



**WESTERN WASHINGTON UNIVERSITY  
BOARD OF TRUSTEES  
SPECIAL MEETING AGENDA**

**Friday, May 17, 2024**

**Location:** Western Washington University, Bellingham, WA, Board Room, Old Main 340

**Audiocast:** <https://wp.wvu.edu/live/>

**Time:** 1:00 p.m.

**1. CALL TO ORDER**

1:00 - 1:01

**ACTION ITEMS**

**2. APPROVAL OF CONTRACTS**

1:01 - 1:05

- a. Construction Contract for Birnam Wood Apts. Parking Lot 27R Restoration – PW804
- b. Construction Contract for Fairhaven Residences Hydronic Repair Phase 02 – PW 827
- c. Approval of Progressive Design-Build Contract for Student Development Success Center - PW776

Presentation: Joyce Lopes, Vice President for Business and Financial Affairs  
Steve Hollenhorst, Associate Vice President for Facilities, Development and Operations  
Brian Ross, Director of Capital Budget and Public Works Procurement, Facilities Development and Operations

**3. EXECUTIVE SESSION**

1:05 - 2:00

AUTHORIZED BY RCW 42.30.110(1)c

**4. DATES FOR NEXT REGULAR MEETING: August 15-16, 2024 in Bellingham, WA.**

**5. ADJOURNMENT**

## **1. CALL TO ORDER**

# 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:** May 17, 2024

**SUBJECT:** **Construction Contract for Birnam Wood Apartments Parking Lot 27R Restoration - PW804**

**PURPOSE:** Action Item

---

## **Purpose of Submittal:**

Award a construction contract for the Birnam Wood Apartments Parking Lot 27R Restoration, PW804. Award of the construction contract will follow Board of Trustees action. Fabrication of material is projected to start in May 2024 and on-site construction is projected to start in July 2024.

## **Proposed Motion:**

MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to Pellco Construction Inc., Mukilteo, WA, in the amount of \$1,210,500 (plus associated sales tax) for the construction contract to perform the following work at Birnam Wood Apartments: reconstruct the westward draining section of the parking lot, including remove and replace existing paving and subgrade, install storm water detention and treatment facilities and landscaping, relocate and upgrade interfering utilities, and install new light poles and bases. Work includes consolidation of trash and recycle facilities and infrastructure for future electric vehicle charging stations.

## **Supporting Information:**

The following conditions exist at Birnam Wood:

- The existing parking surface and base materials have eroded and aged past their useful life and need to be replaced.
- Potholes and pavement undulations cause havoc especially during weather events.
- Parking light fixtures are poorly spaced producing below adequate light safety.

This project will improve parking and driveway surfaces, comply with city storm water management requirements, and provide a safer environment for occupants. This project is Phase 1 of two planned phases of repairs to the parking lot at Birnam Wood.

In order to install during the summer when students are not occupying the site, the contractor will commence with pre-construction activities and procurement of long lead time items in May 2024, prior to commencing construction on-site in July 2024. All work expected to be disruptive to the occupants will be completed during the summer of 2024, when the facilities are vacant.

This project was advertised for competitive bidding on April 15, 2024, with the bid opening held May 6, 2024. The bid included the base bid plus four alternates, with five 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. Cascade Engineering Group, Bellingham, 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 indicated 100% VBO (Veteran Business Owner) participation on their bid. One other bidder indicated 55 percent of total participation from minority-owned business enterprise.

The total budget for the project is \$1,900,000.

**Source of Funding:**

Parking Capital Reserve Fund

Project: BW Parking Lot 27R Restoration PH1 Bid Open Date: 05.06.2024 3:04 PM Opened by: Brian Ross		PELLCO Construction, Inc	Dawson Construction, LLC	A-1 Landscaping and Construction, Inc.	Ritter Dirt & Asphalt, LLC	Granite Construction Company	
Description	Total Cost	Total Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
<b>Base Bid</b>							
01 Base Bid	\$ 1,058,100.00	\$ 1,040,000.00	\$ 1,246,000.00		\$ 1,249,877.00		\$ 1,365,700.00
<b>Base Bid Cost Total</b>	<b>\$ 1,058,100.00</b>	<b>\$ 1,040,000.00</b>	<b>\$ 1,246,000.00</b>		<b>\$ 1,249,877.00</b>		<b>\$ 1,365,700.00</b>
<b>Alternates</b>							
01 Install Accessible Ramp	\$ 54,900.00	\$ 50,000.00	\$ 40,000.00		\$ 18,500.00		\$ 59,000.00
02 Install EV Infrastructure	\$ 60,000.00	\$ 80,000.00	\$ 54,000.00		\$ 57,945.60		\$ 59,000.00
03 Install Trash and Recycle Station (Stack 4)	\$ 17,700.00	\$ 25,000.00	\$ 8,800.00		\$ 34,328.00		\$ 26,000.00
04 Install Trash and Recycle Station (Stack 6)	\$ 19,800.00	\$ 35,000.00	\$ 7,600.00		\$ 34,328.00		\$ 55,000.00
<b>Alternates Cost Total</b>	<b>\$ 152,400.00</b>	<b>\$ 190,000.00</b>	<b>\$ 110,400.00</b>		<b>\$ 145,101.60</b>		<b>\$ 199,000.00</b>
<b>Bid Summary</b>							
Base Bid Total	\$ 1,058,100.00	\$ 1,040,000.00	\$ 1,246,000.00		\$ 1,249,877.00		\$ 1,365,700.00
<b>Custom Fields</b>							
WA State Contractors License Number	PELLC1038QC	DAWSOCL848CS	A1LANCI056DF	JRITTR0848L3	CC.GRANIC0916DL		
WA State UBI Number	601-816-975	601-838-502	601 605 837	603617170	409023062		
Federal Tax Identification Number	91-1862899	91-1857107	91-1675193	81-3030040	409023062		
Bid Bond	PELLCO Birnam Wood Parking Lot 27R Repair	Dawson 5-6-24 WWU Bid Bond.pdf (version 1)	Birnam Wood Parking Lot 27R Repair, Phase	2024-05-06 Bid Bond Signed CH.pdf (version 1)	Bid Bond Signed.pdf (version 1)		
Trench Excavation Safety	1,500	1,000	2,500	2,000.00	5,000.00		
MBE Participation	0	0	55	0.00	0		
WBE Participation	0	0	0	0.00	0		
SEDBE/DBE Participation	0	0	0	0.00	0		
VOB Participation	100	0	0	0.00	0		
SBE Participation	0	0	0	0.00	0		
Confirmation of Bid Documents	Yes	Yes	Yes	Yes	Yes		

# 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:** May 17, 2024

**SUBJECT:** **Construction Contract for Fairhaven Residences Hydronic Repair Phase 2 – PW827**

**PURPOSE:** Action Item

---

## **Purpose of Submittal:**

Award a construction contract for Fairhaven Residences Hydronic Repair Phase 2 - PW827. Award of the construction contract will follow Board of Trustees action. On-site construction is projected to start in June 2024.

## **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 \$649,800 (plus associated sales tax) for the construction contract to perform the following work at Fairhaven: replace under-slab hydronic piping in Stacks 2, 4 and 10-12.

## **Supporting Information:**

The existing heating water piping is original to the buildings. The horizontal section of pipe running from the central tunnel to the exterior risers is exposed to dirt and has experienced a number of corrosion-related failures. This project will replace the horizontal section of pipes with new piping. It is the last of several projects addressing this issue in Fairhaven and will replace the last of the remaining original under-slab piping.

All work will be carried out during the summer of 2024 when the residence rooms are vacant. Work in the Childhood Development Center (CDC) (Stacks 11 and 12) will be performed when the CDC is not in session.

This project was advertised for competitive bidding on April 15, 2024, with the bid opening held May 6, 2024. The project included the base scope only, and only one bid was received by the University (see attached bid summary). Based on budget and necessity of the work, the base bid is included in this action. Western's Facilities Development & Operations staff prepared the plans and specifications for this project.

Advertisement for bids included language promoting MWBE participation however the responsible low bidder did not indicate MWBE participation on their bid.

The total budget for the project is \$955,000.

## **Source of Funding:**

University Residences Funding

<b>Project:</b> FX Hydronic Repair - Phase 02		<b>CDK Construction Services, Inc</b>	
<b>Bid Open Date:</b> 05.06.2024 2:03 PM			
<b>Opened by:</b> Brian Ross			
	<b>Description</b>		<b>Total Cost</b>
<b>Base Bid</b>			
01	Base Bid	\$	649,800.00
<b>Base Bid Cost Total</b>		\$	<b>649,800.00</b>

<b>Bid Summary</b>			
Base Bid Total		\$	649,800.00

<b>Custom Fields</b>			
WA State Contractors License Number			CDKCOS1066MA
WA State UBI Number			601 513 599
Federal Tax Identification Number			91-1622233
Bid Bond			WWU FX Hydronics Bid Bond.pdf (version 1)
Trench Excavation Safety			0
MBE Participation			0
WBE Participation			0
SEDBE/DBE Participation			
VOB Participation			0
SBE Participation			0
HVAC Subcontractor			Blythe Mechanical Inc.
Confirmation of Bid Documents			Yes

# WESTERN WASHINGTON UNIVERSITY

## ITEM SUBMITTED TO THE BOARD OF TRUSTEES

**TO:** Members of the Board of Trustees

**FROM:** President Sabah Randhawa by Vice President Lopes

**DATE:** May 17, 2024

**SUBJECT:** **Progressive Design-Build Consultant Contract for Student Development and Success Center - PW776**

**PURPOSE:** Action Item

---

### **Purpose of Submittal:**

Award a Progressive Design-Build (PDB) validation phase and Phase 1 contract for the Student Development and Success Center, PW776. Contract award following Board of Trustees action.

### **Proposed Motion:**

MOVED, that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a progressive design-build contract to BNBuilders, Inc., Seattle, WA for the amount of \$3,133,571 (and associated sales tax), for the Validation Phase and Phase 1 level of work (design and preconstruction services) for the Student Development and Success Center.

### **Supporting Information:**

The University envisions a welcoming beacon located at the south end of the academic core of campus to recruit and support students in ways that are effective for a changing demographic of students. The Student Development and Success Center (SDSC) will co-locate the Admissions Welcome Center with key student services so that students will have ready access to services that will help them to succeed. Critical student services that are essential to addressing student's challenges are currently spread out in the Old Main building and hindered by their remote location, poor visibility, and lack of equitable access. In contrast, the SDSC will be an accessible and welcoming facility that consolidates essential student support services.

The building will encourage the use of meetings, collaboration, and studying during many hours of the day and will have a café that will entice foot traffic. The facility will also have flexible space where complimentary student services, not based in the new facility, can offer more direct student-facing interaction, effectively providing a comprehensive spectrum of services without relocating entire departments. The spaces will efficiently utilize capital resources by leveraging hybrid work patterns and collaboration technologies to find new and efficient ways to allocate and use space.

The Pre-Design, completed in July 2022, is based on a project with a larger budget. The first task of the Design-Build Team is to work with the various stakeholder groups during the scope validation phase to match program with budget. In addition, the University is looking for the design-build team to deliver unique, memorable design features that are clearly identifiable as the Western Washington University campus, reflect its values of sustainability and wellness, and that incorporate the University's culture.



Validation Phase work will begin in June 2024, leading to Phase 1 work design phase that will continue through spring 2025. Phase 2 contract amendment for the construction phase is tentatively scheduled to be submitted to the Board of Trustees in April 2025.

**Procurement:**

The BNBuilders + Miller Hull Progressive Design Build Team was selected from four teams responding to the Request for Proposals, submitted March 20, 2024. The four teams were selected from a list of ten teams who had submitted Statements of Qualifications on January 30, 2024.

The firms responding to the Request for Proposals included:

- BNBuilders + Miller Hull
- GLY + Mithun + Studio Matthews
- Mortenson + Opsi + HKP
- Sellen + ZGF

After conducting interactive meetings and evaluating the proposals from the four finalist teams, the top two scoring teams, BNBuilders+Miller Hull and Sellen+ZGF, were provided clarification questions and interviews were conducted on April 18, 2024.

BNB + Miller Hull was recommended following a review of all firms' proposals and interactive meetings with the four firms plus the clarification interviews.

Members of the selection committee included:

- Linda Beckman, Division Director, Financial & Capital, Enrollment and Student Services
- Greg McBride, Director of Viking Union Facilities & Services (Interim), Student Activities
- Rick Benner, University Architect/Sr Director, Capital Planning and Development, FDO
- Ellen Kuhlmann, Program Manager, Capital Planning and Development, FDO
- Alexis Blue, Assistant Director, Capital Planning and Development, Facilities Development, FDO
- Christopher Mead, Project Manager/Architect, Facilities Development, FDO
- Tom Crawford, Construction Project Coordinator, Facilities Development, FDO
- Jeff Anderson, Ritter Project Management, Scheduling and Project Controls Off-campus Subject Matter Expert (SME)
- Ted Ritter, Ritter Project Management, Scheduling and Project Controls Off-campus SME
- Colleen Mitchell, Herrera, Sustainability, Net Zero Energy & Carbon Off-campus SME
- Robynne Thaxton, PDB Consultant

**Committee Comments:**

- The BNB+Miller Hull team demonstrated a thorough knowledge and experience in projects that provide integrated student services in a student-centered way and provide building flexibility.
- The design-build team is devoted to engaging stakeholders and project partners in meaningful collaboration in support of the project goals.
- The design-build team has significant experience working together to deliver progressive design-build projects, has recent construction experience on campus, and is familiar with the construction logistics of the project site.
- The design-build team has an incredible amount of sustainable design and construction experience including Living Building Challenge and experience working with 2 of the 8 institutions in the first cohort of the Okanagan Charter.

**Business Equity Enterprises (BEE):**

For the Validation Phase and Phase 1 scope of work, anticipated percentages of participation are: 1% WBE (Women), 2% MBE (Minority), 4% WBE/SBE (Women/Small Business), 1% MWBE/SBE (Minority Women/Small Business).

Total project target percentages of participation are 15% MBE (Minority), 6% WBE (Women), 10% SBE (Small).

Outreach plans include a series of five local subcontractor open house events; soliciting for subconsultants and subcontractors for all disciplines, design through construction; advertise the project through over fourteen BEE and local organizations, associations, and broadcast through B2Gnow and the contractor's proprietary database of MWBE entities. A dedicated Tribal Engagement Manager will ensure that tribally-owned or operated firms are engaged. Workforce engagement plans include hosting worker job fairs, outreach to the Western student body, local CTE programs, Futures NW Contractor Apprenticeship Program, NW Career & Tech Academy, ANEW Pre-Apprenticeship Training Programs, and outreach to local unions.

The total budget for the project is \$52,632,000.

**Sources of Funding:**

State Capital Appropriations - Bond Funds  
State Capital Appropriations - Local Funds  
Institutional Funds

### **03. EXECUTIVE SESSION**

Executive Session may be held to discuss personnel, real estate, and legal issues as authorized in RCW 42.30.110.

**04. DATE FOR NEXT REGULAR MEETING**

- **August 13-14, 2024**

## **05. EXECUTIVE SESSION**

Executive Session may be held to discuss personnel, real estate, and legal issues as authorized in RCW 42.30.110.

## **6. ADJOURNMENT**