

WESTERN WASHINGTON UNIVERSITY ITEM SUBMITTED TO THE BOARD OF TRUSTEES

TO: Members of the Board of Trustees

FROM: President Sabah Randhawa by:
Brian Sullivan, Acting Vice President, Business and Financial Affairs

DATE: August 23, 2019

SUBJECT: **Construction Contract Amendment to Progressive Design-Build Contract and Total Project Budget Adjustment for New Residence Hall, PW746**

PURPOSE: Action Item

Purpose of Submittal:

Approve a construction contract amendment to the progressive design-build contract and total project budget adjustment for the New Residence Hall, PW746.

Proposed Motion:

MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, approve a change order and construction contract amendment for the construction of the new residence hall, to Lydig Construction, Spokane, WA, in the amount of \$46,188,000 (excluding associated sales tax), bringing the contract to a total of \$50,000,000 (excluding associated sales tax). Also that, the total project budget be increased by \$1,800,000 to make Ridgeway Commons ADA accessible. The new total project budget shall be \$67,550,000.

Supporting Information:

The new residence hall is utilizing the alternative delivery method of Progressive Design-Build to address the urgency of need for additional beds. In Progressive Design-Build there are two phases, Phase 1 which is design and preconstruction services, and Phase 2 which is design and construction services. Phase 1 was presented at the February 2019 Board meeting to award the design and preconstruction services contract to Lydig Construction. A change order for demolition of Highland Hall and construction of replacement parking was approved in June.

The design build team has completed programming and design to meet a maximum Guaranteed Maximum Price (GMP) of \$50,000,000. The GMP reflects the actual cost to design and construct the project after working collaboratively with WWU to identify and mitigate risks in Phase 1.

The history of all Board approvals that make up the \$50,000,000 are illustrated in the following table:

| BOT Approval Action | Associated BOT Meeting | Amount (excludes sales tax) |
|-----------------------------|-------------------------------|------------------------------------|
| Phase 1 | August 2018 | \$2,070,000 |
| Change Order to Phase 1 | June 2019 | \$1,742,000 |
| Phase 2 Amendment (Pending) | August 2019 | \$46,188,000 |
| TOTAL GMP | | \$50,000,000 |

Design and construction of the Ridgeway Commons ADA accessibility is additional work being funded by Housing and Dining Funds. The work will renovate the Ridgeway Commons dining facility to include ADA ramps, restrooms and elevator service. A change order and construction contract amendment to the GMP for this portion of the work will be brought to the Board at a future meeting in sufficient time to execute this work during Summer 2020.

Source of Funding:

WWU Housing and Dining Funds
WWU Parking Services Funds