better understanding of impact of Owner furnished equipment and changes to same during the design and construction timeline and impacts relating to changes in technology.

Olympia Avenue Student Housing

- Method of Procurement: GCCM
- Project Completion Date: August 2009
- Construction Cost: \$18,500,000

Project consisted of designing and constructing the first new Residence Hall built on the Pullman Campus since 1974. The LEED Silver certified facility was designed to house 229 students in a variety of living unit types. It incorporated a blend of 4 bedroom suites, 2 bedroom/one bath shared units and 2 bedroom units that shared a common restroom facility. Each floor housed group kitchen and laundry facilities as well as a quiet lounge for studying.

The building was designed and constructed in 20 months. Utilizing the GCCM process allowed for construction on site and utility packages to begin before building plans were complete allowing for completion of facility within a twenty month timeline.

Library Road PhIII

- Method of Procurement: GCCM
- Project Complete Date: October 2009
- Construction Costs: \$15,000,000

Library Road Phase III is the third and final phase of a major utility and infrastructure upgrade through the heart of campus. The work consists of rehabilitating and replacing major water, sewer, chilled water and electrical lines as well as steam tunnels in the campus core. Utility work was followed by surface restoration and renewal. The GCCM process provided opportunities for collaborative scheduling opportunities to avoid congestion and to eliminate impacts to emergency access through the central campus.

WSU SPOKANE

EXHIBIT A - Statement of Project Delivery Knowledge and Experience for Alternative Contracting

Nursing Building

- Method of procurement: GCCM
- Project Completion: Spring 2009
- Estimated Construction Costs: \$25,000,000 -

The location for the 87,500 sq ft Nursing facility is south of the existing Health Sciences Building adjacent to the west entrance into Spokane's Riverpoint campus. The Nursing building replaced the former nursing center located on Fort George Wright Drive with cutting-edge teaching and research facilities. The new facility will allow the College of Nursing to increase the number of undergraduate and graduate students. Locating Nursing adjacent to the existing Health Sciences Building and close to major regional hospital/medical complexes will help facilitate collaboration with other health science professionals.

Academic Center

Method of Procurement: GCCM
Project Completion: Fall 2006
Total Project Budget: \$33,850,000
Construction Cost: 23,700,000

The Academic Center is located in the middle of Spokane's Riverpoint campus between the Phase I Classroom Building and the Health Sciences Building. The Academic Center provides approximately 108,000 gsf for classrooms, computer laboratories, campus libraries, student services, student study spaces, and academic, public service, and administrative offices.

WSU VANCOUVER

Student Services Center

- Method of Procurement: GCCM
- Total Project Budget: \$14,626,000
- Construction Costs: \$9,395,251

Construction was completed on the Student Services Center (SSC) in March 2007 and the Firstenburg Student Commons (FSC) in August 2007. The project is a one stop arrival point and activity hub for students and campus visitors. The SSC is a designated campus arrival point and first stop for visitors. The upper level of the SSC provides expanded space for the current student service operations as they are delivered to a growing student population, while accommodating the addition of new services and activities not previously available. The ground level of the building houses the new Student Resource Center and the relocated bookstore. The site for the new facility is adjacent to the new Firstenburg Student Commons, overlooking an existing water feature. The FSC is a renovation and expansion of the existing Bookstore Building. and a flexible large sized conference room/ student lounge. Site development includes a new arrival plaza between the SSC and the FSC.

The project had to deal with the logistics of keeping one building (FSC) partially occupied while construction was in progress in adjacent space. Using the GCCM process allowed for collaborative resolution to difficulties encountered during harsh winter weather.

Applied Technology Center

- Method of Procurement: GCCM
- Status: In Construction completion scheduled for
- Estimated Construction Cost: \$27,000,000

The Applied Technology Center is a 56,000 GSF facility on the Mt. St. Helens Corridor to provide research and teaching space in Computer Sciences and Electrical Engineering. The facility will house three clean room laboratories and a Radio Frequency shielding

EXHIBIT A - Statement of Project Delivery Knowledge and Experience for Alternative Contracting

room to support the study of computer electronics and electrical engineering. The facility is to be constructed on a site with difficult soil structure characteristics and potential underground springs. Utilizing the GCCM process will help in mitigating the risk of design and construction on this material.

Current status: On schedule, on budget with no unresolved issues.

WSU TRI CITIES

Bioproduct Sciences and Engineering Laboratory

- Method of Procurement: GCCM
- Project Completion; July 2009
- Construction Costs \$19,264,959

The Bioproducts, Sciences and Engineering Laboratory (BSEL) is a collaborative venture between WSU and Pacific Northwest National Laboratory (PNNL) at the Tri-Cities campus. The 57,000 sf facility will house research and teaching laboratories, classrooms, faculty and staff offices for both WSU and PNNL programs, promoting science and engineering education and developing bioproducts technology.

EXHIBIT B: Personnel with GC/CM Construction Experience

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construction		
1 Gerald R. Schlatter, AIA Associate Vice President 49 years experience		Kingdome - King County	\$70.00 M (1970)	DBB/GCCM	PM	PM	PM	Jan-68	Dec-76
		Spokane Arena - Spokane PFD	\$58.80 M (1992)	DBB	PM	PM	PM	Jan-92	Dec-96
		Student Recreation Center	\$39.00 M	GCCM	AVP	AVP	AVP	Jan-00	Feb-01
		Teaching and Learning Center (Smith)	\$40.60 M	GCCM	AVP	AVP	AVP	Jan-00	Oct-01
		Engineering Life Sciences Building - Vancouver	\$29.90 M	GCCM	AVP	AVP	AVP	Jan-00	Oct-02
		Multimedia Classroom Building - Vancouver	\$17.50 M	GCCM	AVP	AVP	AVP	Jan-00	Dec-00
		Student Services Facility - Vancouver	\$14.63 M	GCCM	AVP	AVP	AVP	Aug-02	Mar-07
		School of Communication Addition	\$11.71 M	GCCM	AVP	AVP	AVP	Jun-00	May-05
		Plant Biosciences Building (RECT1)	\$39.00 M	GCCM	AVP	AVP	AVP	Jan-00	May-05
		Stream Plant Redevelopment	\$41.00 M	GCCM	AVP	AVP	AVP	Jun-02	Mar-04
		Health Sciences Building - Spokane	\$39.00 M	GCCM	AVP	AVP	AVP	Jan-00	Sep-03
		Academic Center - Spokane	\$33.90 M	GCCM	AVP	AVP	AVP	Jan-00	Sep-06
		WSU Nursing Center - Spokane	\$34.60 M	GCCM	AVP	AVP	AVP	Oct-03	Apr-09
		Biotechnology/Life Sciences Facility	\$72.60 M	GCCM	AVP	AVP	AVP	Jul-03	May-09
		Martin Stadium Renovation	\$24.00 M	GCCM	AVP	AVP	AVP	Apr-06	Aug-08
		Compton Union Building Renovation	\$86.00 M	GCCM	AVP	AVP	AVP	Jan-04	Aug-08
		Indoor Practice Facility	\$6.20 M	GCCM	AVP	AVP	AVP	Dec-97	Oct-00
		Olympia Ave. Housing	\$27.0 M	GCCM	AVP	AVP	AVP	Aug-07	Aug-09
		Martin Stadium Renovation Phase 1	\$24.0 M	GCCM	AVP	AVP	AVP	Apr-06	Aug-08
		Library Road Phase III	\$15.0 M	GCCM	AVP	AVP	AVP	Oct-07	Oct-09
Bioproducts, Science and Engineering Lab	\$24.75 M	GCCM	AVP	AVP	AVP	Oct-03	Jul-09		
2 Keith L. Bloom, LEED @ AP Director - Construction Services 34 years experience		Student Recreation Center	\$39.00 M	GCCM	D - CS	D - CS	D - CS	Jul-99	Feb-01
		Teaching and Learning Center (Smith)	\$40.60 M	GCCM	D - CS	D - CS	D - CS	Jan-99	Oct-01
		Engineering Life Sciences Building - Vancouver	\$29.90 M	GCCM	D - CS	D - CS	D - CS	Jan-98	Aug-02
		Multimedia Classroom Building - Vancouver	\$17.50 M	GCCM	D - CS	D - CS	D - CS	Aug-97	Dec-00
		Student Services Facility - Vancouver	\$14.63 M	GCCM	D - CS	D - CS	D - CS	Aug-02	Oct-02
		School of Communication Addition	\$11.71 M	GCCM	D - CS	D - CS	D - CS	Jul-97	May-05
		Plant Biosciences Building (RECT1)	\$39.00 M	GCCM	D - CS	D - CS	D - CS	Jan-00	May-05
		Stream Plant Redevelopment	\$41.00 M	GCCM	D - CS	D - CS	D - CS	Jun-02	Mar-04
		Health Sciences Building - Spokane	\$39.00 M	GCCM	D - CS	D - CS	D - CS	Apr-98	Sep-03
		Academic Center - Spokane	\$33.90 M	GCCM	D - CS	D - CS	D - CS	Jun-99	Sep-06
		WSU Nursing Center - Spokane	\$34.60 M	GCCM	D - CS	D - CS	D - CS	Oct-03	Apr-09
		Biotechnology/Life Sciences Facility	\$72.60 M	GCCM	D - CS	D - CS	D - CS	Jul-03	May-09
		Martin Stadium Renovation	\$24.00 M	GCCM	D - CS	D - CS	D - CS	Apr-06	Aug-08
		Compton Union Building Renovation	\$86.00 M	GCCM	D - CS	D - CS	D - CS	Jan-04	Aug-08
		Indoor Practice Facility	\$6.20 M	GCCM	D - CS	D - CS	D - CS	Dec-97	Oct-00
		Olympia Ave. Housing	\$27.0 M	GCCM	D - CS	D - CS	D - CS	Aug-07	Aug-09
		Martin Stadium Renovation Phase 1	\$24.0 M	GCCM	D - CS	D - CS	D - CS	Apr-06	Aug-08
		Library Road Phase III	\$15.0 M	GCCM	D - CS	D - CS	D - CS	Oct-07	Oct-09
		Bioproducts, Science and Engineering Lab	\$24.75 M	GCCM	D - CS	D - CS	D - CS	Oct-03	Jul-09
		3 David L. Smith, RA Director - Vancouver 32 years experience		Multimedia Classroom Building	\$17.50 M	GCCM	D - V	D - V	D - V
Student Services Center	\$14.63 M			GCCM	D - V	D - V	D - V	Aug-07	Aug-07
Applied Technology Center	\$22.0 M			GCCM	D - V	D - V	D - V	Jul-06	present
4 Larry C. Harris, RA, LEED @ AP Project Manager 40 years experience		Bioproducts, Science and Engineering Lab	\$24.75 M	GCCM	PM	PM	PM	Feb-05	Jul-09
		School of Communication Addition	\$11.71 M	DBB/GCCM	PM	PM	PM	Nov-97	Jun-04
5 G. Virgil Hanson Project Manager 32 years experience		Teaching and Learning Center (Smith)	\$40.60 M	GCCM	PM	PM	CE	Jan-00	Oct-01
		Biotechnology/Life Sciences Facility	\$72.60 M	GCCM	PM	PM	PM	Jan-07	Jul-09

EXHIBIT B: Personnel with GC/CM Construction Experience

6 Daniel W. Bodell, PE, LEED @ AP Project Manager 27 years experience	Multimedia Classroom Building	\$17.50 M	GCCM	PM	PM	PM/CE	Aug-02	Dec-03
	Student Services Center	\$14.63 M	GCCM	PM	PM	PM	Aug-02	Aug-09
	Applied Technology Center	\$22.0 M	GCCM	PM	PM	PM	Jul-06	present
7 Louise A. Sweeney, RA, LEED @ AP Project Manager 16 years experience	Martin Stadium Renovation	\$24.00 M	GCCM	PM	PM	PM	Sep-04	Aug-08
	Outdoor Tennis Courts	\$3.60 M	GCCM	PM	PM	PM	May-06	Jul-07
	Olympia Ave Student Housing	\$27.0 M	GCCM	PM	PM	PM	Aug-07	Aug-09
8 Ryan W. Ruffcorn, AIA Project Manager 16 years experience	Biotechnology/Life Sciences Facility	\$72.60 M	GCCM	PM	PM	PM	Jul-01	Jul-05
	Bioproducts, Science and Engineering Lab	\$24.75 M	GCCM	PM	PM	PM	Oct-03	Feb-06
	WSU Nursing Center - Spokane	\$34.6 M	GCCM	PM	PM	PM	Apr-05	Sep-06
9 Jeffrey B. Lannigan, PE, LEED @ AP Project Manager 14 years experience	Compton Union Building Renovation	\$86.00 M	GCCM	PM	PM	PM	Mar-05	Aug-08
	Steam Plant Redevelopment	\$41.00 M	GCCM	CE	CE	CE	Jun-02	Mar-04
	Global Animal Health	\$35.3 M	GCCM	PM	PM	PM	Jul-09	present
	White Hall Renovation (Honors)	\$15.30 M	GCCM	CE	CE	CE	Jul-00	Sep-01
10 Steven D. Hall, LEED @ AP Construction Engineer 17 years experience	WSU Nursing Center - Spokane	\$34.60 M	GCCM	CE	CE	CE	Jul-03	Apr-09
	Academic Center - Spokane	\$33.90 M	GCCM	CE	CE	CE	Jun-99	Jun-06
	Health Sciences Building - Spokane	\$39.00 M	GCCM	CE	CE	CE	Apr-98	Sep-03
	Compton Union Building Renovation	\$86.00 M	GCCM	CE	CE	CE	Dec-05	Aug-08
11 Chris L. Kuennen, LEED @ AP Construction Engineer 10 years experience	Library Road Phases III & IV	\$12.93 M	GCCM	CE	CE	CE	Jul-07	Oct-09
	Student Services Center	\$14.63 M	GCCM	CE	CE	CE	Jan-06	Aug-07
12 Joe Steinbrenner, LEED @ AP Construction Engineer 23 years experience	Sunnybrook Retail and Parking	\$15.00 M	GCCM	PM	PM	PM	Jan-05	Jan-06
	Port of Portland Terminal 14	\$11.00 M	GCCM	PM	PM	PM	Jan-01	Jun-02
	PGE Park	\$26.00 M	GCCM	SUPT	SUPT	SUPT	Jan-99	Dec-00
	Applied Technology Center	\$22.0 M	GCCM	CE	CE	CE	Jul-06	present
	Legacy Hospital	\$4.00 M	GCCM	SUPT	SUPT	SUPT	Jan-96	Jan-97

KEY	
AVP	Associate Vice President
ED	Executive Director
D - CS	Director - Construction Services
D - V	Director - Vancouver
PM	Project Manager
CE	Construction Engineer
SUPT	Superintendent
AE	Architect/Engineer

