WESTERN
WASHINGTON UNIVERSITY

An equal opportunity university

Office of Facilities Development & Capital Budget

Bellingham, Washington 98225-9122
(360) 650-3551 ● Fax (360) 650-2898

June 20, 2018

Ms. Talia Baker
Project Review Committee
Department of Enterprise Services
PO Box 41476
Olympia, WA 98504-1476

RE: Western Washington University
GC/CM Application for Sciences Building Addition

Dear Ms. Baker:

Please find attached Western Washington University's application to utilize GC/CM on our New Sciences Building Addition. This will be Western's third GC/CM project. The application demonstrates that Western has made every effort to educate ourselves and taken advantage of resources to become knowledgeable owners and managers of alternative procurement processes to include:

- Successful use of GC/CM on our Miller Hall Renovation and Carver Academic Renovation projects.
- Several Western project representatives have attended numerous conferences and seminars covering alternative project delivery including GC/CM and D-B in the state of Washington. Presentation sponsors included UW, WSU, AIA, AGC, COAA, and DBIA.

Many of Western's project management team have been with the University for a substantial amount of time and have managed a number of successful public works projects. We are confident that we will also be successful in utilizing the GC/CM process on the New Sciences Building Addition.

We want to thank you for consideration of this application. Please do not hesitate to contact Mark Nicasio, Project Manager, Office of Facilities Development & Capital Budget, if there are any questions on our submittal. Mark's contact information is listed below as well as on our application.

Sincerely,

WESTERN
WASHINGTON UNIVERSITY

Office of Facilities Development & Capital Budget

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Bellingham, Washington 98225-9122
(360) 650-3551 • Fax (360) 650-2898

Sincerely,

Rick Benner, FAIA
University Architect, Director, Office of Facilities Development and Capital Budget
Western Washington University
516 High Street, MS 9122
Bellingham, WA 98225

cc: Mark Nicasio, AIA, Project Manager
Office of Facilities Development and Capital Budget
(360) 650-6296
Mark.Nicasio@wwu.edu

Josh Kavulla, PE, Associate Director
Office of Facilities Development and Capital Budget
(360) 650-3260
Josh.Kavulla@wwu.edu

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: **Mark Nicasio** Title: **Project Manager, Facilities Development & Capital Budget**
d) Phone Number: (**360)** 650-6296 E-mail: **Mark.Nicasio@wwu.edu**

1. Brief Description of Proposed Project

a) Name of Project: **Sciences Building Addition**
b) County of Project Location: **Whatcom**
c) Please describe the project in no more than two short paragraphs. *(See Example on Project Description)*

The new Sciences Building Addition is proposed to be a 4 story Science, Technology, Engineering, and Math (STEM) building on the main campus. The project is planned to be approximately 45,000 GSF to accommodate the demand for instructional and research space serving STEM education. There are two sites on campus being considered for the new building. The selected building site is to be determined based upon the recommendation of a Space Optimization Study being prepared currently and due in August, 2018. The project is targeted for LEED Gold certification.

The project schedule has a planned notice-to-proceed date of July, 2018 and occupancy August, 2021. Western Washington University is preparing a GC/CM RFP and RFFP that defines overall goals, budget and schedule, leveraging the GC/CM participation to manage cost, schedule, safety, and best value construction methods.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	$**4,400,000**
Estimated project construction costs (including construction contingencies):	$**45,000,000**
Equipment and furnishing costs	$**5,000,000**
Off-site costs	$**0**
Contract administration costs (Owner, CM etc.)	$**3,400,000**
Contingencies (Design & Owner)	$**2,500,000**
Other related project costs (Permits, FM Support)	$**2,000,000**
Sales Tax	$**4,200,000**
Total	***$*66,500.000**

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*

Funding for the project design phase will be provided through State

appropriated capital funds. Construction and equipment funding will be sought in the 2019-21 biennium. Final approval of the construction contract is to be made by the WWU Board of Trustees at their October 2019 meeting, so that funds will be in place before entering into the GC/CM Construction Phase contract.

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)

   Attachment A shows the proposed project schedule.

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?

   WWU feels that the GC/CM contracting method is appropriate for the Sciences Building Addition 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 (3) The involvement of the general contractor/construction manager during the design stage is critical to the success of the project.

   Involvement of the GC/CM during the design process is required for the following reasons: (1) site constraints and complexity; (2) managing a tight project schedule; (3) coordination with the GC/CM during the design phase to incorporate contractor means and methods into the design process; (4) better manage project cost control and (5) allowing the GC/CM to investigate and verify existing conditions and coordination of the documents.

   The site for the Science Building Addition has not been selected. There are two possible sites on campus for the new building, one is the Playing Field and the other is the Parking Lot adjacent to the Environmental Studies Center. Involving the GC/CM during site selection would help foresee any site related or infrastructure cost impacts early.

   By having the 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 react at time of bids to possible over budget situation.

   The Sciences Building Addition project will benefit from the added time and expertise of the GC/CM team to familiarize themselves with the site complexities and constraints and develop a well thought out construction plan to minimize impacts to the campus. The project schedule requires that the project be complete and ready for occupancy by Summer 2021.

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

The Sciences Building Addition project site is undetermined and will be selected when Western's Space Optimization Study is completed in August 2018. Western feels that it is critical that the GC/CM be involved during the design phase to coordinate with the designers to assure the best site is selected and determine cost implications. Also, the GC/CM give input on the construction documents so they are clear on how best to minimize disruptions adjacent buildings and campus community, which can ultimately impact a contractor's schedule leading to costly delay claims. The project would also benefit from the continuous constructability suggestions that can come from a GC/CM that has experience in complex projects of this scale

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
- 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.

With the GC/CM participating in design process and having more time to investigate and evaluate site conditions, it is anticipated that the probability of unforeseen issues and changes will be greatly reduced, leading to reduced costs and to a reduced likelihood for schedule impacts during construction.

The more complex the project issues the more likely there could be claims for construction phase changes. Our experience is that construction delay claims are not cheap and take a tremendous amount of staff time and resources to resolve.

A design-bid-build contractor may not be as willing to maintain a schedule that it did not participate in developing and may have nothing to lose if the schedule slides due to scope changes.

6. Public Body Qualifications

Please provide:

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

The Sciences Building Addition project would be Western's Third major project utilizing the GC/CM procurement method.

Western's Facilities Development & Capital Budget office has a long history of successfully managing public works projects with in-house project managers and on-site representatives many of whom have been with Western since 1990. In addition, 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; and we are utilizing the GC/CM method on our New Student Housing Project which is currently in design. Our staff have also 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.

See attachment B – Sciences Building Addition Project GC/CM Management Plan

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

See attachment C – Sciences Building Addition - 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 attachment D – Major Project Construction History

- The qualifications of the existing or planned project manager and consultants.

See attachment C – Sciences Building Addition - Project Team 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.

  Not applicable

- 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 a number of major capital projects over the last 20 – 25 years with many of the same personnel still on staff with the University. These projects were all completed utilizing mostly 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 mil
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)

- 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 Facilities Development and Capital Budget. 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 Facilities Development and Capital Budget. Representation on the Steering Committee includes the Office of Facilities Development and Capital Budget, Facilities Management, Space Administration and Enrollment & Student Services.

  The in-house staffing will include a project manager from start of design through occupancy, on-site construction representative, and support from the Office of Facilities Development and Capital Budget, along with assistance from Facilities Management. Facilities Management maintenance and operations staff will be routinely consulted throughout the project and participate in all design phase reviews, value engineering, and constructability issues.

  Western will also consult with the University of Washington as needed utilizing an interagency agreement for mentoring and assistance with the GC/CM process.

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

  Western anticipates being able to advertise the Sciences Building Addition GC/CM request for proposals in August 2018. The University intends to review submittals, develop a shortlist, conduct interviews of short-listed firms, and receive bids from selected firms. Western will then enter into a preconstruction contract with the successful firm in September 2018. This will allow the GC/CM team to join Western and the A/E team by the end of schematic design.

  The GC/CM will actively participate as a member of the project team with Western and the design team during the design phases of the project. The primary purpose of the GC/CM's responsibility will be to provide expertise necessary to manage the MACC and the project schedule and to ensure the project is constructible.

  GC/CM Schematic Design Phase Services

  The GC/CM will prepare a detailed milestone schedule for the project team from design through the completion of construction and substantial completion.

  The GC/CM team will review the drawings and specification for the schematic design submittal and provide constructability and value engineering recommendations as well as make comments on construction phasing requirements.

  The GC/CM team will review and comment on the proposed project LEED information from a constructability point of view.

  The GC/CM team will review and make formal comments on the design team schematic phase estimate.

The GC/CM team will review the record drawings and investigate the existing condition at the project site to ensure that the documents reflect the actual conditions on site.

GC/CM Design Development Phase Services:

The GC/CM team will provide constructability comments and estimating services and evaluate critical elements of the design as they are formulated.

The GC/CM team will review the drawings and specifications as well as component procurement packages. Provide comments on construction feasibility, identify products or materials with long lead times for procurement, propose alternative designs or materials and comment on site logistics including the adequacy of access, site utilities, and site staging.

The GC/CM team will receive the drawings and specification for the final design development submittal and provide formal value engineering recommendations as well as make comments on construction phasing requirements.

The GC/CM team will identify subcontract bid packages and material procurement packages that could be advertised prior to the completion of the construction documents.

The GC/CM team will prepare a construction cost estimate for the entire work based upon the final design development submission. The GC/CM and the design will reconcile the estimate in conjunction with Western to reduce (if necessary) the cost of the work to be within the MACC.

The GC/CM team will review and comment on the proposed project LEED information from a constructability point of view.

GC/CM Construction Document Phase Services:

The GC/CM team will prepare procurement documents for long-lead-time materials if necessary.

The GC/CM team shall revise the project schedule as required to reflect changes that have occurred during design or to reflect a change or more refined schedule for procurement of materials, subcontract buyout, or construction.

The GC/CM team will monitor and expedite the permitting process as necessary to ensure that the construction permits are received in a timely fashion.

The GC/CM team will monitor the development of the construction documents. Provide value engineering and constructability review of elements of the design when requested by the design team and Western. The GC/CM will assist in the development of phasing requirements and safety measures.

The GC/CM team will prepare construction cost estimate for the entire work based upon the mid and final Construction Documents submittals

The GC/CM team will complete an interdisciplinary plan check of both mid and final construction documents submittals

The GC/CM team will verify that the construction documents reflect the existing conditions on site.

At no earlier than 90% completion of the construction documents Western will negotiate with the GC/CM the construction services MACC and establish the total contract cost.

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

  Western has completed a draft GC/CM RFP, General Conditions, Division 1 Specifications, and Preconstruction Contract documents. These draft documents are currently being reviewed and finalized. The intent is to complete the documents and include them in the GC/CM RFP to be advertised August 2018 and the GC/CM Request for Final Proposals that will be sent to the most highly qualified firms in September 2018.

7. **Public Body (your organization) Construction History:**

   See attachment D – Major Project Construction History

8. **Preliminary Concepts, sketches or plans depicting the project**

   See attachment E – New Student Housing project images (Images from .

9. **Resolution of Audit Findings on Previous Public Works Projects**

   Western Washington University has received no audit findings on any projects identified above.

CAUTION TO APPLICANTS

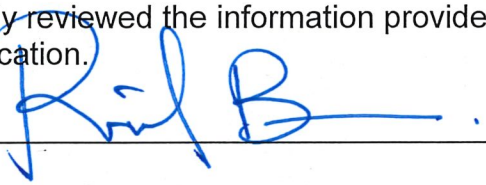
The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

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 shall render your application incomplete.

Should the PRC approve 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.

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

Signature: 

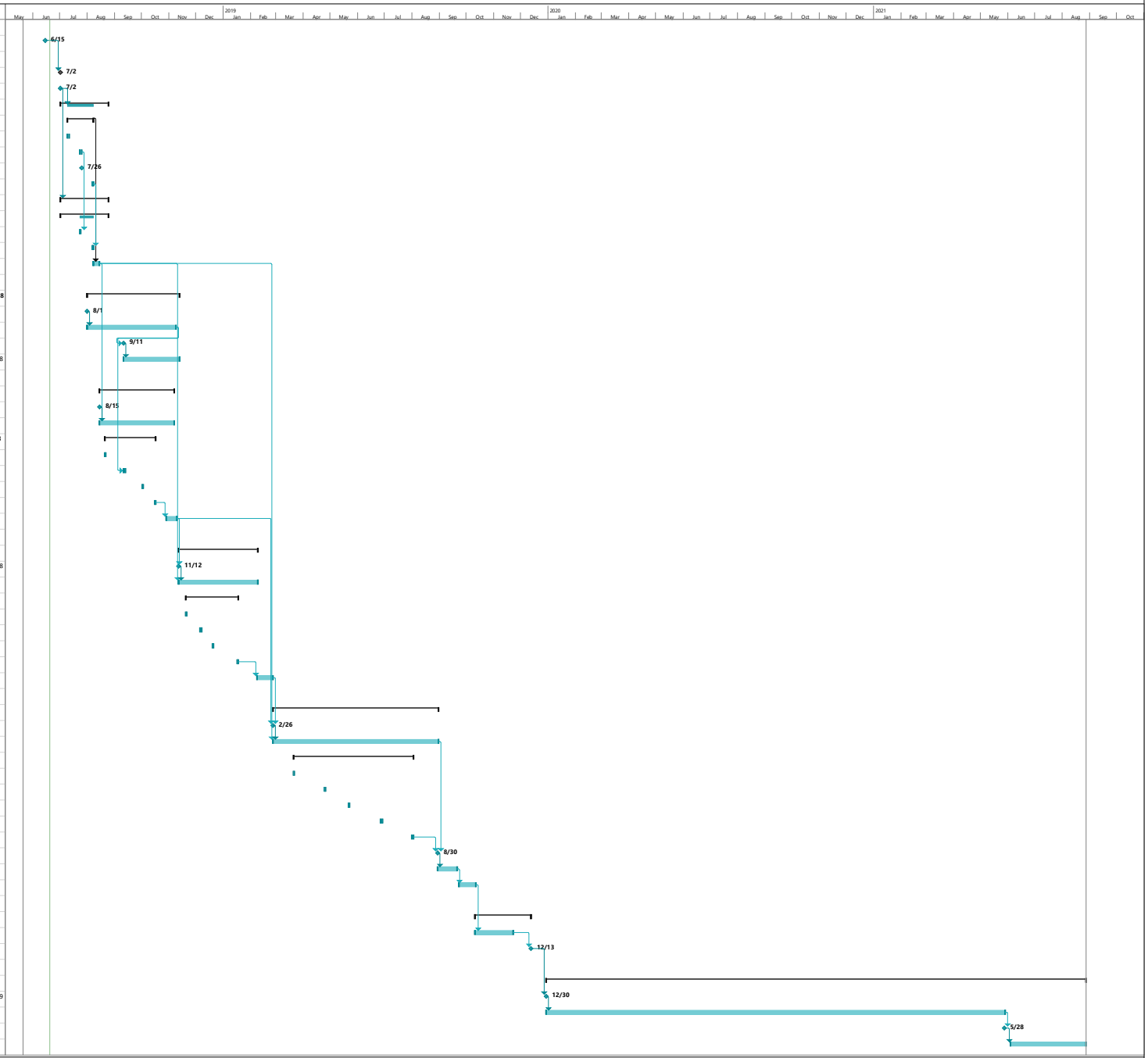
Name *(please print)*: Rick Benner, FAIA

Title: University Architect, Director of Facilities Development & Capital Budget

Date: June 20, 2018

Western Washington University
Sciences Building Addition Project Schedule - Attachment A

ID	Task Name	Duration	Start	Finish
1	**WWU Sciences Building Addition**			
2	**WWU BOT Consultant Contract Approval**	0 days	Fri 6/15/18	Fri 6/15/18
3				
4	**Programming/Site Selection**	**0 days**	**Mon 7/2/18**	**Mon 7/2/18**
5	**Notice to Proceed**	0 days	Mon 7/2/18	Mon 7/2/18
6	**Programming Phase**	**40 days**	**Mon 7/2/18**	**Fri 8/24/18**
7	**Optimization Study Workshops**	**21 days**	**Tue 7/10/18**	**Tue 8/7/18**
8	Workshop #1 - Kickoff Meetings with Biddeson Heir, Ltd.	2 days	Tue 7/10/18	Wed 7/11/18
9	Workshop #2	2 days	Tue 7/24/18	Wed 7/25/18
10	PRC Committee Meeting	0 days	Thu 7/26/18	Thu 7/26/18
11	Workshop #3 - Sign Off	1 day	Tue 8/7/18	Tue 8/7/18
12	**Site Selection**	**40 days**	**Mon 7/2/18**	**Fri 8/24/18**
13	**Site Analysis & Selection**	**40 days**	**Mon 7/2/18**	**Fri 8/24/18**
14	Workshop #1 (Review Options)	1 day	Tue 7/24/18	Tue 7/24/18
15	Workshop #2 (Select Building Site)	1 day	Tue 8/7/18	Tue 8/7/18
16	**WWU Review and Approval to Schematic Design**	5 days	Wed 8/8/18	Tue 8/14/18
17				
18	**GC/CM, MC/CM & EC/CM Process**	**74 days**	**Wed 8/1/18**	**Mon 11/12/18**
19	Advertise RFP for GC/CM	0 days	Wed 8/1/18	Wed 8/1/18
20	GC/CM Selection/Contract Process	72 days	Wed 8/1/18	Thu 11/8/18
21	GC/CM Preconstruction Services Contract Approval	0 days	Tue 9/11/18	Tue 9/11/18
22	MC/CM & EC/MC Selection Process	45 days	Tue 9/11/18	Mon 11/12/18
23				
24	**Schematic Design Phase (SD)**	**60 days**	**Wed 8/15/18**	**Tue 11/6/18**
25	Start SD	0 days	Wed 8/15/18	Wed 8/15/18
26	SD Process/Documentation	60 days	Wed 8/15/18	Tue 11/6/18
27	**Design Workshops**	**41 days**	**Tue 8/21/18**	**Tue 10/16/18**
28	Design Workshop #1 (Site/Massing Options/Test Fits)	1 day	Tue 8/21/18	Tue 8/21/18
29	Design Workshop #2 (Site/Massing Options/Test Fits) +GC/CM	2 days	Tue 9/11/18	Wed 9/12/18
30	Design Workshop #3 (Refinement + Engineering)	1 day	Tue 10/2/18	Tue 10/2/18
31	Design Workshop #4 (Concept Approval)	1 day	Tue 10/16/18	Tue 10/16/18
32	**WWU SD Review & Approval to Proceed to DD Phase**	10 days	Mon 10/29/18	Fri 11/9/18
33				
34	**Design Development Phase (DD)**	**65 days**	**Mon 11/12/18**	**Fri 2/8/19**
35	Start DD	0 days	Mon 11/12/18	Mon 11/12/18
36	DD Process/Documentation	65 days	Mon 11/12/18	Fri 2/8/19
37	**Design Workshops**	**43 days**	**Tue 11/20/18**	**Thu 1/17/19**
38	Design Workshop #1 (Design Concept Development)	1 day	Tue 11/20/18	Tue 11/20/18
39	Design Workshop #2 (Refinement + Engineering)	2 days	Thu 12/6/18	Fri 12/7/18
40	Design Workshop #3 (Refinement + Engineering)	1 day	Thu 12/20/18	Thu 12/20/18
41	Design Workshop #4 (Design+ Engineering Concept Approval)	1 day	Thu 1/17/19	Thu 1/17/19
42	**WWU DD Review & Approval to Proceed to DD Phase**	12 days	Fri 2/8/19	Mon 2/25/19
43				
44	**Construction Document Phase (CD)**	**134 days**	**Tue 2/26/19**	**Fri 8/30/19**
45	Start CD	0 days	Tue 2/26/19	Tue 2/26/19
46	CD Process/Documentation	134 days	Tue 2/26/19	Fri 8/30/19
47	**Design Coordination Workshops**	**97 days**	**Thu 3/21/19**	**Fri 8/2/19**
48	Coordination Workshop #1 (Design Detail Refinement)	1 day	Thu 3/21/19	Thu 3/21/19
49	Coordination Workshop #2 (Engineering + MC/CM EC/CM)	1 day	Thu 4/25/19	Thu 4/25/19
50	Coordination Workshop #3 (GC/CM - Cost Estimator Coordination)	1 day	Wed 5/22/19	Wed 5/22/19
51	Coordination Workshop #4 (GC/CM Constructability Reviews)	2 days	Thu 6/27/19	Fri 6/28/19
52	Coordination Workshop #5 (WWU Facilities Over the Shoulder Review	2 days	Thu 8/1/19	Fri 8/2/19
53	**Complete Construction Documents**	0 days	Fri 8/30/19	Fri 8/30/19
54	**WWU CD Review Period**	16 days	Fri 8/30/19	Fri 9/20/19
55	**Complete 100% CD Documents**	15 days	Mon 9/23/19	Fri 10/11/19
56				
57	**Bidding Phase**	**45 days**	**Fri 10/11/19**	**Fri 12/13/19**
58	Bidding & GC/CM MACC Negotiation	31 days	Fri 10/11/19	Fri 11/22/19
59	WWU BOT Approval of GC/CM Construction GMP	0 days	Fri 12/13/19	Fri 12/13/19
60				
61	**Construction Phase**	**435 days**	**Mon 12/30/19**	**Fri 8/27/21**
62	Notice to Proceed	0 days	Mon 12/30/19	Mon 12/30/19
63	Construction Period	370 days	Mon 12/30/19	Fri 5/28/21
64	**Substantial Period**	0 days	Fri 5/28/21	Fri 5/28/21
65	Punch list & Commissioning	61 days	Fri 6/4/21	Fri 8/27/21



Attachment A
Date: Wed 6/20/18

Task Milestone Project Summary Inactive Milestone Manual Task Manual Summary Rollup Start-only External Tasks Deadline Manual Progress
Split Summary Inactive Task Inactive Summary Duration-only Manual Summary Finish-only External Milestone Progress

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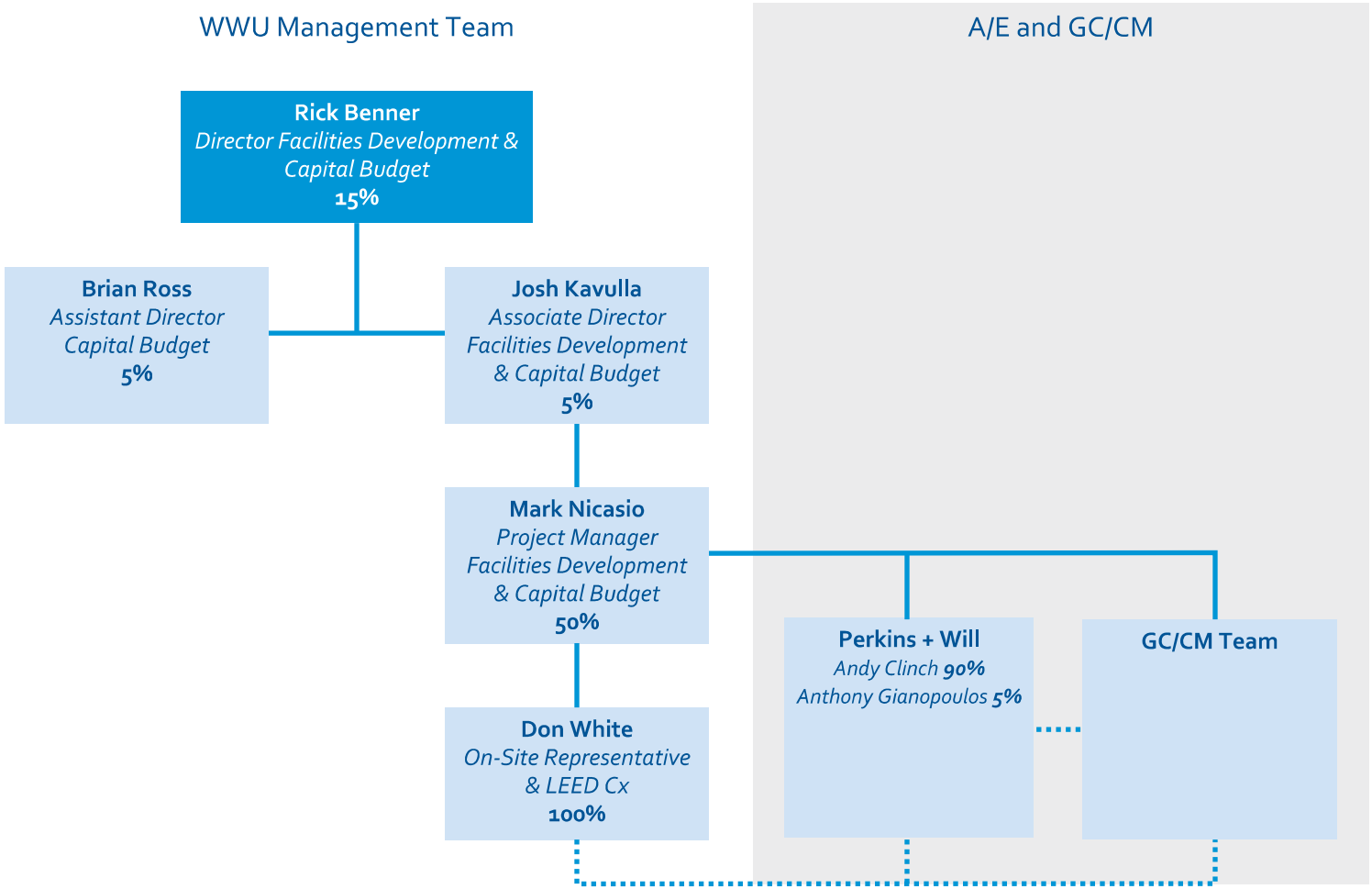
Attachment B
GC/CM Management Plan



Western Washington University **Attachment C**
Sciences Building Addition
Project Team Experience

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

Rick Benner has been employed with Western for 33 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 Facilities Development and Capital Budget. The office includes a staff of approximately 17 project managers, architects, engineers, construction managers, budget analysists, 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.

Josh Kavulla – Associate Director, Office of Facilities Development & Capital Budget

Josh Kavulla joined Western Washington University in 2013 as a Project Manager – Electrical Engineer. Josh successfully supported many technical and challenging public works projects for the University before transitioning into the Associate Director position in 2018. During his time at Western as a project manager Josh successfully completed multiple challenging projects including the

North Campus Utility Upgrade, (5) major building fire alarm upgrade projects and campus wide access control upgrades. Prior to Western Josh was a consulting engineer for Hargis Engineers in Seattle, WA for over a decade designing higher education, medical, commercial, banking and retail facilities around the globe. As a consulting engineer Josh managed multiple delivery methods including design build, design bid build and GC/CM. Josh designed a small lab renovation for a design build electrical contractor for a Seattle lab facility. Josh also worked with a general contractor and Owner to design support the bid out of the phased electrical packages and provide owner's representation as project manager for construction of approximately 200,000 square feet of downtown office space for a large local company. Josh brings a unique perspective to the team as he also spent approximately 3 years as a national contractor designing and installing wireless infrastructure for a large global client. Josh has recently completed the 2-day GC/CM class sponsored by the Association of General Contractors and will be attending the 2018 WSU Design Build Form.

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

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 Facilities 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.

Mark Nicasio - Project Manager/Architect

Mark Nicasio, AIA, NCARB – Project Manager and Architect recently joined Western Washington University in 2018. Mark is a licensed Architect in Washington and New Mexico. Mark graduated from Arizona State University with a Bachelor of Science in Architecture and the University of New Mexico with a Masters in Architecture. Mark has over 24 years of experience in all areas of project development and multiple building types with a concentration in healthcare design and federal projects.

Mark's responsibilities at Western Washington University include all phases of project management as the owner's project manager and 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. Mark has successfully managed public works projects, including complex multiphase projects.

Prior to joining Western, Mark worked as a Project Manager and Project Architect at HDR Architecture. During that time he worked on private healthcare, federal healthcare and military projects using Design Bid Build and Design Build delivery methods. His responsibilities included planning and managing all aspects of a variety of project types, sizes, and complexities. Mark has recently completed the 2-day GC/CM class sponsored by the Association of General Contractors and will be attending the 2018 WSU Design Build Form.

Don White – Team Member, Construction Onsite Representative (MEP)

Don started his career in his family's plumbing and heating contracting business in 1974. Prior to joining Western, Don worked as a hospital facility engineer. Don began working for Western in March 1996 as a HVAC control technician in all phases of control system design, installation, programming, repair, and commissioning of building HVAC control systems. In December 2006 he became an onsite construction representative/owners commissioning agent for Western's MEP systems. He has managed the administration of building MEP systems for construction projects on Western's campus ranging from one to $51 million, utilizing the design/bid/build or GC/CM method of delivery. His most recent project is the ongoing Carver Academic Renovation GC/CM.

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

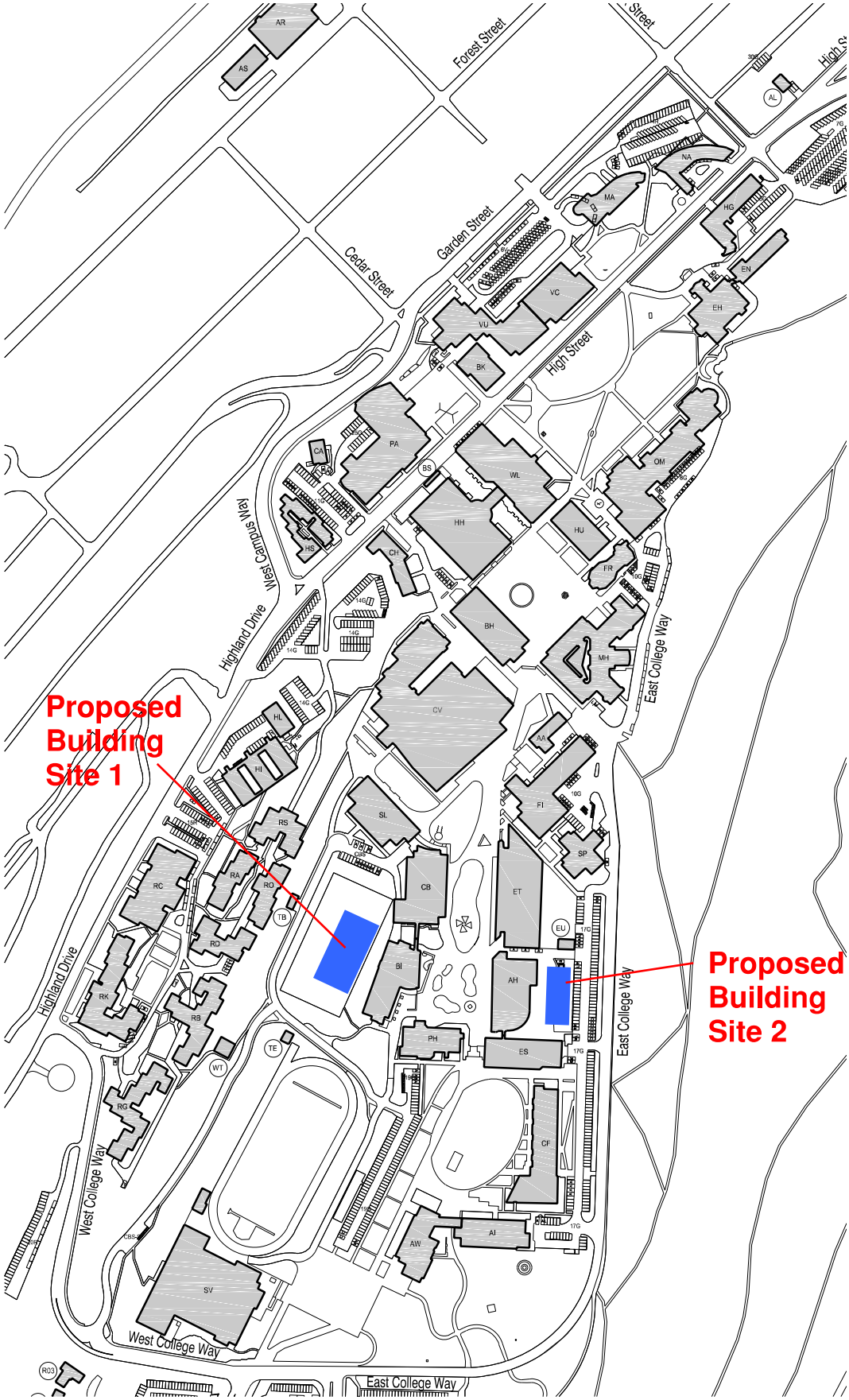
Andy is a project manager with 20 years of experience with a focus on higher education and science and technology projects. He has extensive experience leading complex projects of all sizes and types through programming, design and construction administration. His leadership and management skills aid 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 though construction administration.

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

Attachment D - Major Projects Construction History

Western Washington University Major Projects Construction History 2011-2018

PW Number	Title	Building	Status	Contracting Method	Project Manager	AE Consultant	Contractor	Initial MACC	Final MACC	Reasons for difference	Start	End
PW465	MH Renovation	MH	COMPLETE 2/12	GC/CM	David Willett	Mahlum	Dawson	$40,775,000	$36,000,000	Cost savings returned	01-Sep-09	18-Aug-11
PW642	MA Renovation	MA	COMPLETE 9/13	DBB	David Willett	King Architecture	Regency NW	$3,800,000	$4,423,008	Unforeseens, owner requested changes, E&O	13-Jun-12	01-Sep-13
PW644	MB Classroom Mediation	MB	COMPLETE 4/13	DBB	Sherrie Montgomery	RMC Architects	Colacurcio Brothers, Inc.	$2,652,000	$2,870,506	Unforeseens, owner requested changes, E&O	12-Jun-12	28-Aug-12
PW645	CV Renovation	CV	COMPLETE 6/17	GC/CM	Sherrie Montgomery	LMN	Mortenson	$45,739,000	$68,397,256	Unforeseens, owner requested changes, E&O	01-Jul-15	10-Aug-17
PW657	FR Renovation	FR	COMPLETE 9/13	DBB	David Willett	Mahlum	Dawson	$2,900,000	$3,092,995	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	$4,925,846	$5,154,069	Unforeseens (rock), 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	$4,621,211	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	$2,380,675	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	$4,318,838	$4,842,235	Unforeseens, owner requested changes, E&O	01-Apr-15	16-Sep-15
PW695	RG Renovation		COMPLETE 2/2018	DBB	Forest Payne	Studio Meng Strazzara	CDK Construction	$4,714,271	$6,478,403	Unforeseens, owner requested changes, E&O	12-Jun-17	18-Aug-17
PW698	Multicultural Center			DBB	Forest Payne	OPSIS/RMC	Dawson Construction	$11,536,000	TBD	in construction	01-Feb-18	30-Jun-19
PW713	PL - C Lot Upgrade Phase II		CLOSED 1/2018	DBB	Josh Kavulla	Cascade Engineering	Tiger Construction	$2,198,081	$2,308,856	Unforeseens, owner requested changes, E&O	15-Jun-17	15-Sep-17
PW721	PL LCTC Lot Upgrades			DBB	Alexis Blue	KPFF, Inc.	TBD	$4,167,513	TBD	in design	17-Jun-19	
PW722	BT Renovation		under construction	DBB	Sherrie Montgomery	King Architecture	Dawson Construction	$20,000,000	TBD	in construction	26-Mar-18	13-Sep-19
PW724	BW Deck & Railing Replacement Phase 2			DBB	Doug MacLean	Cornerstone Architecture Group	HB Hansen	$2,361,000	TBD	in construction	18-Jun-18	24-Aug-18
PW733	Science Building			GC/CM	Mark Nicasio	Perkins+Will	TBD	$45,000,000	TBD	PRC submittal	01-Apr-18	30-Oct-19
PW746	Student Housing Facility			Progressive DB	Sherrie Montgomery	TBD	TBD		TBD	PRC submittal	01-Jan-20	30-Jul-21
PW747	Administrative Support Services			Progressive DB	Forest Payne	TBD	TBD	$7,000,000	TBD	PRC submittal	01-Oct-19	31-Oct-20

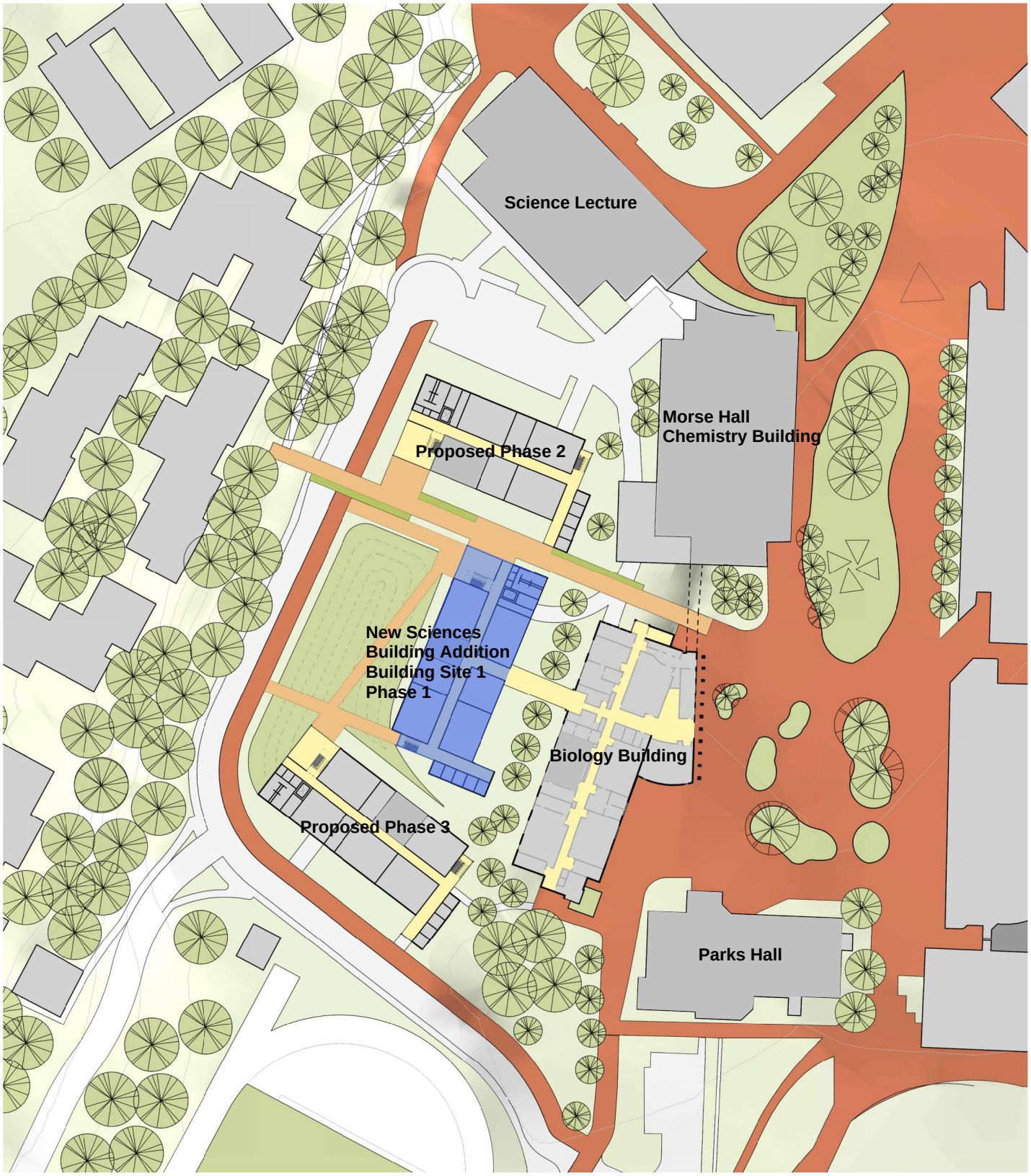


ID	Building Name
AA	ART ANNEX
AS	ARCHIVES BUILDING
AC	ADMINISTRATIVE SERVICES CENTER
AH	ARNTZEN HALL
AI	ACADEMIC INSTRUCTIONAL CENTER - EAST
AL	ALUMNI HOUSE
AN	ANTENNA BUILDING
AR	ARMORY
AS	ARMORY MOTOR POOL SHED
AW	ACADEMIC INSTRUCTIONAL CENTER - WEST
BA	BIRNAM WOOD BUILDING 1
BC	BIRNAM WOOD COMMUNITY
BD	BIRNAM WOOD BUILDING 2
BE	BIRNAM WOOD BUILDING 3
BG	BIOLOGY GREENHOUSE
BH	BOND HALL
BI	BIOLOGY BUILDING
BJ	BIRNAM WOOD BUILDING 4
BK	BOOKSTORE
BL	BIRNAM WOOD LAUNDRY
BS	BUS SHELTER
BT	BUCHANAN TOWERS
BU	BIRNAM WOOD BUILDING 5
BV	BIRNAM WOOD BUILDING 6
BY	BIRNAM WOOD BUILDING 7
CA	CANADA HOUSE
CB	CHEMISTRY BUILDING
CF	COMMUNICATION FACILITY
CH	COLLEGE HALL
CM	COMMISSARY
CS	CAMPUS SERVICES BUILDING
CV	CARVER
FH	EDENS HALL
EN	EDENS NORTH
EQ	EQUIPMENT SHED
ES	ENVIRONMENTAL STUDIES
ET	ROSS ENGINEERING TECHNOLOGY
EU	ENGINEERING STORAGE
FA	FAIRHAVEN COLLEGE
FB	FAIRHAVEN TOWER 1
FD	FAIRHAVEN TOWER 3
FE	FAIRHAVEN TOWER 4
FF	FAIRHAVEN TOWER 5
FH	FAIRHAVEN TOWER 7
FI	FINE ARTS BUILDING
FJ	FAIRHAVEN TOWER 9
FK	FAIRHAVEN TOWER 10
FL	FAIRHAVEN TOWER 11
FM	FAIRHAVEN TOWER 12
FN	FAIRHAVEN CABIN - NORTH
FO	FAIRHAVEN TOWER 8
FP	FAIRHAVEN TOWER 2
FQ	FAIRHAVEN TOWER 6
FR	FRASER HALL
FS	FAIRHAVEN CABIN - SOUTH
FU	FAIRHAVEN BRIDGE
FV	FAIRHAVEN PLAYGROUND BUILDING
HG	HIGGINSON HALL
HH	HAGGARD HALL
HI	HIGHLAND HALL
HL	HIGHLAND LOUNGE
HS	HIGH STREET HALL
HU	HUMANITIES BUILDING
L06	ADMINISTRATIVE SERVICES B
MA	MATHES HALL
MF	MAINTENANCE FUEL STATION
MG	MAINTENANCE GARAGE
MH	MILLER HALL
MJ	HARRINGTON FIELD
MS	MARSHALLING STORAGE
MW	MAINTENANCE WAREHOUSE
MY	MARSHALLING YARD
NA	NASH HALL
OM	OLD MAIN
OP	OUTBACK PAVILION
PA	PERFORMING ARTS CENTER
PH	PARKS HALL
PP	PHYSICAL PLANT
R01	914 24TH STREET (GRAHAM)
R02	408 20TH STREET (FASSLER)
R03	404 20TH STREET (HACKLER)
R06	808 INDIAN STREET (WHITFIELD)
R07	804-806 INDIAN TERRACE (BAME)
R08	800-802 INDIAN STREET (MILLER)
R09	816 INDIAN TERRACE (CASEY A)
R10	812 INDIAN TERRACE (CASEY B)
RA	RIDGEWAY ALPHA
RB	RIDGEWAY BETA
RC	RIDGEWAY COMMONS
RD	RIDGEWAY DELTA
RE	RECYCLE CENTER
RG	RIDGEWAY GAMMA
RK	RIDGEWAY KAPPA
RO	RIDGEWAY OMEGA
RS	RIDGEWAY SIGMA
SB	BASEBALL FIELD STORAGE
SE	SERVICE STORAGE SHED
SL	SMATE (SCIENCE FACILITY III)
SP	STEAM PLANT
SV	WADE KING RECREATION CENTER
TB	TRACK BUNKER
TD	TENNIS STORAGE
TE	TRACK EQUIPMENT BUILDING
US	UPHOLSTERY SHOP
VC	VIKING COMMONS
VU	VIKING UNION
WL	WILSON LIBRARY
WT	AEROBIC CENTER

WESTERN WASHINGTON UNIVERSITY

Sciences Building Addition Pre-Design Study
Proposed Building Sites

Attachment E



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Sciences Building Addition Pre-Design Study
Proposed Building Site 1

Attachment E

WESTERN
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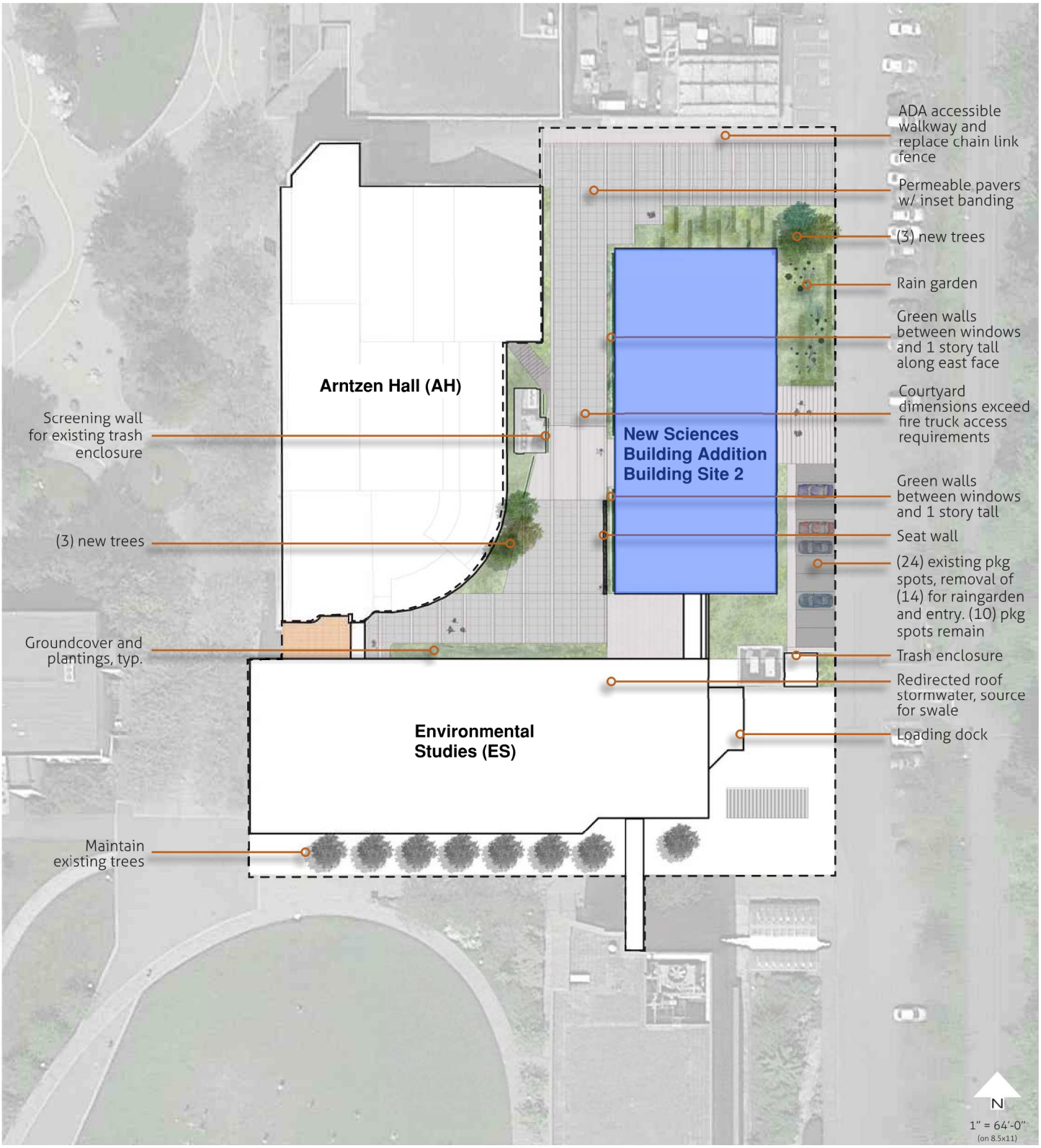
Sciences Building Addition Pre-Design Study
Proposed Building Site 1

Attachment E



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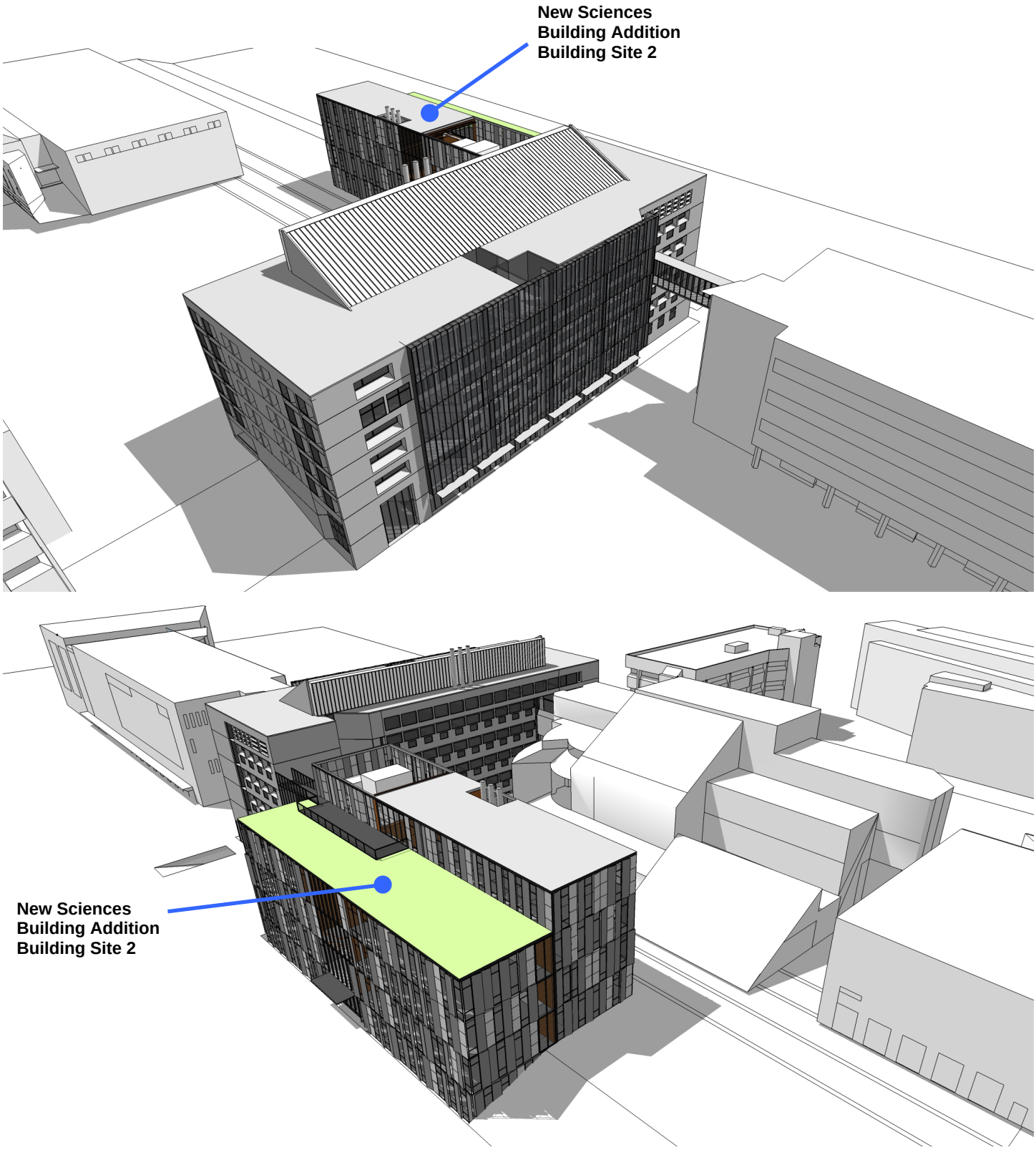
Sciences Building Addition Pre-Design Study
Proposed Building Site 2

Attachment E



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Sciences Building Addition Pre-Design Study
Proposed Building Site 2

Attachment E

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Sciences Building Addition Pre-Design Study
Proposed Building Site 2
Conceptual Rendering

Attachment E