

WESTERN WASHINGTON UNIVERSITY – DESIGN-BUILD - *HOUSE OF HEALING LONGHOUSE PROJECT*

1. In the brief description of the project it states that the University will work collaboratively with the Design Builder to develop the GMP. Isn't that already determined within the budget, less the soft costs? Or is this formalizing what is included in the GMP?
 - a. Western will be finalizing the exact scope, assumptions, and exclusions that are included in the GMP.
2. In the budget breakdown the contingencies were lumped together. Will they eventually be split out and some included in the GMP?
 - a. Yes. We will be identifying contingencies with the design-build team as appropriate.
3. Is the contingency percentage sufficient for this project? What risks are associated with this site/project?
 - a. It is more than the statutory requirement.
 - b. We have identified and assessed the following risks (including others):
 - i. Development agreements with City of Bellingham.
 - ii. Potential unforeseen subsurface conditions.
 - iii. Site prep for utility connections with existing systems
4. The schedule indicates no activity by the Design-Build Team between November and January while approvals are forthcoming. How do you keep the momentum going for the DB team?
 - a. The schedule is aggregated, only the highest level items are shown on the schedule. The DB team will put together a final and detailed schedule.
5. Attachment C includes the project Alma Clark Glass Hall with expected completion date in September of 2021. Did this project finish on time and on budget?
 - a. Yes, the project was under budget and the students moved in on schedule.
6. What were the considerations when selecting this specific site for the project?
 - a. Consultation and acceptance by the City, the University and Tribal elders.
 - b. Placing the project in a natural environment is a shared vision with the City of Bellingham Arboretum Board. We desire to preserve the natural landscape and recognize the history of Indigenous lands. The project intends to show respect for the land and respect for First Nations cultures.
 - c. No known constructability issues.
 - d. Since the facility will be adjacent to Western's main campus, events and classes are more convenient to students, faculty and staff than a more remote site would be. The facility and its programs can more easily become an integral part of main campus.
 - e. Parking is available on the main campus and close to the site.