

**WESTERN WASHINGTON UNIVERSITY
ITEM SUBMITTED TO THE BOARD OF TRUSTEES**

TO: Members of the Board of Trustees
FROM: President Sabah Randhawa
DATE: October 9, 2020
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 BNBuilders Inc., Seattle, WA, in the amount of \$2,219,943 (plus associated sales tax) for Bid Package #6 - Architectural Casework, Landscape & Irrigation and Site Hardscape - for the Interdisciplinary Science Building project. (PW733)

Supporting Information:

- 13a PW733 Architectural Casework, Landscape & Irrigation and Site Hardscape - for the Interdisciplinary Science Building

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: October 9, 2020

SUBJECT: **Construction Contract for Bid Packages #6 - Architectural Casework, Landscape & Irrigation and Site Hardscape - for the Interdisciplinary Science Building (PW733)**

PURPOSE: Action Item

Purpose of Submittal:

Award a construction contract for Bid Package #6 – Architectural Casework, Landscape & Irrigation and Site Hardscape - for the Interdisciplinary Science Building project.

Proposed Motions:

MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to BNBuilders Inc., Seattle, WA, in the amount of \$2,219,943 (plus associated sales tax) for Bid Package #6 - Architectural Casework, Landscape & Irrigation and Site Hardscape - for the Interdisciplinary Science Building project.

Supporting Information:

The Interdisciplinary Science Building 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 project is using a “Mini-MACC (Maximum Allowable Construction Cost)” option that will award six separate bid packages during the winter, spring, summer, and fall of 2020 (see table below). This option allows Western to accelerate the construction timeframe to meet deadlines while maintaining cost certainty through each bid package. The cost certainty comes through development of a comprehensive construction budget with line item budget values. As Mini-MACCs are bid and awarded, the overall budget is adjusted to correlate with the true construction costs, allowing the bids to be evaluated to ensure compliance with the overall project budget. Additionally, the Mini-MACC option allows the trades that are traditionally long lead services to be bid and awarded in a timely fashion to minimize schedule impacts. The RCW allows these various packages to be publicly bid when they have reached a minimum completion of 90% Construction Documents (CD). All early bid packages were bid at 90% CD, and the final bid package was bid at 100% complete.

Bid Package #1 - 5 have been awarded. The table below summarizes the scope, dollar amount, and actions associated with those bid packages.

Bid Package #6 is ready for Board approval and is the final bid package to be awarded. The following scope is included: Architectural Casework, Landscape & Irrigation, and Site Hardscape. The package also includes General Conditions associated with Bid Package # 4 and #5. The following is the breakdown for Bid Package #6:

Direct Construction Costs	\$	1,402,000
Negotiated Support Services	\$	-
Risk Contingency	\$	(48,772)
General Conditions	\$	695,937
GC/CM Fee	\$	170,778
TOTAL	\$	2,219,943

The table below outlines the value of awarded bid packages #1, #2, #3, #4 and #5, and the value of pending final bid package #6. With bid package #6, the total dollar value that will be awarded to the General Contractor is \$48,676,302. This aligns with the total construction budget established for the project, and below what was previously presented to the Board in the following table:

Bid Package #	BOT Date	BOT Action	Bid Package Description	Mini-MACC Package (August 2020)	Mini-MACC Package (Current)
1	2/14/2020	Awarded	Earthwork and Utilities	\$3,149,475	\$3,149,475
2A	4/17/2020	Award	Structures & Elevator	\$8,790,187	\$8,790,187
2B	4/17/2020	Delegation of Authority	Fire Protection & Early Mechanical, Electrical, & Plumbing	\$3,029,949	\$3,029,949
3	6/12/2020	Award	Roofing, Lab Casework & Equipment	\$2,050,230	\$2,050,230
4	7/17/2020	Special Meeting – Award	Architectural Finishes (Floorcoverings and Acoustical Systems), Siding, Enclosure, and Balance of Mechanical, Electrical & Plumbing	\$23,330,007	\$23,330,007
5	8/21/20	Award	Architectural Finishes (Framing/Drywall, Painting, Door Frame Hardware), and Miscellaneous Specialties, also includes NSS associated with Bid Package #4.	\$6,106,511	\$6,106,511
6	10/9/20	Award	Balance of Architectural Finishes (Architectural Casework), Landscape & Irrigation and Site Hardscape (also includes General Conditions associated with Bid Package # 4 and #5)	\$2,393,489	\$2,219,943

After all bid packages, this project will have the following business equity participation:

- Minority-owned businesses: 3.1%
- Women-owned businesses: 2.8%
- Veteran-owned businesses: 5.1%
- Small businesses: 10.7%
- Socially disadvantaged businesses: 2.6%

This project was previously only tracking participation with Minority and Women-owned businesses. However, after working with the General Contractor, the project has been able to contract with veteran-owned, small, and socially and economically disadvantaged businesses, all of which are certified with the State Office of MWBE. With these additional firms, the project has a total business equity participation of 24.3%. This is above the cumulative total of their aspirational goals (16%) and substantially higher than the University's historical average for contractor and supplier business equity participation (under 1%).

The total budget for the project is \$66,500,000.

Source of Funding:

State Capital Bond Funds
WWU Parking Services Funds