

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR PROJECT APPROVAL
*To Use the General Contractor/Construction Manager (GC/CM)
Alternative Contracting Procedure*

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Western Washington University (WWU)**
- b) Address: **516 High Street, Bellingham WA**
- c) Contact Person Name: **Forest Payne** Title: **Project Manager Architect**
- d) Phone Number: **(360)650-6813** E-mail: **Forest.Payne@wwu.edu**

1. Brief Description of Proposed Project

- a) Name of Project: **Electrical Engineering & Computer Science Facility (EECS)**
- b) County of Project Location: **Whatcom**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)
The proposed Electrical Engineering and Computer Science Building project (EE/CS) will consist of a new building and renovations in the existing Communications Facility. The new building is proposed to be four stories and approximately 60,000 gross square feet, consisting of teaching labs, learning research labs, active learning classrooms, collaborative space, and academic administrative space. The renovation portion will modernize approximately 20,000 square feet of class labs and collaborative space in the Communications Facility. The new building and existing Communications Facility will be connected on all floors, maximizing program efficiencies and increasing collaboration.

In addition to allowing growth and student intake to resume in Western's fastest growing programs and providing classroom and lab space to support State-wide goals to expand opportunities in science, technology, engineering and math (STEM) education, the new building will also house the Institute for Energy Studies (IES), an interdisciplinary program that brings together science, technology, policy, business and economics to prepare graduates to address the complex issues in sustainable energy. The EE/CS building will be designed as a hub for collaboration and connection with industry partners, with physical and cultural accessibility and inclusion in mind. By allowing Western to contribute more highly skilled and diverse candidates to the workforce in Washington and the region, this project directly supports two key goals in Western's strategic plan—advancing inclusive success and increasing Washington impact.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$6,550,000
Estimated project construction costs (including construction contingencies):	\$46,500,000
Equipment and furnishing costs	\$2,700,000
Off-site costs	\$0
Contract administration costs (Pre-con services, Agency PM, construction coordinators)	\$3,800,000
Contingencies (design & owner)	\$2,350,000
Other related project costs (Permits, Impact Fees, In-house Trades Support, Telecom Activation, Artwork)	\$1,500,000
Sales Tax	\$4,600,000
Total	\$68,000,000

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

The project is partially funded by the legislature for design and other associated soft costs during the 2019-2021 biennium up to \$2 million. Funding for \$46-51 million of project costs is expected to be approved by the legislature in the 2021 session. An additional \$15-20 million is being raised in a capital campaign by the WWU Foundation.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

- a) Procurement;
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule)

Consultants with expertise in GC/CM procurement, practice and law are currently under contract with Western to augment staff experience (see item 6 below).

Project Schedule	Date
Pre-design	February - August 2020
Schematic Design kickoff	October 2020
PRC Presentation	December 3, 2020
RFP Issued	Early December 2020
GCCM Proposals due	Early January 2021
Shortlist & Interviews	January 2021
Final Proposal due, GCCM selection	Early February 2021
Board of Trustees approval of contract	February 2021
90% Construction Documents	January 2022
Final GMP	May 2022
Board of Trustees approval of GMP	June 2022
Construction NTP	June 2022
Substantial Completion	November 2023
Occupancy	November - December 2023
Winter Quarter Classes Begin	January 2024

4. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

The GC/CM contracting method is appropriate for this project and satisfies the following criteria:

- RCW 39.10.340 (1) Implementation of the project involves complex scheduling, phasing, or coordination.
- RCW 39.10.340 (2) The project involves construction at an occupied facility which must continue to operate during construction.
- RCW 39.10.340 (3) The involvement of the general contractor/construction manager during the design stage is critical to the success of the project.
- RCW 39.10.340 (4) The project encompasses a complex or technical work environment.

Involvement of the GC/CM during the design process is required for the following reasons:

- Site constraints and complexity
- Managing a tight project schedule
- Coordination with the GC/CM during the design phase to incorporate contractor means and methods into the design process
- Better manage project cost control
- Allow the GC/CM to investigate and verify existing conditions and coordination of the documents.
- Ensure leading edge sustainability and energy targets fundamental to the curriculum of the facility are integrated from the beginning in order to be affordable.

The project is proposed as a stand-alone new structure to be built adjacent to an existing building, with a four-story circulation connection at each floor between the two structures. The existing building will remain occupied with instructional and office functions during construction, which will pose staging and complex coordination challenges. The project scope includes renovation within the existing building and modification to the existing primary circulation atrium. Phased construction will be required to accommodate continuous academic and support occupancy, maintain required life safety egress, and create new connections to existing building and campus infrastructure. Investigation and verification of these existing systems will be critical for accurate design scope.

Western envisions this project as a cornerstone in the effort to achieve the goal set forth in the University's Sustainability Action Plan to become carbon neutral. The project will also support the State's goal of providing leadership in renewable energy use and sustainability. Among other ambitious sustainability goals, the project is considering "Net Zero Energy" and "Net Zero Carbon" certifications with the International Living Future Institute (www.living-future.org), which exceed state mandated LEED Silver targets. When selecting a GC/CM, Western will look for experience in similarly ambitious projects as a central qualification criterion. Experience in engineered mass timber, such as cross-laminated timber (CLT), will also be considered. Having early and sustained guidance from the GC/CM throughout the design and construction process will help ensure that capital costs are controlled while achieving significant reductions in operating costs.

The selected GC/CM will be a critical partner in integrating consideration for best practices, means and methods in these areas during the design phases. Western is anticipating that MCCM/ECCM will also be particularly advantageous due to the very high building performance targets that will be established for the project.

Having a GC/CM provide continuous up-to-date input on costs will allow more responsive and better control of project costs. Corrections to project scope can be done during design rather than in response to possible budget overruns that appear during the bidding process.

If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed? **Note:** Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 8.

The proposed site for this project is on a narrow plot between the existing, occupied facility and a primary vehicle, pedestrian, and bicycle access corridor on the site of an existing parking area. Material staging and construction access will need to be highly choreographed throughout the construction process due to the limited space available, and the considerable movement of people and vehicles adjacent to the site. Construction noise and infrastructure shutdowns will also impact occupants and will need to be carefully coordinated throughout construction.

Renovation scope includes modifications and updates to academic, instructional and research type spaces in the Computer Science program, as well as administrative office and support spaces. Construction sequence and phasing schedule will need to be coordinated with Western's space administration and the program occupants in order to minimize impact on their work and on students. The connection to the existing building will expand and re-configure the main circulation stair and atrium within the existing building, so construction phasing and timing here is critical to maintain both life safety egress, and functional circulation between floors. See **Attachment A** for floor plans of the affected existing spaces.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

GC/CM involvement is critical during the design phase in order to develop the construction phasing plan, assist in developing best practices for high-performance sustainability systems, assist in monitoring sustainability and other performance metrics, and assist in assessing constructability. MCCM/ECCM will also be critical for rounding out a truly integrated design process to provide maximum value to the State and to the University, as well as coordinate connections to existing systems that must remain operational during construction.

GC/CM involvement is also critical in achieving greater levels of outreach to MWBE, and other small and disadvantaged businesses leading up to the bidding phase.

- If the project encompasses a complex or technical work environment, what is this environment?

All three programs housed in the new facility will have complex and technical equipment and space requirements. Labs will be comprised of collaborative labs, robotics labs, energy course labs, project course labs, active learning labs, and learning research labs. In addition, the project will provide research support spaces such as a shop, server rooms, senior project room and teaching assistant rooms.

These learning spaces need to be designed with maximum flexibility to account for the range of pedagogies offered by the programs. To the greatest extent possible, spaces should be easily reconfigurable to support a variety of activities. These activities include areas for student projects and the work of interdisciplinary teams, private spaces for quiet work, and communal spaces for meeting, collaborating and celebrating success.

The sustainable energy systems, potentially including on-site renewable energy systems and higher performance building envelope systems and controls will be integrated into and interact with the pedagogy of the programs, particularly the nationally recognized Institute for Energy Studies. To help inspire students to be environmental champions, a building dashboard will be displayed at prominent locations, highlighting relevant information about programs and building energy performance.

The new facility will be a living lab that not only showcases the building's energy efficiency and sustainable construction, but also highlights student work and supports educational demonstrations and industry partner events. This building will provide the necessary tools to prepare world-class students to be leaders in the critical areas of computer science and electrical engineering, essential to Washington State's current and future economy.

- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done? **N/A**
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project? **N/A**

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or

The GC/CM participation in the design process offers more effective cost control by allowing time early in the project to investigate and evaluate site conditions and high-performance building options, reducing the probability of unforeseen problems and schedule impacts during construction. Because Western has not previously attempted such ambitious sustainability goals, achieving the targeted goals will require a rigorous exploration of systems, construction costs and long-term operating costs.

Sustainability goals must be balanced with the need to provide required space for revitalization of computer science and electrical engineering programs while remaining within the allocated budget. With GC/CM procurement and early involvement of both MC/CM and EC/CM, these goals can be rigorously tested, and the most cost-effective sustainability goals realized. This process will also lead to greater innovation through the design phase, maximizing the impact of each fiscal dollar spent.

- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.
 - Developing a construction phasing plan without the involvement of the general contractor often creates conflicts, including scheduling and cost impacts, that can be avoided with GC/CM preconstruction participation.
 - Traditional design-bid-build contracts often have high costs associated with errors and omissions that can be avoided with GC/CM collaboration during design, and thorough constructability review.
 - Design-Bid-Build has much lower transparency in cost issues, particularly when reviewing change order pricing.
 - Changes during construction often result in schedule delays since decisions and cost agreement can take more time to resolve.
 - GC/CM, MC/CM and EC/CM procurement create a strong partnership with the owner and design team toward achieving University objectives and developing cost-effective high-performance sustainability targets. Design-Bid-Build is often at odds with achieving high levels of innovation, and ambitious sustainability targets, particularly with the documentation required for certification.
 - With traditional design-bid-build contract procurement, as a public owner, Western has very little ability to influence the successful bidder to perform effective outreach to MWBE and other small or disadvantaged businesses
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.
N/A

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.

The EECS project would be Western's fifth major project utilizing the GC/CM procurement method.

Western's Office of Capital Planning and Development (formerly, Facilities Development & Capital Budget) has a long history of successfully managing public works projects with in-house project managers and on-site representatives with decades of industry experience.

Western has successfully utilized the GC/CM alternative contracting method for our last two major state funded projects Miller Hall Renovation and Carver Academic Renovation. The GC/CM contracting procedure was also used for the Multicultural Center addition to the Viking Union, completed in the summer of 2019. In addition, Western is utilizing GC/CM for the new Interdisciplinary Science Building, which is currently under construction, expected to be complete by the beginning of 2022.

CPD staff have attended alternative contracting method training, conferences and seminars sponsored by AGC, COAA, DBIA, the University of Washington and Washington State University.

WWU also has in place an Interagency Agreement with the University of Washington for project mentoring and support services. The GC/CM RFP, RFFP and contract will be modeled after previous WWU GC/CM project documents.

- A **Project** organizational chart, showing all existing or planned staff and consultant roles.
Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)

See **Attachment B – EECS Project GC/CM Management Plan**

- Staff and consultant short biographies (*not complete résumés*).

See **Attachment C – EECS Project Team Experience**

- Provide the **experience and role on previous GC/CM projects delivered** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (*See Example Staff\Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.*)
- The qualifications of the existing or planned project manager and consultants.

See **Attachment D – WWU Project Manager Project Experience**

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve. *N/A*
- A brief summary of the construction experience of your organization’s project management team that is relevant to the project.

Western’s project management team has successfully managed the design and construction of many major capital projects over the last 20 – 25 years with many of the same personnel still on staff with the University. Earlier projects were typically completed utilizing design/bid/build because Western did not have legislative approval for other procurement methods until the Miller Hall Renovation. Project examples include:

Project	Year Completed	Total Project Cost
Chemistry Building	1992	\$21.98 million
Ridgeway Commons Renovation	1992	\$3.13 million
Biology Building	1994	\$22.26 million
Edens Hall Renovation	1994	\$8.6 million
Science Math & Technology Ed.	1996	\$12.97 million
Viking Commons Renovation	1996,	\$3.8 million
Haggard Hall Renovation	1998	\$22.2 million
Viking Union Renovation	2000	\$23.1 million
Campus Services Facility	2002	\$11.4 million
Campus Infrastructure Development	2002	\$16.3 million
Student Recreation Center	2002	\$26.7 million
Communications Facility	2003	\$36.4 million
Academic Instructional Center	2007	\$64.2 million
Buchanan Towers Addition	2011	\$14.6 million
Miller Hall Renovation	2011	\$51.5 million (GC/CM)
Fraser Hall Renovation	2014	\$4.9 million
Harrington Multipurpose Field	2014	\$6.3 million
Nash Hall Renovation	2015	\$6.3 million
Ridgeway Kappa	2015	\$5.9 million
Carver Academic Renovation	2017	\$77.4 million (GC/CM)
Multicultural Center	2019	\$22.1 million (GC/CM)
New Student Housing	2021	\$60.7 million (PDB)
Interdisciplinary Science Building (ISB)	2022	\$59.8 million (GC/CM)

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

Consistent with previous major capital projects, this project will be managed through the University's Office of Capital Planning and Development (CPD). The project's overall organizational format starts at the top with project reviews and approvals by Western's Board of Trustees. From there it proceeds to the President and President's Cabinet, consisting of the Vice Presidents and other executive administration. The project has its own Steering Committee chaired by the Director of Capital Planning and Development. Representation on the Steering Committee includes CPD, Facilities Management, and Space Administration.

The in-house staffing will include a project manager from start of design through occupancy, on-site construction representatives, and support from the Office of Capital Planning and Development, along with assistance from Facilities Management. Western has a robust quality assurance process involving the University's operations and maintenance staff throughout the project. These stakeholders participate in all design phase reviews, value engineering, and constructability issues.

During GC/CM procurement, CPD and Robynne Parkinson will train the procurement evaluation committee and facilitate development of the procurement and evaluation of the proposers and finalists submitting statements of qualifications ("SOQs") and proposals. John Palewicz will provide technical expertise in evaluating the SOQs and proposals, and ongoing advising during the design, bidding and construction phases. John will also assist in developing the project controls as well as evaluating the cost proposals from the GC/CM team during the procurement and the development of the project budget.

The University has also added an independent outside consultant, Jason McLennan of McLennan Design, who brings significant national and international experience in high performance building projects to work with Western and the design team, led by Perkins & Will, to develop qualifications criteria and to evaluate the GC/CM teams prior to selection. The whole consultant team will provide direct feedback to Western's project Steering Committee on the selected GC/CM's progress and help to ensure that University goals are aligned with GC/CM process, decision workflow and oversight for greatest value to the campus.

The construction contract requires constant communication and open book development of the project budget and scope. It also implements a system of design management that includes design and trend logs to track the development of the design from the basis of design documents through the approval and implementation of the construction documents. John Palewicz, Forest Payne, CPD on-site construction representatives, and Facilities Management staff will be responsible for reviewing the design submissions and monitoring quality assurance and commissioning of the project.

- A brief description of your planned GC/CM procurement process.

Western plans to advertise the GC/CM Request For Proposals (RFP) shortly after PRC approval. The University will first issue a Request for Proposals to solicit construction firms with the appropriate experience to perform the work. The University's Selection Committee will then evaluate the responsible firms submitting responsive proposals and select the most qualified finalists. The University intends to conduct interviews, in the form of interactive meetings, which will allow the University to evaluate the GC/CM team's collaborative skills, among other essential qualifications. Western will select the most highly qualified firms after this process and send the Request For Final Proposals (RFFP). Western will enter a pre-construction services agreement with the successful firm after Board of Trustees approval. This will allow the GC/CM team to join Western and the A/E team by the end of schematic design.

See response in section 10 below that describes how the RFP will emphasize outreach to MWBE and disadvantaged businesses, and by extension improve participation by those types of subcontractors and suppliers.

- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.

Western will be using its previously successful GC/CM contract as a starting point for on this project. The University is working with John Palewicz and Robynne Thaxton to update the Division 00 & 01 RFFP documents to incorporate lessons learned from the current Interdisciplinary Science Building GC/CM project and other best practices developed in John's long experience at University of Washington.

In addition, WWU will work with its selected GC/CM to determine whether to utilize the Alternative Subcontractor Selection Process set forth in RCW 39.10.385. Because the subcontractor selection

process may occur after the date that the re-authorized RCW 39.10 is enacted, WWU is requesting authorization from the PRC to utilize the subcontractor selection procedure as required in the revised version of RCW 39.10. Robynne Thaxton and John Palewicz were heavily involved in the reauthorization process and are knowledgeable about the requirements of the new statute.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: (*See Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.*)

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

See [Attachment E – Major Project Construction History](#)

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. (*See Example concepts, sketches or plans depicting the project.*) At a minimum, please try to include the following:

- A overview site plan (*indicating existing structure and new structures*)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: Applicant may utilize photos to further depict project issues during their presentation to the PRC.

See [Attachment A – Conceptual Design](#)

9. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on **any** project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

[Western Washington University has received no audit findings on any projects identified above.](#)

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation

[The RFP will require the prospective GC/CM firms to submit their experience and strategies for outreach to State or Federally certified minority-owned, woman-owned, veteran-owned, small, and disadvantaged businesses \(business equity\). The responding firms shall describe their success rate on recent projects in encouraging and achieving business equity participation and include in their narrative a target percentage for inclusion of business equity on this project. The RFP will also ask submitters to include in their narrative a plan that describes the steps the firm will take to achieve this goal. The plan should describe how the firm will reach out and work with business equity businesses to provide opportunities for participating in the work associated with this project. Particular attention will be given to firms that can show successful participation in geographical areas where business equity tends to be lower.](#)

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to

submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB. Additionally, responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB. Data collection shall include GC/CM project information on subcontract awards and payments, and if completed, a final project report. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  _____

Name (please print): Forest Payne, AIA (public body personnel)

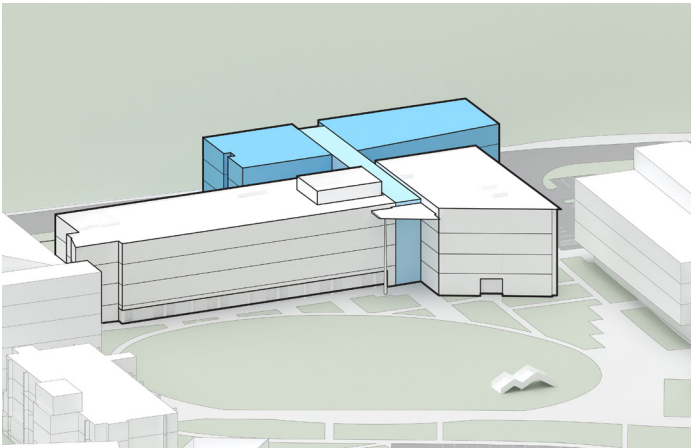
Title: Project Manager Architect

Date: October 20, 2020

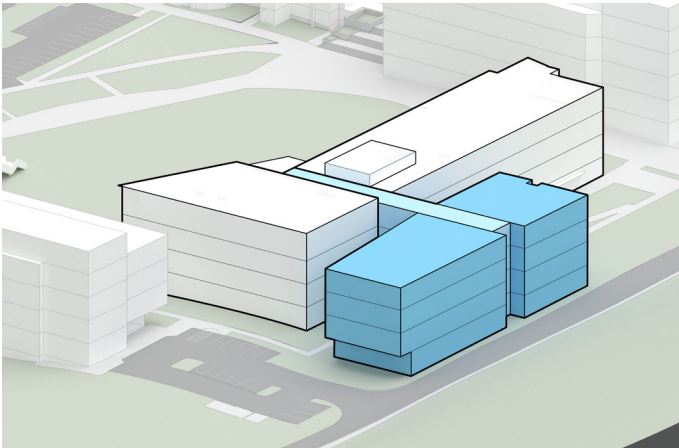
Attachment A - Conceptual Design WWU EECS Facility



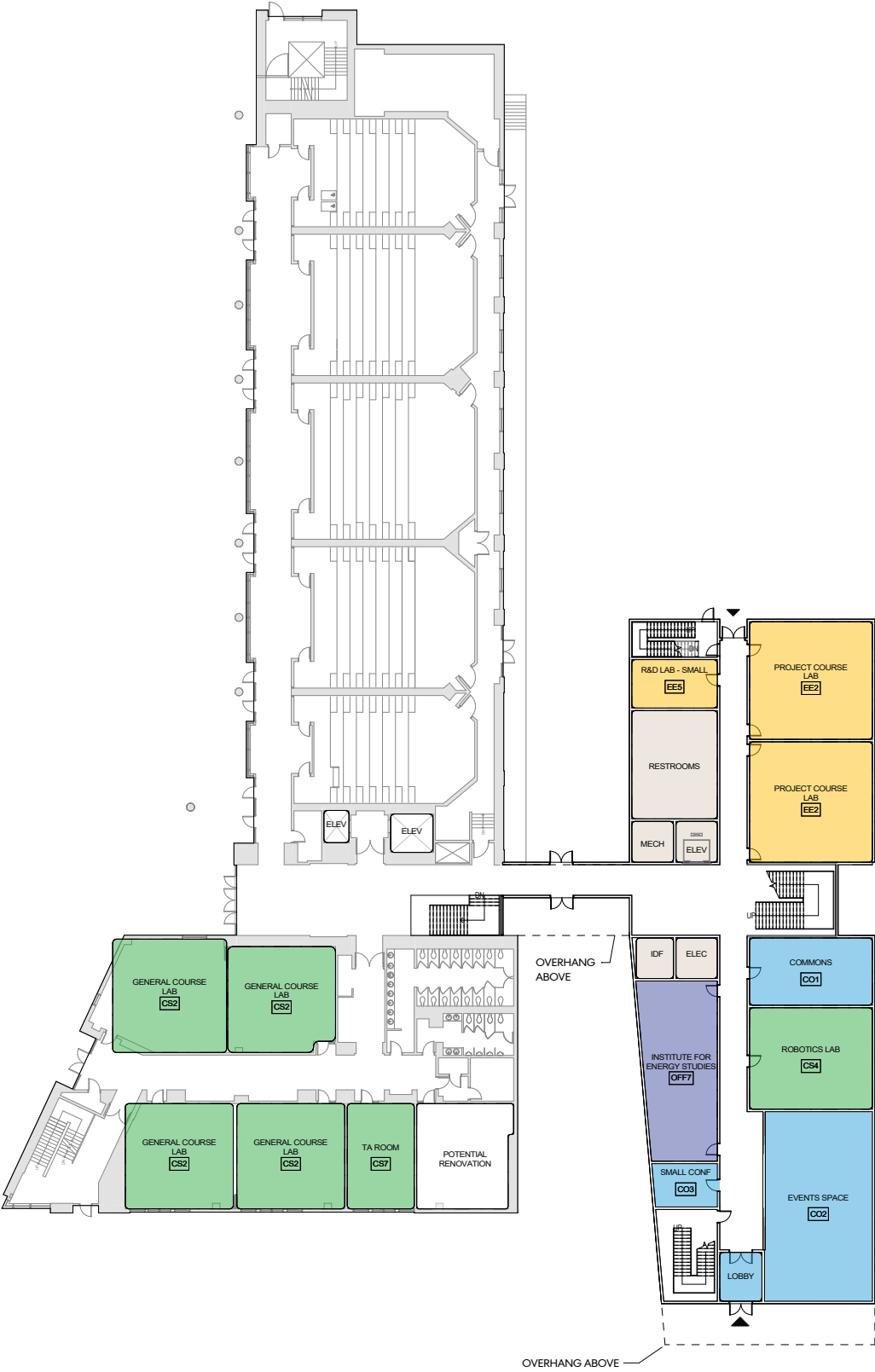
Site Plan



NW Axonometric View



SE Axonometric View



TOTAL
NEW ADDITION: 55,792 GSF
CF PROGRAM: 17,307 GSF
CF ATRIUM: 6,016 GSF

LEVEL 01
NEW ADDITION: 11,795 GSF
CF PROGRAM: 3,879 GSF
CF ATRIUM: 1,504 GSF

Legend

- EE Labs
- EE Offices
- CS Labs
- CS Offices
- Collaboration
- Institute for Energy Studies

Level 01 Floor Plan



LEVEL 02
NEW ADDITION: 12,778 GSF
CF PROGRAM: 0 GSF
CF ATRIUM: 1,504 GSF

- Legend**
- EE Labs
 - EE Offices
 - CS Labs
 - CS Offices
 - Collaboration
 - Institute for Energy Studies

Level 02 Floor Plan



LEVEL 03
NEW ADDITION: 12,778 GSF
CF PROGRAM: 0 GSF
CF ATRIUM: 1,504 GSF

- Legend
- EE Labs
 - EE Offices
 - CS Labs
 - CS Offices
 - Collaboration
 - Institute for Energy Studies

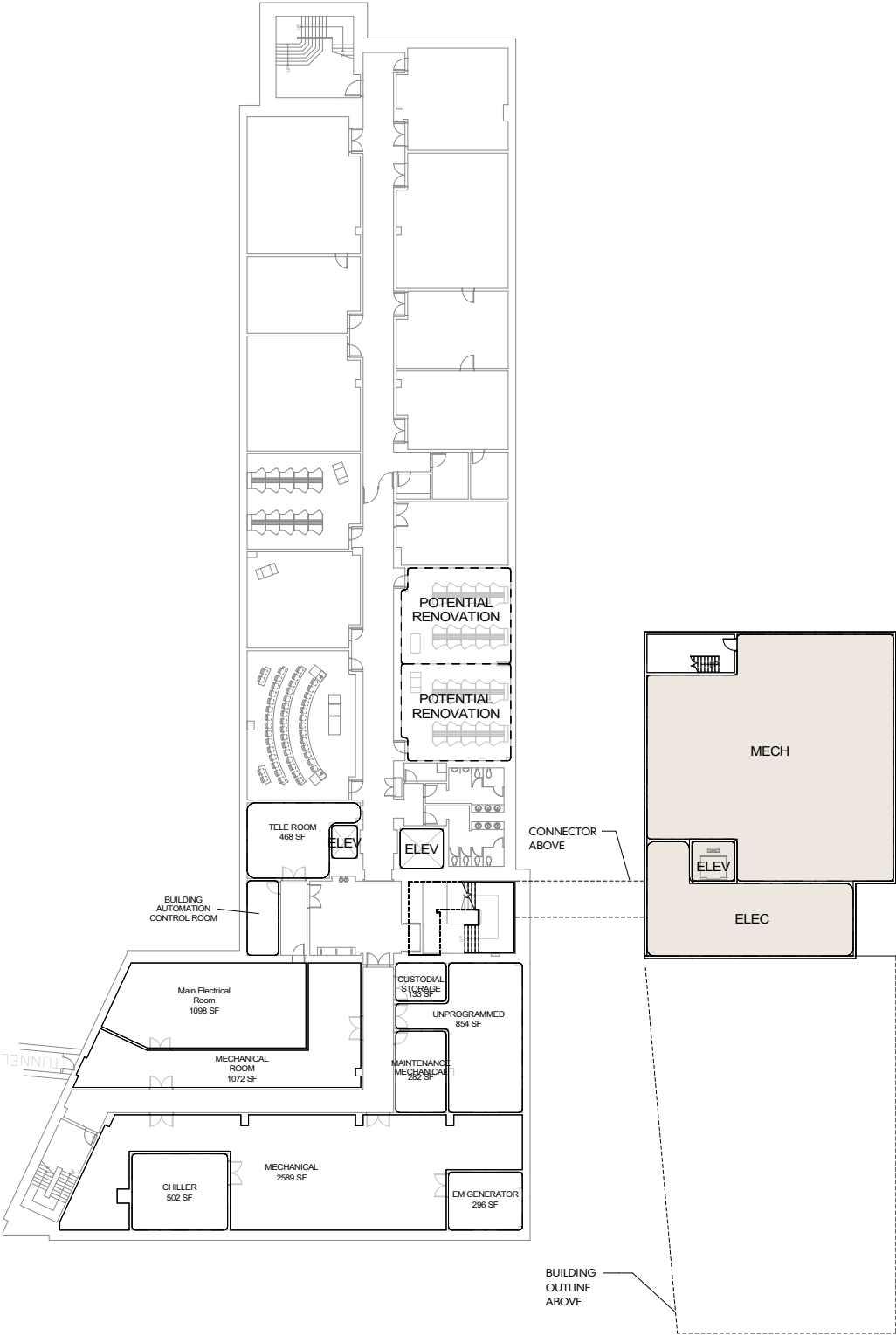
Level 03 Floor Plan



LEVEL 04
NEW ADDITION: 12,778 GSF
CF PROGRAM: 13,428 GSF
CF ATRIUM: 1,504 GSF

- Legend**
- EE Labs
 - EE Offices
 - CS Labs
 - CS Offices
 - Collaboration
 - Institute for Energy Studies

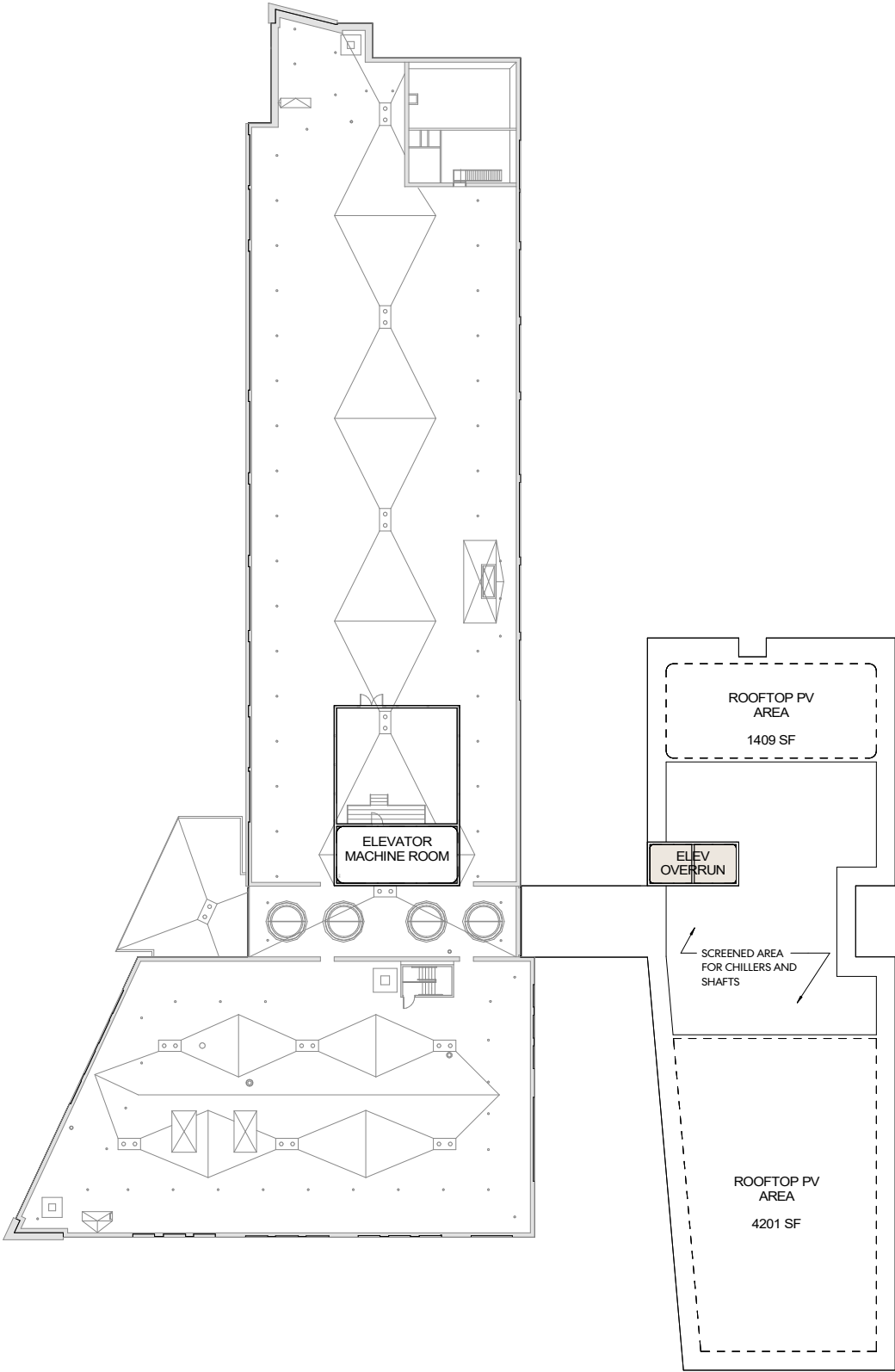
Level 04 Floor Plan



BASEMENT
NEW ADDITION: 5,410 GSF
CF PROGRAM: 0 GSF
CF ATRIUM: 0 GSF

- Legend
- EE Labs
 - EE Offices
 - CS Labs
 - CS Offices
 - Collaboration
 - Institute for Energy Studies

Basement Floor Plan



ROOF
NEW ADDITION: 238 GSF
SCREENED AREA: 3,518 GSF
CF PROGRAM: 0 GSF
CF ATRIUM: 0 GSF

Roof Floor Plan



Attachment B GC/CM Management Plan

WWU Management Team

Rick Benner
Director, Capital Planning & Development
15%

Brian Ross
Assistant Director Capital Budget
5%

Forest Payne
Project Manager Capital Planning & Development
75%

(2) WWU On-Site Representatives
as needed during design, 100% during construction

Additional Resources

GC/CM Advisors
John Palewicz & Robynne Thaxton
5%
or as needed during design and construction

Sustainability Advisors
Jason McLennan
McLennan Design
as needed during design and construction

A/E and GC/CM

Perkins + Will
Andy Clinch 90%
Anthony Gianopoulos 5%

GC/CM Team



**Western Washington University
Electrical Engineering & Computer Science
Project Team Experience**

Attachment C

**Rick Benner, FAIA – Director/University Architect, Office of Facilities
Development & Capital Budget**

Rick Benner has been employed with Western for 35 years. Rick is a licensed architect in Washington State, earning his architectural degree from the University of Washington. Rick's responsibilities include oversight of the Office of Capital Planning and Development (formerly, Facilities Development and Capital Budget). The office includes a staff of approximately 17 project managers, architects, engineers, construction managers, budget analysts, fiscal specialists, and technical staff involved with campus planning, design, construction management and budgets of public works. Rick has been successfully involved with over 700 public works projects valued at nearly \$1 billion. Rick has also kept current with developments in non-traditional project delivery with his involvement in numerous State committees related to public works, as well as the American Institute of Architects, the Society for College and University Planning, the Association of Higher Education Facility Officers (APPA), The Association of University Architects (AUA), and serves on the Washington State Board for Architects. Rick was a founding-member of the CPARB – Project Review Committee and served until 2016. In the years prior to the CPARB – PRC, Rick worked with CPARB to modify the RCW's to allow all State Owners to participate in alternative delivery methods (GC/CM, DB, and JOC). Rick was a founding member of the PRC and worked to develop by-laws and forms for applicants. He served as committee vice-chair and chair during his term and sat on numerous panels and certifications for GC/CM and DB projects. He retired from PRC in 2016. Rick has attended several seminars on design-build procurement sponsored by the University of Washington and Washington State University and received a certificate for participation in the GC/CM class sponsored by Association of General Contractors and University of Washington. Prior to his employment at WWU, Rick worked as an architect for several Bellingham firms, primarily with educational and commercial facilities performing a variety of delivery methods from traditional to design-build to negotiated work and as a laborer/estimator in the construction industry.

**Brian Ross – Assistant Director, Capital Budget; Office of Capital Planning
and Development**

Brian Ross joined Western Washington University in 2017 as the Assistant Director. Brian joins WWU after eight years as a Senior Educational Facilities Planner and Budget Analyst with the University of California system. Brian earned his Master of Regional Planning at University of Albany in 2003. Brian

worked closely with the University of California's ten campuses, the Regents, and the State of California on a number of different capital projects using alternative procurement methods, including attaining approval for the approximately \$1.4 billion UC Merced 2020 Project. This was a public-private partnership project that will construct 790,000 assignable square feet on the UC Merced campus.

Western's Capital Budget Office merged with **Capital Planning and Development** to provide a more complete scope of services to the University community. As part of these services, Capital Budget develops and coordinates University-level capital budget policies and procedures such as budget request, allocation and administrative processes. Capital Budget responsibilities include expenditure control for all capital projects, including the approval and processing of all commitments and invoices against capital projects. Capital Budget also oversees the University's public works processes, including working with contractors to assure that all State public works requirements are met. Brian's experience with the University of California will be a great asset in his new role leading the Capital Budget division.

Forest Payne – Project Manager/Architect, AIA, Assoc. DBIA, LEED AP

Forest Payne joined Western Washington University in 2016. Forest is a licensed architect in Washington State. Forest graduated from Washington State University with two degrees in architecture (Bachelor of Science in Architectural Studies and a Bachelor of Architecture). Forest worked as a professional architect for Mahlum Architects in Seattle from 2002-2016. His work experience covered a variety of small and large projects, primarily in educational and institutional market types. Forest has experience as Project Architect/Manager on multiple GC/CM projects and a Design-Build as a practicing architect, and one GC/CM project as an owner's Project Manager.

Forest's responsibilities at Western Washington University include all phases of project management as the Owner's representative. His duties cover the programming phase; consultant RFQ and selection process; design coordination with University staff, faculty and students; full construction documentation; bidding and contractor selection; construction management services; and post-occupancy warranty period. Forest has experience as Project Architect/Manager on multiple GC/CM projects and two Design-Build projects as a practicing architect, and one GC/CM project as a Project Manager at Western; the Multicultural Center completed Summer 2019.

John Palewicz, AIA, DBIA, LEED, GC/CM Advisor

John Palewicz retired as Director for Strategic Programs at the University of Washington and past Director of Major Projects on the Seattle Campus. Since 1996 at the University he has managed or directed the design and/or construction of 24 GC/CM and DB major projects with a total project cost over

\$1.2 billion. John is recognized as an authority on alternate project delivery methods for public agency projects and has served on a number of related State committees. He is the past Chairman of the Washington State Project Review Committee that reviews and approves projects, and certifies public agencies, to use GC/CM and Design-Build and is a member of the State Capital Projects Advisory Review Board Design-Build Best Practices Committee. John is a Designated Design-Build Professional and served as the past Secretary for the DBIA Northwest Chapter. A registered architect, John was with NBBJ Architects for fifteen years before joining the University of Washington.

Robynne Parkinson, JD, DBIA, Progressive Design-Build Consulting, LLC, GC/CM Advisor

Robynne Parkinson is a nationally recognized expert in design-build delivery and procurement and has significant experience with the Washington state design-build statutes. She has over 29 years as an attorney with over 28 years in construction law and over 20 years of design-build construction experience. Recent projects in Washington include the Seattle City Light Boundary Dam project, the Port of Seattle International Arrivals Facility, the Okanogan County PUD Enloe Dam project, the Los Angeles County Consolidated Correctional Treatment Facility, the City of Richland City Hall project, the Grant County Public Utilities District Substation Reliability Project, the Port of Seattle's Alternative Utility Facility project, the City of Spokane's Post Street Bridge and Centennial Park projects, the City of Tacoma's Cheney Stadium Renovation, and the University of California San Diego's Triton Pavilion project. Ms. Parkinson will be assisting the University with the development of the procurement documents and the contract with the design-builder.

Anthony Gianopoulos – Principal-in-Charge, Perkins+Will, AIA, LEED AP BD+C, DBIA

Tony is a Principal and Shareholder of Perkins+Will, a national firm with 24 offices. As the Director of Operations of the 105-person Seattle Office he's involved in the management leadership of the office. As a Higher Education practice leader with over 30 years of experience has led teams on public university projects from science learning environments to student life. These projects have been published and received state, regional and national design awards. Perkins+Will Seattle office brings strong GC/CM experience in higher education having designed and completed over \$500 million in GC/CM construction delivery in the last 10 years. Most recent project is the \$171 million UW Life Sciences Building for the Biology department, and is one of the largest GC/CM higher education projects in the state.

Tony is a strong advocate and has written on leveraging alternative delivery for a more efficient process and overall benefits to clients and their institutions. He's licensed in the State of Washington, Oregon, California, Idaho, Alaska, Montana,

Colorado and Wyoming. He's a LEED Accredited and Design Build of America (DBIA) Professional.

Andy Clinch – Project Manager, Perkins+Will, AIA, LEED AP BD+C

Andy is a project manager with 20 years of experience with a focus on higher education and science and technology projects. He has extensive experience leading complex projects of all sizes and types through programming, design and construction administration. His leadership and management skills aid in guiding a successful team through all phases of a project to fulfill the clients goals and objectives. On the \$171 million GC/CM delivered UW Life Sciences Building, Andy guided the team as the Project Manager and Designer from predesign through construction administration.

Andy is licensed in the State of Washington and Illinois, and is a LEED Accredited Professional.

Jason F. McLennan – McLennan Design

Considered one of the world's most influential individuals in the field of architecture and green building movement today, Jason is a highly sought out designer, consultant and thought leader around the planet. He is the recipient of the prestigious Buckminster Fuller Prize (the planet's top prize for socially responsible design). He has been called the 'Steve Jobs' of the green building industry, a "World Changer" by GreenBiz magazine and has been selected as the Award of Excellence winner for Engineering News Record- one of the only individuals in the architecture profession to have won the award in its 55-year history.

McLennan is the creator of the Living Building Challenge – the most stringent and progressive green building program in existence, as well as a primary author of the WELL Building Standard, which is sweeping the globe. He is the author of six books on Sustainability and Design – used by thousands of practitioners each year, including the Philosophy of Sustainable Design, which is considered the 'bible' for green building' – and is both an Ashoka Fellow and Senior Fellow of the Design Future's Council. He has been selected by Yes! Magazine as one of '15 people shaping the world' and works closely with world leaders, Fortune 500 companies, leading NGO's, major universities, celebrities and influential development companies –all in the pursuit of a world that is socially just, culturally rich and ecologically restorative. He is the founder of the International Living Future Institute and is the CEO of McLennan Design – his own architectural and planning practice, designing some of the world's most advanced green buildings. McLennan's work has been published in dozens of journals, magazines and newspapers around the world.

Attachment D - WWU PM Project Experience

Name	Project Names	Owner	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construction		
Forest Payne	Multicultural Center	WWU	14M	GCCM		PM	PM	2017	2019
	Disability Resrouces/Veterans Services	WWU	1.3M	DBB	PM	PM	PM	2017	2019
	Ridgeway Gamma Residences	WWU	6M	DBB			PM	2017	2017
	Pine Lake Middle School	Issaquah School District	50M	GCCM	PM/PA	PM/PA		2016	2016
	Issaquah Middle School	Issaquah School District	47M	GCCM	PA	PA	PM/PA	2012	2016
	Muckleshoot Smokehouse Longhouse	Muckleshoot Indian Tribe	5M	DBB	PM/PA	PM/PA	PM/PA	2011	2013
	Building 34 Laboratory Expansion	Veterans Affairs Puget Sound		DB		PA		2011	2012
	Peace Island Medical Center	Peace Health	18M	DBB		PA	PA	2010	2012
	John Muir Elementary	Lake Washington School District	20M	DBB	PM/PA	PM/PA	PM/PA	2010	2012
	Finn Hill Junior High	Lake Washington School District		DBB		PA		2009	2010
	Muckleshoot Tribal School K-12	Muckleshoot Indian Tribe	48M	DB	PA	PA	PM/PA	2007	2009
	Gray Middle School	Tacoma School District		DBB		Staff		2005	2007
	Cleveland High School	Seattle Public Schools		GCCM	Staff	Staff			

Western Washington University Major Projects Construction History 2014-2021

pw_number	Title	Building	Status	Contracting Method	project_manager	ae_consultant	Contractor	initial_MACC	final_MACC	Initial minus Final	Percentage Change	Reasons for difference	scheduled_start	scheduled_end
PW645	CV Renovation	CV	COMPLETE 6/17	GC/CM	Sherrie Montgomery	LMN	Mortenson	\$58,274,220	\$68,397,256	\$10,123,036	17.37%	Unforeseens, owner requested changes, E&O	01-Jul-15	10-Aug-17
PW657	FR Renovation	FR	COMPLETE 9/13	DBB	David Willett	Mahlum Architects	Dawson	\$3,392,500	\$3,733,005	\$340,505	10.04%	Unforeseens, owner requested changes, E&O	02-Jan-13	15-Aug-13
PW660	Multi Purpose Field		COMPLETE 7/14	DBB	John Treston	Zervas Group	Interwest	\$4,193,303	\$4,479,614	\$286,311	6.83%	Unforeseens, owner requested changes	15-May-13	18-Apr-14
PW664	NA Renovation	NA	COMPLETE 1/2016	DBB	John Treston	RMC Architects	CDK Construction	\$4,587,400	\$4,773,916	\$186,516	4.07%	Unforeseens, owner requested changes, E&O	15-Jun-15	04-Sep-15
PW678	North Campus Utility Upgrade		COMPLETE 11/15	DBB	Josh Kavulla	K Engineers	Dutton Electric	\$1,605,199	\$2,276,499	\$671,300	41.82%	Unforeseens, owner requested changes, E&O	16-Jun-14	30-Jul-15
PW682	Ridgeway Kappa Renovation		COMPLETE 12/15	DBB	John Treston	CNJA Architects	Dawson Construction	\$3,685,100	\$4,208,497	\$523,397	14.20%	Unforeseens, owner requested changes, E&O	01-Apr-15	16-Sep-15
PW695	Ridgeway Gamma Renovation		COMPLETE 2/2018	DBB	Forest Payne	Studio Meng Strazzara	CDK Construction	\$5,909,140	\$7,165,091	\$1,255,951	21.25%	Unforeseens, owner requested changes, E&O	12-Jun-17	18-Aug-17
PW698	Multicultural Center		COMPLETE 7/2019	GC/CM	Forest Payne	OPIS/RMC	Dawson Construction	\$13,254,098	\$14,946,236	\$1,692,138	12.77%	Unforeseens, owner requested changes, E&O	01-Feb-18	30-Jun-19
PW713	PL - C Lot Upgrade Phase II		COMPLETE 1/2018	DBB	Josh Kavulla	Cascade Engineering	Tiger Construction	\$1,950,000	\$2,139,206	\$189,206	9.70%	Unforeseens, owner requested changes, E&O	15-Jun-17	15-Sep-17
PW722	BT Renovation		COMPLETE 9/2019	DBB	Sherrie Montgomery	King Architecture	Dawson Construction	\$15,240,000	\$18,758,628	\$3,518,628	23.09%	Unforeseens, owner requested changes, E&O	26-Mar-18	13-Sep-19
PW724	BW Deck & Railing Replacement Phase 2		COMPLETE 9/2019	DBB	Doug MacLean	Cornerstone Architecture Group	HB Hansen	\$2,377,000	\$2,418,747	\$41,747	1.76%	Unforeseens	18-Jun-18	24-Aug-18
PW733	Interdisciplinary Science Building (ISB)		under construction	GC/CM	Mark Nicasio	Perkins + Will	BNBuilders	\$48,676,302	TBD	TBD	TBD	Construction in progress	01-Apr-18	30-Oct-19
PW746	UR New Residence Hall		under construction	Progressive DB	Sherrie Montgomery	Mahlum Architects	Lydig Construction (PDB prime)	\$50,000,000	TBD	TBD	TBD	Construction in progress	01-Jan-20	30-Jul-21