

**WESTERN WASHINGTON UNIVERSITY
ITEM SUBMITTED TO THE BOARD OF TRUSTEES**

TO: Members of the Board of Trustees

FROM: President Sabah Randhawa by Vice President Van Den Hul

DATE: February 9, 2018

SUBJECT: **Construction Contract and Budget Approval for Buchanan Towers Renovation, PW722**

PURPOSE: Action Item

Purpose of Submittal:

Award a construction contract for the Buchanan Towers Renovation project, PW722. Contract award following Board action and contingent on the receipt of project funding from bond sales. Construction to start March 26, 2018.

Proposed Motion:

MOVED that the Board of Trustees of Western Washington University, upon the recommendation of the President, approve a project budget of \$24,500,000 and award a contract to Dawson Construction, Bellingham, WA, for the amount of \$15,240,000 (base bid for Phases One and Two, plus alternates series 2) for the construction contract to construct the Buchanan Towers Renovation project.

Supporting Information:

The Buchanan Towers Residence Renovation project will occur in two phases consisting of Spring and Summer quarters of 2018 and 2019. The work will renovate residence rooms, bathrooms and kitchens, and will include upgrading plumbing, air supply and ventilation, fire detection and alarm, and security systems; hazardous materials abatement; new doors and windows; cleaning, repointing and sealing exterior masonry; installation of new gutters and downspouts; and upgrading interior finishes.

This project was advertised for competitive bidding on December 15, 2017 with the bid opening held at 3:00 PM on January 19, 2018. Three bids were received by the University (see attached bid summary).

King Architecture, Bellingham, Washington, prepared the plans and specifications for this project.

Project award of the contract is also contingent on the approval of the contractor's Responsibility Criteria submittal.

Source of Funding:

Housing and Dining Systems – Non-Appropriated

Alt No.	Description & Bid Item	Colacurcio	Dawson	Tiger
	Base Bid Phase 1 ONLY	\$ 6,300,000.00	\$ 6,860,000.00	\$ 7,225,000.00
1-1	BT Classic, Add ADA suite upgrades	\$ 138,200.00	\$ 81,000.00	\$ 137,151.00
1-2	BT Classic, Add partitioning between rooms 300.1 & 300.2.	\$ 23,400.00	\$ 13,000.00	\$ 12,300.00
1-3	BT Classic & BT East, Add: Wireless Access control to student bedroom doors. BT Classic, Add: Removal and replacement bedroom and bathroom doors.	\$ 875,700.00	\$ 680,000.00	\$ 926,000.00
1-4	BT Classic – Add replacement of all exterior windows in phase 1 work area.	\$ 1,480,500.00	\$ 1,929,000.00	\$ 1,758,000.00
1-4A	Add cleaning, repointing and sealing of existing masonry in phase 1 area, add new gutters & downspouts. Add all civil work	\$ 191,800.00	\$ 128,000.00	\$ 133,000.00
1-5	BT East Add Kitchens to resident rooms 162, 164, 166 and all 2nd thru 4th floor suites.	\$ 331,000.00	\$ 314,000.00	\$ 341,000.00
1-6	BT East Add Kitchens to resident rooms on floor 5	\$ 71,000.00	\$ 70,000.00	\$ 74,000.00

	Base Bid Phases 1 and 2	\$ 11,050,000.00	\$ 10,551,000.00	\$ 12,149,000.00
2-1	BT Classic, Add ADA suite upgrades	\$ 138,200.00	\$ 81,000.00	\$ 137,151.00
2-2	BT Classic, Add partitioning between rooms 300.1 & 300.2.	\$ 23,400.00	\$ 13,000.00	\$ 12,300.00
2-3	BT Classic & BT East, Add: Wireless Access control to student bedroom doors. BT Classic, Add: Removal and replacement bedroom and bathroom doors.	\$ 875,700.00	\$ 1,045,000.00	\$ 926,000.00
2-4	BT Classic – Add replacement of all exterior windows.	\$ 2,619,000.00	\$ 2,969,000.00	\$ 3,231,000.00
2-4A	Add cleaning, repointing and sealing of existing masonry, add new gutters & downspouts. Add all civil work	\$ 309,000.00	\$ 197,000.00	\$ 262,000.00
2-5	BT East Add Kitchens to resident rooms 162, 164, 166 and all 2nd thru 4th floor suites.	\$ 331,000.00	\$ 314,000.00	\$ 341,000.00
2-6	BT East Add Kitchens to resident rooms on floor 5	\$ 71,000.00	\$ 70,000.00	\$ 74,000.00

Total Base Bid plus accepted Alternates

Phases 1 and 2 Base plus Series 2 Alternates

Tax (8.7%)

TOTAL

\$ 15,417,300.00	\$ 15,240,000.00	\$ 17,132,451.00
\$ 1,341,305.10	\$ 1,325,880.00	\$ 1,490,523.24
\$ 16,758,605.10	\$ 16,565,880.00	\$ 18,622,974.24