WESTERN WASHINGTON UNIVERSITY

Major Capital Projects Status Report

Board of Trustees
August 14, 2009

BUCHANAN TOWERS ADDITION

WWU was the second Build America Bond (BAB) issuer in Washington State, at $12.8 million. The remainder of the Buchanan Towers Addition bond issued ($1.4 million) was sold as regular tax exempt bonds. The net blended cost of capital was 4.68%. Funds were delivered June 30, 2009. A Notice to Proceed was issued to Ebenal General Inc. (EGI) on July 1, 2009. They have mobilized and started site work and demolition in the Buchanan Towers building. Site utility and foundation work are scheduled to occur within the next several weeks. EGI reports that they are on schedule to meet the substantial completion date of August 16, 2010.

MILLER HALL RENOVATION

The Miller Hall Renovation project is currently 90% through the construction document phase. The General Contractor/Construction Manager (GC/CM) contractor, Dawson Construction, and the Architectural/Engineering (A/E) team led by Mahlum Architects are preparing their construction estimates at this time. During the month of August these two estimates will be reconciled, and Maximum Allowable Construction Cost (MACC) negotiations between the University and GC/CM contractor will be finalized. A construction contract will be issued to Dawson Construction once these negotiations are complete.

The demolition permit is scheduled to be released on August 4th. The City of Bellingham has set a tentative date of September 7th for completion of their review of the building permit with comments being sent to the A/E team at that time. Dawson Construction continues to make preparations at Miller Hall to facilitate early construction activities by mid-August. Alterations on East College Way and the surrounding area for pedestrian, bicycle and vehicular traffic are in place with all of the changes taking effect by the end of August 2009.

On July 17, 2009 a pre-bid conference was held for the demolition/abatement work. Phase 1 Demolition bids were opened by the University on July 23rd. Dawson Construction is preparing a contract with the low bidder for abatement and demolition work in the 1960's wing of Miller Hall. Dawson anticipates starting this work during the week of August 17, 2009. Work on bid package one will continue into the fall.

The University has successfully relocated all of the offices for Woodring College of Education from the 1960's wing into their temporary offices in the 1940's wing of Miller Hall. Woodring will occupy the temporary offices for approximately one year while the 1960's wing is remodeled.

Renovation of Miller Hall is still on schedule to begin in the 1960's wing starting mid August 17, 2009 and continuing for 12 to 14 months. Subsequent renovation of the 1940's wing is scheduled to be complete by the end of 2011.