TO: Members of the Board of Trustees
FROM: President Sabah Randhawa
DATE: December 13, 2019
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, award a contract to Dawson Construction, Bellingham, WA, for the amount of $1,112,814 (base bid) (plus associated sales tax) for the construction contract to construct the Multiple Building Access Control.

MOVED, that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a consultant contract to Perkins + Will, Seattle, WA, for a fee of $4,965,437, to provide Pre-Design and Design Services and Construction Administration for the construction of the Electrical Engineering and Computer Science Building

Supporting Information:
16a PW737 – UR Access Control
16b PW758 – Electrical Engineering and Computer Science Building
TO: Members of the Board of Trustees

FROM: President Sabah Randhawa by Vice President Lopes

DATE: October 14, 2022

SUBJECT: Construction Contract for South College Drive Improvements, PW787

PURPOSE: Action Item

Purpose of Submittal:

Award a construction contract for the South College Drive Improvements, PW787. Contract award following Board action. Construction to start October 28, 2022.

Proposed Motion:

MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to Tiger Construction, Bellingham, WA for the amount of $777,000 (plus associated sales tax) for the construction contract to construct the South College Drive Improvements project.

Supporting Information:

Beginning in March 2023 with the Kaiser-Borsari Hall, followed by the Student Development & Success Center, and running through June 2029 with substantial completion of the Environmental Studies Building renovation, there will be significant construction happening in the south-central part of campus over the next six years. In order to support development of those projects and to provide consistency with our Institutional Master Plan goals of providing a more pedestrian friendly academic core and create a primary entrance to campus on Bill McDonald Parkway, we are undertaking several parking displacement projects.

The initial project that the Board approved in April 2022 as part of the Kaiser-Bosari Hall, has created 43 parking spaces behind the Wade King Student Recreation Center. With Board approval today, this project will create an additional 131 parking spaces on South College Drive and complete our displacement plan for the next several projects.

Work is planned to be complete and usable by the end of 2022, with final seal coating and striping to occur after June 2023 Commencement.

This project was advertised for competitive bidding on September 1, 2022, with the bid opening held at 11 AM on September 22, 2022. Six bids were received by the University, one was disqualified due to not properly providing documents (see attached bid summary).
Wilson Engineering LLC, Bellingham, WA, prepared the plans and specifications for this project.

Advertisement for bids included language promoting diverse business participation. The low bidder, Tiger Construction, did not list MWBE participation percentages.

The total budget for the project is $1,500,000.

**Source of Funding:** Institutional Funds - Parking
# BID SUMMARY

**PROJECT:** PW787 South College Drive Improvements

**BID OPENING:** September 22, 2022

<table>
<thead>
<tr>
<th>Bidder Name:</th>
<th>Tiger Construction (apparent low)</th>
<th>Strider Construction</th>
<th>Colacurcio Brothers</th>
<th>RAM Construction</th>
<th>Granite Construction</th>
<th>A-1 Landscaping &amp; Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Bid (no alternates)</td>
<td>$777,000.00</td>
<td>$847,500.00</td>
<td>$888,500.00</td>
<td>$999,000.00</td>
<td>Bids were not accepted (incomplete)</td>
<td>1,391,145.00</td>
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<tr>
<td>Sales Tax (8.8%)</td>
<td>$68,376.00</td>
<td>$74,580.00</td>
<td>$78,188.00</td>
<td>$87,912.00</td>
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<td>$122,420.76</td>
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<td>TOTAL</td>
<td>$845,376.00</td>
<td>$922,080.00</td>
<td>$966,688.00</td>
<td>$1,086,912.00</td>
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<td>$1,513,565.76</td>
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TO: Members of the Board of Trustees

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

DATE: October 14, 2022

SUBJECT: Construction Contract Amendment, Electrical Contractor/Construction Manager (EC/CM) and Mechanical Contractor/Construction Manager (MC/CM) Building Information Modeling (BIM), for Electrical Engineering & Computer Science Project, PW758

PURPOSE: Action Item

Purpose of Submittal:

Award a construction contract amendment for Electrical Contractor/Construction Manager and Mechanical Contractor/Construction Manager Building Information Modeling, for Electrical Engineering & Computer Science (EECS) Project, PW758.

Proposed Motion:

MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to Mortenson, Seattle, WA, in the amount of $592,862 (plus associated sales tax) for Amendment #4, Electrical Contractor/Construction Manager and Mechanical Contractor/Construction Manager Building Information Modeling, for Electrical Engineering & Computer Science Project, PW758.

Supporting Information:

The EECS Project is using the alternative delivery method of General Contractor/Construction Manager (GC/CM) as allowed under RCW 39.10.340. RCW 39.10.370 allows for a Public Body to authorize the GC/CM to proceed with the bidding and award of construction bid packages before the receipt of complete project plans and specifications. This amendment will allow Building Information Modeling funding from construction forward in the schedule to preconstruction so that coordination can occur with the mass timber fabricator due to long lead times.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>Direct Construction Costs</td>
<td>$506,159</td>
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<tr>
<td>Negotiated Support Services</td>
<td>$0</td>
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<tr>
<td>Risk Contingency</td>
<td>$0</td>
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<tr>
<td>General Conditions</td>
<td>$67,398</td>
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<tr>
<td>GC/CM Fee</td>
<td>$19,305</td>
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<tr>
<td>TOTAL</td>
<td>$592,862</td>
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</tbody>
</table>

The remaining construction funding approval is scheduled for the February 2023 Board meeting with construction starting in late March 2023.
This project is still establishing goals for Minority and Women’s Business Enterprises (MWBE) participation by firms certified with the Washington State Office of Minority and Women’s Business Enterprises. The current Replacement Parking Bid Package for the EECS project (PW758) is tracking at participation with MBE (1.1%) and WBE (0%) firms that are certified with the Office of MWBE. The GC/CM contractor and consultant will continue extensive outreach to firms with the intent of meeting, if not exceeding, the goals. We will better understand the overall MWBE, small and disadvantaged business percentage data once the overall construction contract is finalized in February 2023.

The total budget for the project is $72,110,000 and includes $100,000 from Institutional Parking Funds.

**Source of Funding:**

- State Capital Bond Funds
- WWU Institutional Parking Funds
- Private Donations