WESTERN WASHINGTON UNIVERSITY
ITEM SUBMITTED TO THE BOARD OF TRUSTEES

TO: Members of the Board of Trustees

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

DATE: December 9, 2022

SUBJECT: Construction Contract for Science, Math & Technology Education (SMATE) Building Envelope Remediation, PW779

PURPOSE: Action Item

Purpose of Submittal:

Award a construction contract for the Science, Math & Technology Education (SMATE) Building Envelope Remediation, PW779. Award of the construction contract will follow Board of Trustees action. Procurement of material is projected to start in January 2023 and on-site construction is projected to start in June 2023.

Proposed Motion:

MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to Tiger Construction, Ltd., Everson, WA, in the amount of $1,166,600 (plus associated sales tax) for the construction contract to replace roofing materials and a curtain wall framed window at the Science, Math & Technology Education (SMATE) building.

Supporting Information:

The existing roof at the Science, Math & Technology Education (SMATE) Building has passed its useful life, which has resulted in numerous reports of water infiltration during rain events. Additionally, the south facing curtain wall also incurs water infiltration during the same weather events. The State has approved funding for this project, through the minor works preservation appropriation in the 2021-23 capital budget, to correct the deficiencies and allow a contractor to perform the following scope: demolition and full roof replacement of the main central roof, clerestory roof, and lower south roofs; and removal and replacement of the south facing curtain wall framed window and associated brick and wall repairs.

Due to long lead times on certain roofing materials, the contractor will begin procuring materials in January 2023 in order to start construction in June 2023 and finish prior to the fall quarter of 2023.

This project was advertised for competitive bidding on October 12, 2022, with the bid opening held November 7, 2022. The bid included the base bid plus two alternates, with
three bids received by the University (see attached bid summary). Based on budget and necessity of the work, the base bid and both alternates are included in this action. HKP Architects, Mt Vernon, 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 and one other bidder only indicated 3.43% participation from small business enterprises. However, the consultant, HKP Architect, is a certified woman-owned business enterprise.

The total budget for the project is $1,650,000.

**Source of Funding:**

State Appropriations – Local Funds
# BID SUMMARY

**PROJECT:** PW779 - SMATE Envelope Remediation  
**DATE OF OPENING:** November 07, 2022

<table>
<thead>
<tr>
<th>Bidder Name:</th>
<th>Tiger Construction, Ltd.</th>
<th>Faber Construction Corp.</th>
<th>CDK Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Base Bid:</strong></td>
<td>$887,000</td>
<td>$1,010,000</td>
<td>$1,499,000</td>
</tr>
<tr>
<td><strong>Additive Alternate 01: Full Roof Replacement of Roof Area #4</strong></td>
<td>$125,000</td>
<td>$170,000</td>
<td>$132,000</td>
</tr>
<tr>
<td><strong>Additive Alternate 02: Curtain Wall Replacement on South Wall</strong></td>
<td>$154,600</td>
<td>$180,000</td>
<td>$73,000</td>
</tr>
<tr>
<td><strong>MWBE Participation</strong></td>
<td>0%</td>
<td>0%</td>
<td>3.43%</td>
</tr>
<tr>
<td><strong>Sub-Total (Base Bid plus Alternates):</strong></td>
<td>$1,166,600</td>
<td>$1,360,000</td>
<td>$1,704,000</td>
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<tr>
<td><strong>Sales Tax (8.8%):</strong></td>
<td>$102,661</td>
<td>$119,680</td>
<td>$149,952</td>
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<td><strong>Total:</strong></td>
<td>$1,269,261</td>
<td>$1,479,680</td>
<td>$1,853,952</td>
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</table>

Selected Bidder, Scope of Work Awarding
WESTERN WASHINGTON UNIVERSITY
ITEM SUBMITTED TO THE BOARD OF TRUSTEES

TO: Members of the Board of Trustees

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

DATE: December 9, 2022

SUBJECT: Construction Contract for Birnam Wood Siding and Bridges
Phase 1, PW778A

PURPOSE: Action Item

Purpose of Submittal:

Award a construction contract for the Birnam Wood Siding and Bridges Phase 1, PW778A. Award of the construction contract will follow Board of Trustees action. Fabrication of material is projected to start in January 2023 and on-site construction is projected to start in March 2023.

Proposed Motion:

MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to CDK Construction, Duvall, WA, in the amount of $3,094,000 (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 3 and 4, and ii) replace the siding, doors, and windows and add insulation at the Community 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 poorly functions during weather events.
- The existing building insulation is minimal and does not provide appropriate comfort to the occupants.
- The doors and windows at the Community Building have passed their useful life and poorly insulate the facility.

This project will: i) add insulation and replace the bridges and siding at Stacks 3 and 4, and ii) replace the siding, doors, and windows and add insulation at the Community Building. This project is phase 1 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 January 2023, five months prior to commencing construction on-site. All work that will be disruptive to the occupants will be completed during the summer of 2023, when the facilities are vacant.

This project was advertised for competitive bidding on October 19, 2022, with the bid opening held November 10, 2022. The bid included the base bid plus three alternates, with two bids received by the University (see attached bid summary). Based on budget and necessity of the work, the base bid and all alternates are included in this action. 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. However, the responsible low bidder did not indicate MWBE participation on their bid. The other bidder did indicate 20 percent of total participation from minority-owned business enterprise and 5 percent of total participation from woman-owned business enterprise.

The total budget for the project is $5,000,000.

**Source of Funding:**

University Residences Funding
## BID SUMMARY

**Project:** PW778A - BW Siding & Bridges PH 1  
**Date of Opening:** November 10, 2022

<table>
<thead>
<tr>
<th>Bidder Name:</th>
<th>CDK Construction</th>
<th>Good News Group Inc.</th>
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<tbody>
<tr>
<td>Base Bid:</td>
<td>$1,820,000</td>
<td>$2,165,300</td>
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<tr>
<td>Additive Alternate 01: Replace Cladding System at Stack 3</td>
<td>$788,000</td>
<td>$729,000</td>
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<tr>
<td>Additive Alternate 02: Replace Pedestrian Bridges at Stack 3</td>
<td>$299,000</td>
<td>$430,000</td>
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<tr>
<td>Additive Alternate 03: Replace Doors and Windows at Community Center</td>
<td>$187,000</td>
<td>$625,000</td>
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<tr>
<td><strong>MWBE Participation</strong></td>
<td>0%</td>
<td>25%</td>
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<tr>
<td><strong>Sub-Total (Base Bid plus Alternates):</strong></td>
<td>$3,094,000</td>
<td>$3,949,300</td>
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<tr>
<td><strong>Sales Tax (8.8%):</strong></td>
<td>$272,272</td>
<td>$347,538</td>
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<td><strong>Total:</strong></td>
<td>$3,366,272</td>
<td>$4,296,838</td>
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Selected Bidder, Scope of Work Awarding
TO: Members of the Board of Trustees

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

DATE: December 9, 2022

SUBJECT: Construction Contract Amendment, Fire Protection for Electrical Engineering & Computer Science Project, PW758

PURPOSE: Action Item

Purpose of Submittal:
Award a construction contract amendment for Fire Protection for Electrical Engineering & Computer Science (EECS) Project, PW758.

Proposed Motion:
MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to Mortenson, Seattle, WA, in the amount of $552,599 (plus associated sales tax) for Amendment #5, Fire Protection, for Electrical Engineering & Computer Science Project, PW758.

Supporting Information:
The EECS Project 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 amendment will allow the Fire Protection contractor to start bidder/design in preconstruction so that coordination can occur with the mass timber fabricator.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Direct Construction Costs</td>
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<tr>
<td>Negotiated Support Services</td>
<td>$0</td>
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<tr>
<td>Risk Contingency</td>
<td>$10,480</td>
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<td>General Conditions</td>
<td>$0</td>
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<tr>
<td>GC/CM Fee</td>
<td>$18,119</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$552,599</strong></td>
</tr>
</tbody>
</table>

The remaining construction funding approval is scheduled for your February 2023 Board meeting with construction starting in late March 2023.

This project is still establishing goals for Minority and Women’s Business Enterprises (MWBE) participation by firms certified with the Washington State Office of Minority and Women’s Business Enterprises. The current Replacement Parking Bid Package for the EECS project (PW758) is tracking at participation with MBE (1.1%) and WBE (0%) firms that are certified with the Office of MWBE. The GC/CM contractor and consultant will continue extensive outreach to firms with the intent of meeting, if not exceeding, the goals. We will better understand the overall
MWBE, small and disadvantaged business percentage data once the overall construction contract is finalized in February 2023.

The total budget for the project is $72,110,000 and includes $100,000 from Institutional Parking Funds.

**Source of Funding:**

State Capital Bond Funds  
WWU Institutional Parking Funds  
Private Donations