TO: Members of the Board of Trustees  
FROM: President Sabah Randhawa  
DATE: August 21, 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 $6,106,511 (plus associated sales tax, excluding General Conditions) for Bid Package #5 - Framing/Drywall, Painting, Miscellaneous Specialties, and Doors/Frames/Hardware - for the Interdisciplinary Science Building project.

MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to Dutton Electric Company, Lynnwood, WA, for the amount of $921,000 (base bid) (plus associated sales tax) for the construction contract to replace the main electrical switchgear at Fairhaven Academic Building (PW735).

Supporting Information:

- Construction Contract for Bid Packages #5 - Framing/Drywall, Painting, Miscellaneous Specialties, and Doors/Frames/Hardware - for the Interdisciplinary Science Building (PW733)

- Construction Contract for Fairhaven Academic Building to Replace Main Electrical Switchgear, PW735
TO: Members of the Board of Trustees

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

DATE: August 21, 2020

SUBJECT: Construction Contract for Bid Packages #5 - Framing/Drywall, Painting, Miscellaneous Specialties, and Doors/Frames/Hardware - for the Interdisciplinary Science Building (PW733)

PURPOSE: Action Item

Purpose of Submittal:

Award a construction contract for Bid Package #5 – Framing/Drywall, Painting, Miscellaneous Specialties, and Doors/Frames/Hardware - 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 $6,106,511 (plus associated sales tax, excluding General Conditions) for Bid Package #5 - Framing/Drywall, Painting, Miscellaneous Specialties, and Doors/Frames/Hardware - 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 will bid in September at 100% complete.

Bid packages #1-4 have been awarded. The table below summarizes the scope, dollar amount, and action associated with those bid packages.
Bid Package #5 is ready for Board approval and includes the following scope: Framing/Drywall, Painting, Miscellaneous Specialties, and Doors/Frames/Hardware. The package also includes the Negotiated Support Services portion that was excluded in Bid Package #4. Bid Package #5 excludes General Conditions to allow more time for BNBuilders and WWU to negotiate that portion of the contract. The General Conditions associated with this bid package will be included in Bid Package #6. Below is the breakdown for Bid Package #5:

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Construction Costs</td>
<td>$3,625,717</td>
</tr>
<tr>
<td>Negotiated Support Services</td>
<td>$2,173,414</td>
</tr>
<tr>
<td>Risk Contingency</td>
<td>$72,514</td>
</tr>
<tr>
<td>General Conditions</td>
<td><em>in negotiation</em></td>
</tr>
<tr>
<td>GC/CM Fee</td>
<td>$234,866</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$6,106,511</strong></td>
</tr>
</tbody>
</table>

Bid Package #6 is anticipated for October 2020 Board action, and includes the following scope: Landscape/Irrigation, Architectural Casework, and Site Hardscape. This scope was initially proposed to be included in Bid Package #5, but strategically separated to accommodate the bid market. This does not result in a schedule change.

The following table outlines the value of awarded bid packages #1, #2, #3 and #4, and the value of pending bid packages #5 and #6:

<table>
<thead>
<tr>
<th>Bid Package #</th>
<th>BOT Date</th>
<th>BOT Action</th>
<th>Bid Package Description</th>
<th>Mini-MACC Package (July 2020)</th>
<th>Mini-MACC Package (Current)</th>
<th>CD Level of Completeness</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2/14/2020</td>
<td>Awarded</td>
<td>Earthwork and Utilities</td>
<td>$3,149,475</td>
<td>$3,149,475</td>
<td>100%</td>
</tr>
<tr>
<td>2A</td>
<td>4/17/2020</td>
<td>Awarded</td>
<td>Structures and Elevator</td>
<td>$8,790,187</td>
<td>$8,790,187</td>
<td>100%</td>
</tr>
<tr>
<td>2B</td>
<td>4/17/2020</td>
<td>Delegation of Authority</td>
<td>Fire Protection and Early Mechanical, Electrical, and Plumbing</td>
<td>$3,029,949</td>
<td>$3,029,949</td>
<td>100%</td>
</tr>
<tr>
<td>3</td>
<td>6/12/2020</td>
<td>Awarded</td>
<td>Roofing, Lab Casework and Equipment</td>
<td>$2,050,230</td>
<td>$2,050,230</td>
<td>100%</td>
</tr>
<tr>
<td>4</td>
<td>7/17/2020</td>
<td>Special Meeting – Award</td>
<td>Architectural Finishes (Floorcoverings and Acoustical Systems), Siding, Enclosure, and Balance of Mechanical, Electrical and Plumbing</td>
<td>$23,330,007</td>
<td>$23,330,007</td>
<td>100%</td>
</tr>
<tr>
<td>5</td>
<td>8/21/2020</td>
<td>Award</td>
<td>Architectural Finishes (Framing/Drywall, Painting, Door Frame Hardware), and Miscellaneous Specialties, also includes NSS associated with Bid Package #4</td>
<td>$8,500,000</td>
<td>$6,106,511</td>
<td>100%</td>
</tr>
<tr>
<td>6</td>
<td>10/9/2020</td>
<td>Award</td>
<td>Balance of Architectural Finishes (Architectural Casework), Landscape and Irrigation and Site Hardscape (also includes General Conditions associated with Bid Package # 4 and #5)</td>
<td>$2,393,489</td>
<td>$2,393,489</td>
<td>100%</td>
</tr>
</tbody>
</table>
In October 2020 we plan to submit the final packages for Board approval.

This project has established goals of 10% for MBE participation and 6% for WBE participation by firms certified with the Washington State Office of Minority and Women’s Business Enterprises. After bid packages #1, #2, #3, #4, and #5, this project is currently below the goals for participation with MBE (2.6%) and WBE (2.8%) firms. However, the project has substantially gained in other business equity participation with veteran-owned businesses (5.2%), small businesses (10.9%), and socially disadvantaged businesses (2.7%). The project’s total participation in business equity is 24.2%. The GC/CM contractor and consultant will continue extensive outreach to firms for the last bid packages. We will better understand the overall MWBE, and business equity percentage data once all the bid packages are opened.

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

**Source of Funding:**

State Capital Bond Appropriations  
WWU Parking Services Funds
TO: Members of the Board of Trustees

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

DATE: August 21, 2020

SUBJECT: Construction Contract for Fairhaven Academic Building to Replace Main Electrical Switchgear, PW735

PURPOSE: Action Item

Purpose of Submittal:
Award a construction contract to replace the main electrical switchgear at Fairhaven Academic Building (PW735). Contract award following Board action. Construction is proposed to start on September 30, 2020.

Proposed Motion:
MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to Dutton Electric Company, Lynnwood, WA, for the amount of $921,000 (base bid) (plus associated sales tax) for the construction contract to replace the main electrical switchgear at Fairhaven Academic Building (PW735).

Supporting Information:
This project involves the creation of a new medium voltage bunker, relocation of the fire alarm panel, and replacement of main switchgear, medium voltage transformer, and main switchboards at Fairhaven Academic.

This project was advertised for competitive bidding on July 1, 2020 with the bid opening held at 2:00 PM on August 3, 2020. Four (4) bids were received by the University (see attached bid summary). Hargis Engineers Inc., Seattle, WA, prepared the plans and specifications for this project. The bids included an additive alternate to add integral switchboard metering at each circuit. The alternate was not selected based on budget.

Advertisement for bids included language promoting MWBE participation. However, the apparent responsible low bidder did not indicate MWBE participation on their bid. Facilities Development will continue to work with the contractor to enhance MWBE participation during the selection of subcontractors. However, considering the scope of work is mostly electrical and the General Contractor will be self-performing much of the work, we do not anticipate a substantial number of subs, and thus MWBE participation, on this project.

Project award of the contract is also contingent on the approval of the contractor’s Responsibility Criteria submittal.

The total budget for the project is $1,300,000.

Source of Funding:
**BID SUMMARY**

**PROJECT:** PW735 - FA Replace Main Electrical Switchgear  
**DATE OF OPENING:** August 3, 2020

<table>
<thead>
<tr>
<th>Bidder Name</th>
<th>Dutton Electric Co</th>
<th>D&amp;S Electrical Contractors</th>
<th>Faber Construction</th>
<th>Tiger Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Base Bid:</strong></td>
<td>$ 921,000</td>
<td>$ 953,183</td>
<td>$ 1,530,000</td>
<td>$ 1,640,000</td>
</tr>
<tr>
<td><strong>Alt 1 (not selected)</strong></td>
<td>$ 47,000</td>
<td>$ 42,000</td>
<td>$ 60,000</td>
<td>$ 58,200</td>
</tr>
<tr>
<td><strong>Sub-Total:</strong></td>
<td>$ 921,000</td>
<td>$ 953,183</td>
<td>$ 1,530,000</td>
<td>$ 1,640,000</td>
</tr>
<tr>
<td><strong>Sales Tax (8.7%)</strong></td>
<td>$ 80,127</td>
<td>$ 82,927</td>
<td>$ 133,110</td>
<td>$ 142,680</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>$ 1,001,127</td>
<td>$ 1,036,110</td>
<td>$ 1,663,110</td>
<td>$ 1,782,680</td>
</tr>
</tbody>
</table>

Selected Bidder