TO: Members of the Board of Trustees
FROM: President Sabah Randhawa by Vice President Joyce Lopes
DATE: December 10, 2021
SUBJECT: Construction Contract for the Interdisciplinary Science Building (ISB) Tenant Improvements, PW772
PURPOSE: Action Item

Purpose of Submittal:
Award a construction contract for the Interdisciplinary Science Building (ISB) Tenant Improvements, PW772. Contract award following Board action. Notice to Proceed is scheduled after Board of Trustees approval and construction activities are scheduled to begin after the final completion of PW733 ISB, January 2022.

Proposed Motion:
MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to Regency NW Construction Inc., Bellevue, Washington, for the amount of $1,174,000 (plus associated sales tax) to complete construction of four rooms (two labs and two lab support spaces) on the fourth floor of the ISB that were built as shelled space under the primary ISB contract (PW733).

Supporting Information:
These four spaces where initially bid as additive alternates to the ISB construction project and were not selected due to budget shortfalls. Funding was subsequently secured and the work has been bid as a separate project.

This project was advertised for competitive bidding on October 8, 2021 with the bid opening held at 10:00 AM on November 5, 2021. Two (2) bids were received by the University (see attached bid summary). Perkins&Will, Seattle, WA, prepared the plans and specifications for this project and will provide construction administration services.

Advertisement for bids included language promoting diverse business participation. Regency will contract with Foy Group, a self-identified WBE electrical contractor, that will provide approximately 10% of the contract’s value. Capital Planning and Development (CPD) staff will encourage Foy Group to become state certified with OMWBE.

The total budget for the project is $2,010,000.
### BID SUMMARY

**PROJECT:** PW772 Interdisciplinary Science Building TI  
**BID OPENING:** November 5, 2021

<table>
<thead>
<tr>
<th>Bidder Name</th>
<th>Regency NW Construction Inc.</th>
<th>Tiger Construction Inc.</th>
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<tbody>
<tr>
<td><strong>Base Bid:</strong></td>
<td>$1,174,000</td>
<td>$1,258,000</td>
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<td><strong>Sub-Total:</strong></td>
<td>$1,174,000</td>
<td>$1,258,000</td>
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<td><strong>Sales Tax (8.8%):</strong></td>
<td>$103,312</td>
<td>$110,704</td>
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<td><strong>Total:</strong></td>
<td>$1,277,312</td>
<td>$1,368,704</td>
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**Selected Bidder**

Source of Funding:  
State Capital Appropriations