



**WESTERN WASHINGTON UNIVERSITY
BOARD OF TRUSTEES
SPECIAL MEETING AGENDA
July 17, 2020**

FRIDAY, JULY 17, 2020

Location: Virtual Meeting via Zoom
Audiocast: <https://wp.wvu.edu/live/>
Time: 9:00 am

- 1. CALL TO ORDER**
9:00 – 9:05

ACTION ITEM

- 2. CONSTRUCTION CONTRACT FOR BID PACKAGES #4 – ARCHITECTURAL FINISHES (FLOORCOVERINGS AND ACOUSTICAL SYSTEMS), SIDING, ENCLOSURE, AND BALANCE OF MECHANICAL, ELECTRICCAL AND PLUMBING – FOR THE INTERDISCIPLINARY SCIENCE BUILDING (PW733)**
9:05 – 9:20
Presentation: Richard Van Den Hul, Vice President, Business and Financial Affairs
- 3. ADJOURNMENT**
9:20

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:
Richard Van Den Hul, Vice President, Business and Financial Affairs

DATE: July 17, 2020

SUBJECT: **Construction Contract for Bid Packages #4 - Architectural Finishes (Floorcoverings and Acoustical Systems), Siding, Enclosure, and Balance of Mechanical, Electrical & Plumbing - for the Interdisciplinary Science Building (PW733)**

PURPOSE: Action Item

Purpose of Submittal:

Award a construction contract for Bid Package #4 - Architectural Finishes (Floorcoverings and Acoustical Systems), Siding, Enclosure, and Balance of Mechanical, Electrical & Plumbing - for the Interdisciplinary Science Building project.

Proposed Motion:

MOVE that the Board of Trustees of Western Washington University, upon the recommendation of the President, award a contract to BNBuilders Inc., Seattle, WA, in the amount of \$23,330,007 (plus associated sales tax excluding NSS and General Conditions) for Bid Package #4 - Architectural Finishes (Floorcoverings and Acoustical Systems), Siding, Enclosure, and Balance of Mechanical, Electrical & Plumbing - for the Interdisciplinary Science Building project.

Supporting Information:

The Interdisciplinary Science Building 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 project is using a "Mini-MACC (Maximum Allowable Construction Cost)" option that will award five separate bid packages during the winter, spring, and summer of 2020 (see table below). This option allows Western to accelerate the construction timeframe to meet deadlines while maintaining cost certainty through each bid package. The cost certainty comes through development of a comprehensive construction budget with line item budget values. As Mini-MACCs are bid and awarded, the overall budget is adjusted to correlate with the true construction costs, allowing the bids to be evaluated to ensure compliance with the overall project budget. Additionally, the Mini-MACC option allows the trades that are traditionally long lead services to be bid and awarded in a timely fashion to minimize schedule impacts. The RCW allows these various packages to be publicly bid when they have reached a minimum completion of 90% Construction Documents (CD). All early bid packages were bid at 90% CD, and the final bid package will bid in summer at 100% complete.

Bid Package #1 (Earthwork and Utilities) was authorized to award by the Board at their February 2020 meeting for a total of \$3,149,475 (excluding sales tax). Bid Package #2A (Structures & Elevator) was authorized to award by the Board at their April 2020 meeting for a total of \$8,790,187 (excluding sales tax). Bid Package #2B (Fire Protection and Early Mechanical, Electrical, and Plumbing) was authorized to award via delegation of authority, with consultation between the Chair of the Board and the President, for an amount of \$3,029,949 (excluding sales tax). Bid Package #3 (Roofing, Lab Casework & Equipment), was authorized to award by the Board at the June 2020 meeting for \$2,050,230 (excluding sales tax).

Bid Package #4 is ready for Board approval and includes the following scope: Architectural Finishes (Floorcoverings and Acoustical Systems), Siding, Enclosure, and Balance of Mechanical, Electrical & Plumbing. Bid Package #4 excludes Negotiated Support Services (NSS) and General Conditions at this time to allow more time for BNBuilders and WWU to negotiate that portion of the contract. The NSS and General Conditions associated with this bid package will be included in Bid Package #5. The following is the breakdown for Bid Package #4:

Direct Construction Costs	\$21,992,842
Negotiated Support Services	\$ <i>in negotiation</i>
Risk Contingency	\$ 439,857
General Conditions	\$ <i>in negotiation</i>
<u>GC/CM Fee</u>	<u>\$ 897,308</u>
TOTAL	\$23,330,007

Bid Package #5 is anticipated for August 2020 Board action, and includes the following scope: Framing/Drywall, Painting, Landscape/Irrigation, Door Frame Hardware, Architectural Casework, Miscellaneous Specialties, and Site Hardscape. This scope was initially proposed to be included in Bid Package #4, but strategically separated in order to accommodate the bid market. This does not result in a change in schedule. The following table outlines the value of awarded bid packages #1 #2 and #3, and the value of pending bid packages #4 and #5:

Bid Package #	BOT Date	BOT Action	Bid Package Description	Mini-MACC Package (April 2020)	Mini-MACC Package (Current)	CD Level of Completeness
1	2/14/2020	Awarded	Earthwork & Utilities	\$3,149,475	\$3,149,475	90%
2A	4/17/2020	Award	Structures & Elevator	\$8,820,000	\$8,790,187	90%
2B	4/17/2020	Delegation of Authority	Fire Protection & Early Mechanical, Electrical, & Plumbing	\$3,044,000	\$3,029,949	90%
3	6/12/2020	Award	Roofing, Lab Casework & Equipment	\$8,642,000	\$2,050,230	90%
4	7/17/2020	Special BOT Meeting – Award	Architectural Finishes (Floorcoverings and Acoustical Systems), Siding, Enclosure, and Balance of Mechanical, Electrical & Plumbing	\$26,109,000	\$23,330,007	90/100%
5	8/21/20	Award	Balance of Architectural finishes (Framing/Drywall, Painting, Door Frame Hardware, Architectural Casework), Landscape/Irrigation, Site Hardscape and Miscellaneous Specialties (also includes NSS and General Conditions associated with Bid Package #4)	\$8,500,000	\$8,500,000	100%

This project has established goals of 10% for MBE participation and 6% for WBE participation by firms certified with the Washington State Office of Minority and Women's Business Enterprises. After bid packages #1, #2, #3, and #4, this project is currently below the goals by reaching 6.4% MBE participation and 5.6% WBE participation. 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 percentage data once all the bid packages are opened.

The total budget for the project is \$66,500,000.

Source of Funding:

State Capital Bond Funds
WWU Parking Services Funds

3. ADJOURNMENT