

WESTERN WASHINGTON UNIVERSITY ITEM SUBMITTED TO THE BOARD OF TRUSTEES

TO: Members of the Board of Trustees

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

DATE: April 11, 2024

SUBJECT: **Construction Contract Amendment to Progressive Design-Build Contract and Total Project Budget Adjustment for House of Healing, PW774**

PURPOSE: Action Item

Purpose of Submittal:

Approve a construction contract amendment to the progressive design-build contract and total project budget adjustment for the House of Healing, PW774.

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 House of Healing, Coast Salish Longhouse, to Wellman & Zuck Construction, Bellingham, WA, in the amount of \$3,798,068 (excluding associated sales tax), bringing the contract to a total of \$4,319,675 (excluding associated sales tax).

Supporting Information:

The House of Healing, Coast Salish Longhouse is utilizing the alternative delivery method of Progressive Design-Build. In Progressive Design-Build there are two phases, Phase 1, design and pre-construction services, and Phase 2, design and construction services. Phase 1 was presented at the June 2022 Board meeting to award the design and pre-construction services contract to Wellman & Zuck for \$250,000.

The design build team has completed programming and design to meet a Guaranteed Maximum Price (GMP) of \$4,319,675. 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 and approved change orders that make up the \$4,319,675 are illustrated in the following table:

| BOT Approval Action | Associated BOT Meeting | Amount (excludes sales tax) |
|--|-------------------------------|------------------------------------|
| Phase 1 (with approved Change Orders) | June 2022 | \$250,000 |
| Approved Change Orders to Phase 1 (Board approvals not required) | NA | \$196,196 |
| Pending Change Orders to Phase 1 (Board approvals not required) | | \$75,411 |
| Phase 2 Amendment (Pending) | April 2024 | \$3,798,068 |
| TOTAL GMP | | \$4,319,675 |

Approved change orders to Phase 1 include additional survey and geotechnical services required for a larger parcel than the Request for Proposal stage, extended programming requested, coordination efforts with the City of Bellingham for unknown City requirements during the Request for Proposal stage, and extended design development services.

Native Participation and Business Equity:

The combined contract values and anticipated for Business Equity Enterprise (BEE) is more than 25%.

| Company Name | Scope | Classification | *Total Phase 1 (Current Participation) | **Total Phase 2 (Anticipated Participation) |
|-------------------------|------------------------------------|----------------------------|---|--|
| Rolluda + Atlas | Architect + Structural Eng | DBE/MBE (Minority) | 6.5% | 9.7% |
| Jones & Jones | Indigenous & Landscape Design | Native Owned | 1.9% | 2.3% |
| Legacy Anthropology | Archeology | WBE/MBE (Woman & Minority) | 0.1% | 0.1% |
| Len Honcoop Gravel Inc. | Civil/Site Utilities Subcontractor | DBE/WBE (Woman) | 0.0% | 10.4% |
| Wellman & Zuck*** | General Contractor | SBE (Small Business) | 1.0% | 20.7% |
| | | Project Totals: | 9.4% | 43.3% |

*Calculated on original GMP=\$3,650,000

**Calculated on anticipated GMP=\$4,300,000

***Wellman & Zuck is not registered w/ OMWBE but meets WWU RFP Criteria & Qualifications as an SBE

Total Project Funding: \$5,800,000

Source of Funding:

- State Appropriations – Bonds
- State Appropriations – Local
- Foundation Funds
- Parking Funds
- Federal Grants

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TO: Members of the Board of Trustees

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

DATE: April 11, 2024

SUBJECT: **South Campus Infrastructure and Pedestrian Access Improvements,
PW825**

PURPOSE: Action Item

Purpose of Submittal:

Award a construction contract for the South Campus Infrastructure and Pedestrian Access Improvements, PW825. Award of the construction contract will follow Board of Trustees action. Construction is projected to start in May 2024.

Proposed Motion:

MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to Trimaxx Construction Incorporated, Sedro Woolley, WA, in the amount of \$1,274,000 (plus associated sales tax) for the construction contract for the construction of upgrades to existing vehicle access roads, pedestrian infrastructure, and utility extensions.

Supporting Information:

This project will provide construction of roadway improvements, pedestrian improvements including sidewalks from Bill McDonald Parkway to the House of Healing, and utility extensions along portions of 25th Street and Arboretum Drive. This scope of work is related to and will be conducted concurrently with the adjacent project PW774 House of Healing.

This project was advertised for competitive bidding on February 29, 2024, with the bid opening held March 21, 2024. Seven bids were received by the University (see attached bid summary). Freeland and Associates, Inc., Bellingham, WA, prepared the plans and specifications for this project.

Advertisement for bids included language promoting MWBE participation. Two of the seven bidders indicated MWBE or SBE participation on their bid.

The total budget for the project is \$1,820,000.

Source of Funding:

State Appropriations – Local
City of Bellingham Funds
Parking Funds

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TO: Members of the Board of Trustees

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

DATE: April 11, 2024

SUBJECT: **PW810 Edens Hall Electronic Safety and Telecom Upgrades**

PURPOSE: Action Item

Purpose of Submittal:

Award a construction contract for the Edens Hall Electronic Safety and Telecom Upgrades, PW810. Award of the construction contract will follow Board of Trustees action. Construction is projected to start in May 2024.

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, Inc., Lynnwood, WA, in the amount of \$540,500 (plus associated sales tax) for the construction of the Fire Alarm replacement and telecom upgrades at Edens Hall.

Supporting Information:

This project will replace the existing fire alarm system at Edens Hall including all devices, wiring, head-end equipment, and upgrade the fire alarm software to the latest technology. Additionally, the existing telecom cabling between the telecom rooms and student rooms will be replaced with upgraded cabling capable of higher data transfer speeds.

This project was advertised for competitive bidding on February 14, 2024, with the bid opening held March 7, 2024. Three bids were received by the University (see attached bid summary). K Engineers, Lynden, WA, prepared the plans and specifications for this project.

Advertisement for bids included language promoting MWBE participation, and the consultants and Western staff conducted extensive outreach to promote this project to MWBE certified firms. None of the bidders indicated MWBE or SBE participation on their bid.

The total budget for the project is \$1,050,000.

Source of Funding:

University Residences

| | | | | | | | |
|---|-------------|--------------------------------|-------------------|---|-------------------|---------------------------------------|---------------------|
| Project: EH Electronic Safety and Telecom Upgrades Bid Open Date: 03.07.2024 3:04 PM | | Dutton Electric Company | | VECA Electric & Technologies | | Valley Electric Co. of Mt. Vernon Inc | |
| | Description | | Total Cost | | Total Cost | | Total Cost |
| Base Bid | | | | | | | |
| 01 | Base Bid | | 540,500.00 | | 596,022.00 | | 1,296,687.00 |
| Base Bid Cost Total | | | 540,500.00 | | 596,022.00 | | 1,296,687.00 |
| Bid Summary | | | | | | | |
| Base Bid Total | | | 540,500.00 | | 596,022.00 | | 1,296,687.00 |
| Custom Fields | | | | | | | |
| WA State Contractors License Number | | DUTTOEC137P3 | | VECAEET821OQ | | VALLEEC141NA | |
| WA State UBI Number | | 601052701 | | 601-190-731 | | 600560647 | |
| Federal Tax Identification Number | | 91-1388981 | | 91-1453638 | | 91-1275610 | |
| Bid Bond | | PW810 Bid Bond.pdf (version 1) | | VECA_Bid Bond for PW810.pdf (version 1) | | Bid Bond.pdf (version 1) | |
| Trench Excavation Safety | | 0.00 | | 0.00 | | 0.00 | |
| MBE Participation | | 0 | | 0.00 | | 0 | |
| WBE Participation | | 0 | | 0.00 | | 0 | |
| SEDBE/DBE Participation | | 0 | | 0.00 | | 0 | |
| VOB Participation | | 0 | | 0.00 | | 0 | |
| SBE Participation | | 0 | | 0.00 | | 0 | |
| Apprenticeship Participation | | Yes, 15% | | 0.00 | | 15 | |
| HVAC Subcontractor | | n/a | | N/A | | N/A | |
| Electrical Subcontractor | | Dutton Electric Company, Inc. | | VECA ELECTRIC & TECHNOLOGIES | | Valley Electric of Mt Vernon Inc | |
| Confirmation of Bid Documents | | Yes | | Yes | | Yes | |

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ITEM SUBMITTED TO THE BOARD OF TRUSTEES**

TO: Members of the Board of Trustees

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

DATE: March 29, 2024

SUBJECT: **Construction Contract for Birnam Wood Siding and Bridges Phase 2, PW812**

PURPOSE: Action Item

Purpose of Submittal:

Award a construction contract for the Birnam Wood Siding and Bridges Phase 2, PW812. Award of the construction contract will follow Board of Trustees action. Fabrication of material is projected to start in April 2024 and on-site construction is projected to start in May 2024.

Proposed Motion:

MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to Dawson Construction, Bellingham, WA, in the amount of \$2,359,700 (plus associated sales tax) for the construction contract to perform the following work at Birnam Wood: (i) replace the siding and bridges and add insulation at Stacks 1 and 2, and (ii) replace the siding and add insulation at the Laundry Building.

Supporting Information:

The following conditions exist at Birnam Wood:

- The existing bridges are past their useful life and need to be replaced.
- The siding has weathered and functions poorly during weather events.
- The existing building insulation is minimal and does not provide appropriate comfort to the occupants.

This project will: (i) add insulation and replace the bridges and siding at Stacks 1 and 2, and (ii) replace the siding and add insulation at the Laundry Building. This project is phase 2 of several planned phases of repairs to exterior elements at Birnam Wood.

In order to install during the summer when students are not occupying these Stacks, the contractor will commence fabrication of bridges in April 2024, prior to commencing construction on-site. All work that will be disruptive to the occupants will be completed during the summer of 2024, when the facilities are vacant. From May to July, minor construction work will occur that won't greatly impact occupants.

This project was advertised for competitive bidding on March 8, 2024, with the bid opening held March 29, 2024. The bid included the base bid and no alternates, with three bids received by the University (see attached bid tabulation). Cornerstone Architectural Group, Kenmore, WA, prepared the plans and specifications for this project.

Advertisement for bids included language promoting MWBE participation and the consultants, and Western staff conducted extensive outreach to promote this project to MWBE certified firms. The responsible low bidder did not indicate MWBE participation on their bid. However, the second lowest bidder indicated percentages of total participation from minority-owned business enterprise (2.67%), women-owned business enterprise (2.67%), and socially and economically disadvantaged business enterprise (4.82%). The highest bidder indicated 100% for small business enterprise participation.

The total budget for the project is \$3,515,000.

Source of Funding:

University Residences Funding

| Project: BW Siding & Bridge Replacement Phase 2 Bid Open Date: 03.29.2024 10:04 AM | | Dawson Construction, LLC | CDK Construction Services, Inc | HBHansen Construction |
|---|--------------------------------|------------------------------------|--------------------------------|-----------------------|
| Description | Total Cost | Total Cost | Total Cost | |
| Base Bid | | | | |
| 01 Base Bid | \$ 2,359,700.00 | \$ 2,551,000.00 | \$ 3,785,000.00 | |
| Base Bid Cost Total | \$ 2,359,700.00 | \$ 2,551,000.00 | \$ 3,785,000.00 | |
| Bid Summary | | | | |
| Base Bid Total | \$ 2,359,700.00 | \$ 2,551,000.00 | \$ 3,785,000.00 | |
| Custom Fields | | | | |
| WA State Contractors License Number | DAWSOCL848CS | CDKCOSI066MA | HBHANCI995BW | |
| WA State UBI Number | 601-838-502 | 601-513-599 | 602 084 365 | |
| Federal Tax Identification Number | 91-1857107 | 91-1622233 | 91-2091443 | |
| Bid Bond | WWU Bid Bond.pdf (version 1) | CDK Bid Bond PW812.pdf (version 1) | 0208 001.pdf (version 1) | |
| Trench Excavation Safety | 1,000 | 1,000.00 | 100 | |
| MBE Participation | 0 | 2.67 | 0 | |
| WBE Participation | 0 | 2.67 | 0 | |
| SEDBE/DBE Participation | 0 | 4.82 | 0 | |
| VOB Participation | 0 | 0 | 0 | |
| SBE Participation | 0 | 0 | 100 | |
| Apprenticeship Participation | Will meet minimum requirement. | 15% | 15 | |
| Plumbing Subcontractor | Blythe Plumbing & Heating | Blythe Mechanical | Blythe | |
| Electrical Subcontractor | VECA Electric | CLK Construction | VECA | |
| Structural Steel Subcontractor | Dawson Construction, LLC | Blue Star Welding | HB Hansen | |
| Rebar Subcontractor | Dawson Construction, LLC | CDK Construction | HB Hansen | |
| Confirmation of Bid Documents | Yes | Yes | Yes | |