WESTERN WASHINGTON UNIVERSITY
ITEM SUBMITTED TO THE BOARD OF TRUSTEES

TO: Members of the Board of Trustees
FROM: President Sabah Randhawa by Richard Van Den Hul, Vice President, Business and Financial Affairs
DATE: February 8, 2019
SUBJECT: Approval of Public Works Projects
PURPOSE: Action Items

Purpose of Submittal:
Approval of the university recommendations provided for Public Works Projects.

Proposed Motion(s):

MOVED, that the Board of Trustees of Western Washington University, upon the recommendation of the president, approve the following public works projects:

- Progressive Design-Build Phase 1 Contract for University Residences New Residence Hall, PW746
- Progressive Design-Build Phase 1 Contract for Consolidated Academic Support Services Facility, PW747
- Construction Contract for Multiple Building Office and Classroom Renovations in Environmental Studies (ES) and Campus Services (CS), PW751

Supporting Information:
Materials supporting the action item agenda are attached.
TO: Members of the Board of Trustees

FROM: President Sabah Randhawa by Richard Van Den Hul, Vice President, Business and Financial Affairs

DATE: February 8, 2019

SUBJECT: Progressive Design-Build Phase 1 Contract for University Residences New Residence Hall, PW746

PURPOSE: Action Item

Purpose of Submittal:
Award a progressive design-build phase 1 contract for the University Residences New Residence Hall, PW746. Contract award following Board action.

Proposed Motion:
MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to Lydig Construction, Spokane, WA, for the amount of $2,070,000 (and associated sales tax) for the Phase 1 level of work contract (design and preconstruction services) for the University Residences New Residence Hall.

Supporting Information:
The new 400 bed residence hall project is in response to the strong demand for new housing inventory as discussed with the Board of Trustees at the June 15, 2018 meeting. The Housing and Dining System Management’s Discussion and Analysis presented at the December 2018 Board meeting identified in more detail the planning of the new 400 bed residence hall as a significant effort in support of the Housing & Dining Development Assessment Plan. The Capital and Space Planning Update presented at the December 2018 Board meeting further expands upon the urgency of need for additional beds which this project and the associated delivery schedule will address.

Phase 1 work on the design will continue until summer. The Phase 2 contract amendment for the construction phase is scheduled to be submitted to the Board at the August 2019 Board meeting.

Swinerton Builders, Exxel Pacific and Lydig Construction was selected from five (5) teams responding to the Request for Qualifications. The firms responding to the Request for Qualifications included:

- Lydig Construction, Spokane, WA
- Exxel Pacific, Bellingham, WA
- Walker Construction Company, Spokane, WA
- Swinerton Builders, Seattle, WA
- Tiger Construction, Bellingham, WA

Lydig Construction was recommended following review of all (5) teams’ proposals and interviews with three of the (5) teams.
Through outreach Lydig Construction has established an outreach plan to meet or exceed 10% Minority Business Enterprise (MBE), 5% Small Business Enterprise (SBE), 5% Combination Business Enterprise (CBE) and 6% Women Business Enterprise (WBE) subconsultant, subcontractor and supplier participation.

Members of the selection committee included:

- Rick Benner, University Architect / Director, Facilities Development & Capital Budget (FDCB), Selection Committee Chair
- Josh Kavulla, Associate Director, FDCB
- Sherrie Montgomery, Project Manager, FDCB
- John Furman, Director, Facilities Management
- Leonard Jones, Director, University Residences
- Linda Beckman, Director, Budget and Administration, Enrollment and Student Services
- Robynne Parkinson, Progressive Design Build Consultant (Founding member of Design Build Institute of America)
- John Palwewicz, Progressive Design Build Consultant (Formerly University of Washington Capital Project Director)

The total budget for the project is $65,000,000.

**Source of Funding:** Housing Funds
TO: Members of the Board of Trustees

FROM: President Sabah Randhawa by Richard Van Den Hul, Vice President, Business and Financial Affairs

DATE: February 8, 2019

SUBJECT: Progressive Design-Build Phase 1 Contract for Consolidated Academic Support Services Facility, PW747

PURPOSE: Action Item

Purpose of Submittal:
Award a progressive design-build Phase 1 contract for the Consolidated Academic Support Services Facility, PW747. Contract award following Board action.

Proposed Motion:
MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to M. A. Mortenson Construction, Bellevue, WA, for the amount of $759,996 (plus associated sales tax) for the Phase 1 contract for design and preconstruction services for the Consolidated Academic Support Services Facility.

Supporting Information:
With the increased need for space on the academic core of campus to support the Strategic Plan, the consolidated Academic Support Services Facility was included in the Capital Request approved by the Board of Trustees at the June 2018 meeting. The Capital Program Report presented at the October 2018 Board meeting updated the Board of the current project status. The facility was discussed in more detail with the Board at the December 2018 meeting.

Phase 1 work on design will continue until summer 2019. The Phase 2 contract amendment for the construction phase is scheduled to be submitted for approval to the Board at the June 2019 Board meeting.

Swinerton Builders, Dawson Construction and M. A. Mortenson Construction was selected from six (6) teams responding to the Request for Qualifications. The firms responding to the Request for Qualifications included:

- Dawson Construction, Bellingham, WA
- Faber Construction, Lynden, WA
- M. A. Mortenson Construction, Bellevue, WA
- Schuchart Commercial Builders, Seattle, WA
- Swinerton Builders, Seattle, WA
- Tiger Construction, Bellingham, WA

M. A. Mortenson Construction was recommended following review of all (6) teams’ proposals and interviews with three of the (6) teams.
Through outreach M. A, Mortenson Construction has established an outreach plan to meet or exceed 26% subconsultant, subcontractor and supplier MWBE participation.

Members of the selection committee included:

- Rick Benner, University Architect / Director, Facilities Development & Capital Budget (FDCB), Selection Committee Chair
- Francis Halle, Director, Space Administration/Management
- Josh Kavulla, Associate Director, FDCB
- Forest Payne, Project Manager, FDCB
- Tristen Byers, Interior Designer, FDCB
- Robynne Parkinson – Progressive Design Build Consultant (Founding member of Design Build Institute of America)
- John Palwewicz – Progressive Design Build Consultant (Formerly University of Washington Capital Project Director)

The total budget for the project is $9,950,000.

**Source of Funding:**

Institutional Funds will be used for Phase 1 of this project. The University has requested state funds for the construction phase.
WESTERN WASHINGTON UNIVERSITY
ITEM SUBMITTED TO THE BOARD OF TRUSTEES

TO: Members of the Board of Trustees
FROM: President Sabah Randhawa by Richard Van Den Hul, Vice President, Business and Financial Affairs
DATE: February 8, 2019
SUBJECT: Construction Contract for Multiple Building Office and Classroom Renovations in Environmental Studies (ES) and Campus Services (CS), PW751

PURPOSE: Action Item

Purpose of Submittal:
Award a construction contract for the Multiple Building Office and Classroom Renovations at Environmental Studies (ES) and Campus Services (CS), PW751. Contract award following Board action. Construction to start March 01, 2019.

This project was advertised for competitive bidding on January 10, 2019, with the bid opening held at 11:00 AM on February 05, 2019. The bid summary and recommended contract amount will be provided prior to the Board meeting.

Proposed Motion:
The motion with contract amount and contractor will be provided prior to the February Board meeting.

Supporting Information:
At the December 2018 meeting the Board received a presentation titled Capital and Space Planning Update, which showed projects needed to address space issues including those requiring Board action. It included two projects (EHS to Campus Services and ES Conversion to Classrooms). These projects have been combined into this one public works project. The goal of this public works project is to move non-academic programs (in this case Environmental Health and Safety) from the core of campus (from the ES building to the CS building) and create new active learning classrooms on the ground floor of the ES building prior to the commencement of Fall 2019 classes.

A follow-up project that is scheduled to be brought before the Board in August 2019 is to convert the existing classrooms on the upper levels of the ES building into research labs and offices.

RMC Architects, Bellingham, WA, prepared the plans and specifications for this project. Project award of the contract is also contingent on the approval of the contractor’s Responsibility Criteria submittal.

During the advertisement phase, Facilities Development and Capital Budget (FDCB) staff and RMC had extensive outreach to firms, with the intent of promoting MWBE participation. FDCB included aspirational goals of 10% MBE and 6% WBE participation in the advertisement for bid. Additionally, FDCB included MWBE reporting requirements into the project specifications requiring the contractor to submit utilization percentages, based on payments to subcontractors, with every invoice.

The total budget for the project is $1,485,000.

Source of Funding: Institutional Funds
State Appropriations - Bonds