WESTERN WASHINGTON UNIVERSITY
ITEM SUBMITTED TO THE BOARD OF TRUSTEES

TO: Members of the Board of Trustees

FROM: President Sabah Randhawa

DATE: June 10, 2022

SUBJECT: Public Works Projects

PURPOSE: Action Items

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

Proposed Motion(s):

MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, delegate the authority to the President, in consultation with the Chair of the Board of Trustees, to award the construction contract for Bid Package #2 (Mass Timber) in the amount not to exceed $2,735,000 (and associated sales tax) and execute documents for the Mass Timber package for the Electrical Engineering & Computer Science Building Project.

MOVED, that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a progressive design-build contract to Wellman & Zuck Construction LLC, Bellingham, WA, for $250,000 (and associated sales tax), for the Phase 1 level of work (design and construction services) for the Coast Salish Longhouse.

Supporting Information:

12a PW758 Delegation of Authority for Bid Package #2 (Mass Timber) for the Electrical Engineering and Computer Science Building Project

12b PW774 Progressive Design-Build Consultant Contract for Coast Salish Longhouse
TO: Members of the Board of Trustees
FROM: President Sabah Randhawa by: Joyce Lopes, Vice President for Business and Financial Affairs
DATE: June 10, 2022
SUBJECT: Delegation of Authority for Bid Package #2 (Mass Timber) for the Electrical Engineering & Computer Science Building Project (PW758)

PURPOSE: Action Item

Purpose of Submittal:
Delegation of Authority to the President to award a construction contract for Bid Package #2 (Mass Timber) for the Electrical Engineering & Computer Science Building Project.

Proposed Motion:
MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, delegate the authority to the President, in consultation with the Chair of the Board of Trustees, to award the construction contract for Bid Package #2 (Mass Timber) in the amount not to exceed $2,735,000 (and associated sales tax) and execute documents for the Mass Timber package for the Electrical Engineering & Computer Science Building Project.

Supporting Information
This action item had initially been a motion to award Bid Package #2 on the Electrical Engineering and Computer Science Building Project (EECS) for Mass Timber (CLT). However, Mortenson only received one bid and it was higher than the budget for the Mass Timber (cross-laminated timber – CLT) work. Three other firms were interested but had some concerns about the specifications for the work. The CLT market is relatively new and not familiar with bidding as a general contractor verse bidding as a sub-contractor. Mortenson is repackaging the bid documents to self-perform as the general and hire the CLT as a subcontractor. That should allow some competition back into the bidding. We are also looking at how to handle the risk factor if the bids still come in high.

In order to repackage and rebid, we are not going to make the June BOT, but would like to award before the August BOT meeting to minimize the impact to the project’s overall schedule. This Delegation of Authority fulfills the need.

The General Contractor/Construction Manager, Mortenson, has diligently worked with Western and the Designer, Perkins&Will, to determine the not to exceed amount.

The total budget for the project is $72,110,000.

Source of Funding:
State Capital Bond Funds
WWU Parking Services Funds
Private Donations
TO: Members of the Board of Trustees

FROM: President Sabah Randhawa by: Joyce Lopes, Vice President for Business and Financial Affairs

DATE: June 10, 2022

SUBJECT: Progressive Design-Build Consultant Contract for Coast Salish Longhouse, PW774

PURPOSE: Action Item

Purpose of Submittal:
Award a progressive design-build (PDB) phase 1 contract for the Coast Salish Longhouse, PW774. 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 progressive design-build contract to Wellman & Zuck Construction LLC, Bellingham, WA, for $250,000 (and associated sales tax), for the Phase 1 level of work (design and construction services) for the Coast Salish Longhouse.

Supporting Information:
The vision for a Coast Salish Longhouse on Western’s campus originated from the Native American Student Union (NASU) and is the result of decades of dialogue among students, faculty and campus administrators, as Native students and faculty sought ways for the University to address current and historical issues faced by American Indian students on Western’s campus. The Longhouse proposal has gained momentum in recent years with the establishment of Western’s Office of Tribal Relations.

The Tribal Liaison (Laural Ballew) established an advisory committee consisting of Native students, faculty, and staff for consulting purposes. The Tribal Liaison has used the NASU letter, dated May 16, 2016, as a strategic plan for the department to address five historical issues faced by Native American students on Western’s campus. One of the requests enumerated in the letter was to build a traditional Coast Salish Longhouse to support Native American/First Nations students. The construction of a longhouse has been a lingering discussion among the current and past students, faculty, and staff. This discussion was brought to the Lummi Indian Business Council several years ago, and the Lummi Tribe is in full support of this project.
Currently, Western is the only university along the I-5 corridor in the Pacific Northwest region that does not have a longhouse. The closest academic longhouse to Western is at the University of British Columbia.

The primary purpose of a longhouse is to increase representation of Native students and enhance their recruitment, retention, and graduation. The Coast Salish longhouse at Western will support American Indian/Alaska Native and First Nation students in academics by providing a dedicated space for students to gather, build community and support each other. An identity-conscious facility will have a powerful impact on the recruitment and retention of Native students, but more importantly will promote cultural sovereignty and a sense of place for Native students, faculty, staff, and tribal communities. The longhouse will also enhance through action Western’s land acknowledgement statement for the campus and tribal communities who serve Native students. The proposed longhouse will also serve as a house of healing and as an educational center to promote cultural exchange and supportive understanding for the communities served by the university.

Phase 1 work for design phase will continue through spring 2023. Phase 2 contract amendment for the construction phase is scheduled to be submitted to the Board of Trustees at the June 2023 meeting.

**Procurement:**

The Wellman & Zuck Construction LLC PDB team was selected from four teams responding to the Request for Proposals, submitted April 25, 2022. The four teams were selected from a list of eight teams who had submitted Statements of Qualifications on February 10, 2022.

The firms responding to the Request for Proposals included:

- Abbott Construction/ ARC Architects
- RJS Construction/ 7 Directions Architects/ Akana
- Seacon/ McLennan Design/ TAWAW Architecture Collective
- Wellman & Zuck Construction/ Jones & Jones/ Rolluda Architects

Wellman & Zuck Construction/ Jones & Jones/ Rolluda Architects was recommended following review of all firms’ proposals and interviews of the four firms.

Members of the selection committee included:

- Laural Ballew, Executive Director, AI/AN, Liaison Pres • URM Tribal Liaison
- Alexis Blue, Assistant Director, CPD • Facilities Development
- Sherrie Montgomery, Project Manager/Architect • Facilities Development
- Dr. Kristen B. French; Director, Center for Education, Equity and Diversity; Professor, Elementary Education
- Kylie Gemmell, Graduate student, University of Oregon, former NASU member
- Raquel Vigil, Assistant Director, Business Services & Planning • VU Operations
- Stan Wolf, Construction Project Coord 3 • Facilities Development
- John Furman, Director • Facilities Management
- Julie Larmore, Assistant Director Fiscal/Business/Program Services • Facilities Management
Committee Comments

- This project was decades in the making and will put action behind Western’s land acknowledgement.
- The committee is pleased to have John Paul Jones (Jones & Jones) as a member of the winning team. He helped create the draft program, is Native, is approachable, and respectful. He is one of the prime architects of Native installations and buildings in the USA. He has worked with the Smithsonian Museum, UW, and Evergreen.
- Wellman & Zuck Construction, LLC is a local Bellingham contractor with deep connections with the local community, Tribal Employment Rights Offices (TEROs), suppliers, contractors, and consultants.
- Rolluda Architects has good past experience working with Western.

The total budget for the project is $4,950,000.

Native Participation and Business Equity

Minimum target percentages of participation are 20% MBE (Minority), 6% WBE (Women), 10% NBE (Native), 10% SBE (Small). Outreach plans include contact with local TEROs; soliciting for subconsultants and subcontractors for all disciplines, design through construction; information sessions with participating TEROs, Western, Northwest Indian College, and NASU; using social media platforms to raise awareness about opportunities.

Sources of Funding:

- State Capital Appropriations - Bond Funds
- State Capital Appropriations - Local Funds
- Private Donations