

June 28, 2016

Danelle Bessett, Administrative Support
Department of Enterprise Services, Engineering & Architectural Services
PO Box 41476
Olympia, WA 98504-1476

RE: Western Washington University
GC/CM Application for New Student Housing Project

Dear Ms. Bessett:

Please find attached Western Washington University's application to utilize GC/CM on our New Student Housing Project. 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.
- Western is utilizing the knowledge of the University of Washington Capital Projects Office for the New Student Housing project. Western has entered into an interagency agreement with the UW for mentoring and support services. Western will utilize GC/CM project templates used on Miller Hall and Carver Academic Renovation to draft the RFP and RFFP. UW representatives will be used to review and provide comment on Western's procurement and delivery process for this project.
- Western also has the assistance of consultants with GC/CM and alternative project delivery experience. These include legal assistance from Karl Oles of Stoel Rives and project management assistance from Ted Ritter of Ritter Construction Management.

Many of Western's project management team have been with the University for 20 years or more and during this time 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 Student Housing project.

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



An equal opportunity university

Office of Facilities Development & Capital Budget

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Benner". The signature is stylized, with the first name "Rick" and the last name "Benner" written in a cursive-like font.

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: John Treston AIA, Project Manager
Office of Facilities Development and Capital Budget
(360) 650-6813
John.Treston@wwu.edu

Ed Simpson, AIA, Assistant Director
Office of Facilities Development and Capital Budget
(360) 650-3231
Ed.Simpson@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)
CONTRACTING PROCEDURE

1. Identification of Applicant

- (a) Legal name of Public Body (your organization): Western Washington University
- (b) Address: 516 High Street, Bellingham, WA 98225-9122
- (c) Contact Person Name: John Treston Title: Project Manager, Facilities Development & Capital Budget
- (d) Phone Number: 360-650-6813 Fax: 360-650-2898
E-mail: John.Treston@wwu.edu

2. Brief Description of Proposed Project.

The New Student Housing Project is proposed to be a 4-5 story apartment style residence facility which will be managed by Western's University Residences department under the Enrollment & Student Services division. The project is planned to be approximately 100,000 gsf and include up to 200 beds in a mix of studios and four bedroom-two bath suites. The building site is located on the south end of campus along South College Drive. The site is located between Buchanan Towers residence hall and the Fairhaven residence hall complex. The site is long and narrow and slopes to the west. There is minimal site laydown area. All utilities (electricity, water, sanitary sewer and stormwater) will need to be extended to the site. The project is targeted for LEED Gold certification with emphasis on energy and atmosphere sustainable efficiencies.

The project has an aggressive schedule with a planned notice-to-proceed date of June 2017 and occupancy Fall Quarter 2018. Western is preparing a GC/CM RFP and RFFP that defines overall goals, budget and schedule, leveraging the GC/CM participation to manage cost, schedule, and best value construction methods.

3. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$3,436,000
Estimated project construction costs (including construction contingencies):	\$23,342,000
Equipment and furnishing costs	\$1,550,000
Off-site costs	\$0
Contract administration costs (Owner, CM etc)	\$1,148,000
Contingencies (design & owner)	\$2,524,000
Other related project costs (permits, FM support)	\$727,000
Sales Tax	<u>\$2,225,000</u>
Total	\$34,953,000

B. Funding Status

This project will be funded by bond sales through the WWU University Residences System. Bonds are scheduled for sale in Spring 2017, so that funds will be in place before entering into the GC/CM Construction Phase contract.

4. Anticipated Project Design and Construction Schedule

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.

Attachment A shows the proposed project schedule.

- If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM contracting procedure.

The project is not beyond completion of 30% drawings or schematic design.

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

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

Western feels that the GC/CM contracting method is appropriate for the New Student Housing 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 New Student Housing project is a tight wooded west sloping site. The east side is bordered by a pedestrian pathway, academic program gardens, and a sculpture site. The west side is bordered by a heavily used sidewalk and South College Drive, Western's main vehicular access on the south campus. To the south is the existing Buchanan Towers residence hall. To the north and northeast is Fairhaven College and student parking.

The site will offer little to no laydown space and the GC/CM will need to schedule deliveries to avoid pedestrian and vehicle peak times. Site utilities will require heavily managed traffic control. The GC/CM will be able to factor these constraints into a well thought-out construction sequencing plan to maintain access to the campus and assure safe passage for the many students that will pass the site area daily.

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 New Student Housing 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 Fall 2018. This is necessary because University Residences would be unable to fill a building mid-year and so missing the Fall move-in date would have a substantial financial impact on the University Residences system.

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

The New Student Housing site is on South College Drive, the major southern access for pedestrians, bikes and vehicles accessing Western's campus. With little to no laydown area site logistics will be critical to not impact student, faculty, and staff access to campus. It will be difficult to access the site without blocking access to pathways and roads. Western feels that it is critical that the GC/CM be involved during the design phase to coordinate with the designers to assure that construction documents are clear on how best to minimize disruptions to the University 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 projects of this scale

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

To compete with off-campus student housing the project will need an efficient structure with well thought-out mechanical, plumbing, and electrical systems coordination. The structural system is expected to be wood. GC/CM team involvement during the design of the structure and building skin to provide constructability review and suggestions is considered critical for the long-term life of the building and the health of the occupants.

6. Public Benefit

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

The more complex the project issues the more likely there could be claims for construction phase changes. A small delay could result in missing the critical Fall 2018 occupancy target which would have a serious financial impact on the University Residences system. 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.

7. Public Body Qualifications

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

This 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. Our staff have also attended alternative contracting method training, conferences and seminars sponsored by AGC, COAA, 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 – New Student Housing Project GC/CM Management Plan

- Staff and consultant short biographies (not complete résumés).
See attachment C – New Student Housing Project Team Experience

- The qualifications of the existing or planned project manager and consultants.
Information included in attachment C – New Student housing 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:

<u>Project</u>	<u>Year Completed</u>	<u>Total Project Cost</u>
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	2016	\$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 Provost, 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, and Enrollment & Student Services.

The in-house staffing will include a full-time project manager from start of design through occupancy, on-site construction representatives, 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 design-build process.

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

Western anticipates being able to advertise the New Student Housing GC/CM request for proposals in August 2016. 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 October 2016. This will allow the GC/CM team to join Western and the A/E team by the end of schematic design. It is our intent to utilize Ted Ritter, Ritter Construction Management as well as a representative from the UW Capital projects office as industry experts to participate with us in the GC/CM selection process. Western will also use the services and advice of Karl Oles, Stoel Rives, for legal issues during the selection process and throughout the project.

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 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 2016 and the GC/CM Request for Final Proposals that will be sent to the most highly qualified firms in September 2016.

8. Public Body (your organization) Construction History:
See attachment D – Major Project Construction History

9. Preliminary Concepts, sketches or plans depicting the project
See attachment E – New Student Housing project images.

10. Resolution of Audit Findings On Previous Public Works Projects
Western 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

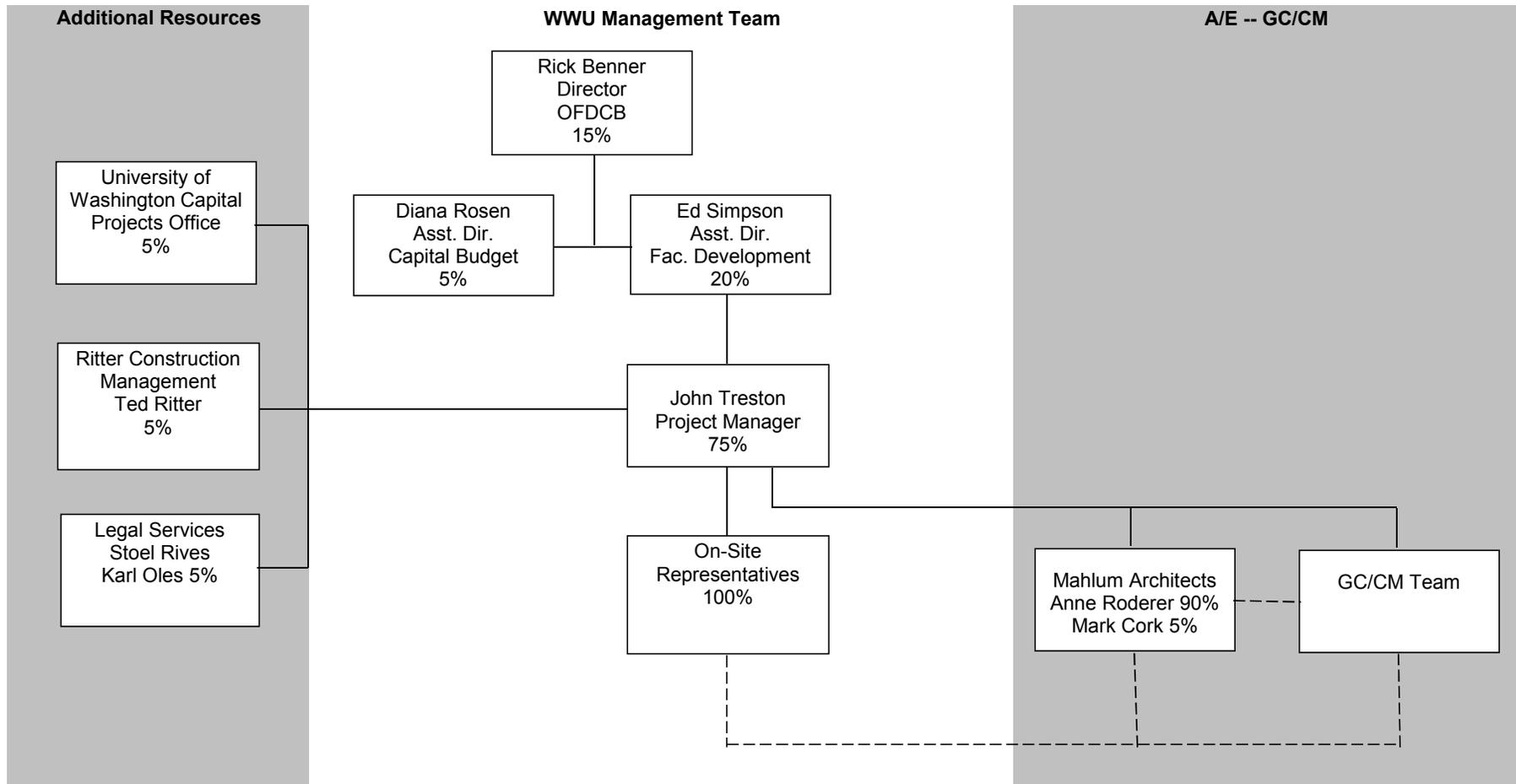
I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: _____

Name: Rick Benner, FAIA

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

Date: June 28, 2016



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

Rick Benner has been employed with Western for 30 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 15 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 600 public works projects valued at nearly \$900 million. 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 earlier this year. 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.

Ed Simpson – Assistant Director, Office of Facilities Development & Capital Budget

Ed Simpson has been with Western for 27 years. Ed is a licensed architect in Washington State, earning two architectural degrees from Washington State University and a Masters of Business Administration from WWU. Ed's responsibilities include oversight of all public works projects managed by Western staff, as well as project management duties on public works projects. Ed has managed and been involved in all phases of projects at Western including campus master planning, capital planning, predesigns, design, and construction administration. Ed has successfully managed and had oversight on over 115 public works projects from small to over \$70,000,000 in total project cost. Ed was also involved in oversight of WWU's Miller Hall Renovation project, a \$51 million GC/CM project completed in late summer of 2011; and the Carver Academic Renovation project, a \$77 million GC/CM project scheduled for completion in 2017. Ed is a member of DBIA and has participated in numerous conferences and workshops on project management and construction procurement put on by the American

Institute of Architects, Project Management Institute, Construction Owners of America (COAA), and Society of College and University Planning (SCUP). Several of these include the design-build procurement method in the State of Washington. Ed was also a presenter, along with Zimmer Gunsul Frasca, at a SCUP regional conference on successful project management methods. Ed received a certificate for participation in the GC/CM class sponsored by the Association of General Contractors and University of Washington. Prior to employment with WWU, Ed's previous experience included working in a field office for Peter Kiewit & Sons and as an architect for four years, working on commercial and educational facilities which included D.B.B. and negotiated projects.

Diana Rosen – Assistant Director, Capital Budget; Office of Facilities Development and Capital Budget

Diana Rosen has worked in the Western Washington University Capital Budget Office for over 16 years. Diana completed the GC/CM: General Contractor/Construction Manager training offered by the Associated General Contractors of Washington and the University of Washington. Diana earned her MS in Business Management at Colorado State University in 1985. Diana has been closely involved in the management and administration of every major capital project delivered by Western Washington University from 1999 to the present, including the Miller Hall GC/CM project.

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.

John G. Treston - Project Manager/Architect, LEED AP BD+C

John G. Treston joined Western Washington University in 2014. John is a licensed architect in Washington State and a member of DBIA. John graduated from the University of Illinois with two degrees in architecture (Bachelor of Science in Architecture and a Masters in Design). John worked as a private architect for architectural firms from 1984 until 2004 in Florida, Nevada, and Arizona. He started working as a public architect from 2004 to today with UNLV and Oklahoma State University where he participated in design-build and construction manager at risk projects on those campuses. His work experience covered a variety of small and large projects, including health care, educational, commercial, and military projects.

John'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. John has successfully managed public works projects, including complex multiphase projects.

John has participated in numerous conferences and workshops on project management, sustainable design, and construction administration by the American Institute of Architects, Construction Specifications Institute, Project Management Institute, Washington Association of Building Officials, US Green Building Council, and the International Conference of Building Officials. John received a certificate of participation in the GC/CM class sponsored by the Association of General Contractors and University of Washington.

Mark Cork AIA LEED AP - Principal-in-Charge

Mark has 26 years of experience and serves as the higher education practice leader at Mahlum. He has led numerous student housing projects and studies - including the 2015 programming study for WWU's New Student Housing Project, and the first phase of UW West Campus Housing I completed in 2012 – as well as extensive work with post-secondary institutions across the state. Mark is an active member of the Society for College and University Planning (SCUP) and holds a Bachelor of Architecture from California Polytechnic State University. He is a registered architect in Washington, California and Oregon, and is a LEED Accredited Professional.

Mark offers extensive experience in State of Washington GC/CM projects, with involvement in more than 10 projects totaling more than \$250 million in construction cost. Mark also served as the Project Manager for the Miller Hall Renovation, Western's first project to utilize the GC/CM delivery method.

KURT HAAPALA AIA LEED AP - STUDENT HOUSING PRINCIPAL

With more than 21 years of professional practice, Kurt is an industry leader in the planning and design of student housing facilities. He has completed numerous residential projects for over a dozen college and university campuses along the West Coast. Kurt holds a Bachelor of Science and Master of Architecture from the University of Michigan. He is a registered architect in Washington, Oregon and Michigan. He is also a LEED Accredited Professional.

Kurt has personally been involved with the design and planning of projects including more than 14,000 student beds. These include 12 projects in Washington and Oregon constructed utilizing the GC/CM delivery method and totaling more than \$300 million in construction cost.

Anne Roderer AIA LEED AP, Project Manager

Anne has more than 15 years of institutional planning, design and management experience. She provides a management approach that prioritizes shared purpose through client engagement, collaboration and continuous communication, and the establishment of realistic but inspired goals with measurable outcomes. Having served as both institutional consultant and client, she brings a comprehensive perspective and a demonstrated commitment to sustainable campus planning, high-performance design. Anne earned a Bachelor of Arts in Design of the Environment from University of Pennsylvania and a Master of Architecture from Yale University. She is a registered architect in the commonwealth of Pennsylvania and a LEED AP.

Anne participated in the procurement, design and/or management of dozens of major capital projects for higher education institutions in the GC/CM delivery method, including student housing at Cornell University, Yale University and University of Washington Bothell. In her previous position as Associate University Architect at Johns Hopkins University, a primary focus was leveraging the combination of GC/CM delivery and BIM functionality - to both streamline coordination and enable the lifecycle capture and delivery of information for future facilities management - through standards development, at the project procurement/ management level and as an advocate with professional organizations such as COAA, SCUP and Ivy Plus Tech.

University of Washington Capital Projects Office

Western has entered into an interagency agreement for alternative project delivery mentoring and support services with the University of Washington. Western is working with John Palewicz and his team of project managers and staff on as needed basis. Western will be using the GC/CM template of documents for the Request for Proposals, Request for Final Proposals, and GC/CM contract that evolved with the University of Washington.

Ted Ritter – Ritter Construction Management

Ted Ritter is president of Ritter Construction Management, Inc. (Ritter) which he founded in 1989 to provide project and construction management consulting, CPM scheduling, claims and litigation prevention, analysis, and expert witness testimony to owners, developers and builders. Many of the projects Ted has been involved with have been built using the alternative project delivery including the GC/CM process. Ted also teaches seminars on construction management for the American College of Healthcare Executives and presents seminars for public entities considering alternative procurement methods. Western Washington University (WWU) has utilized Ted's services on several projects dating back to 1992. For this project WWU proposes to utilize Ted's services during the GC/CM selection process, having Ted part of the GC/CM selection committee as well as reviewing the GC/CM team schedule submissions..

Carl Oles and Alan Merkle – Stoel Rives Attorneys at Law

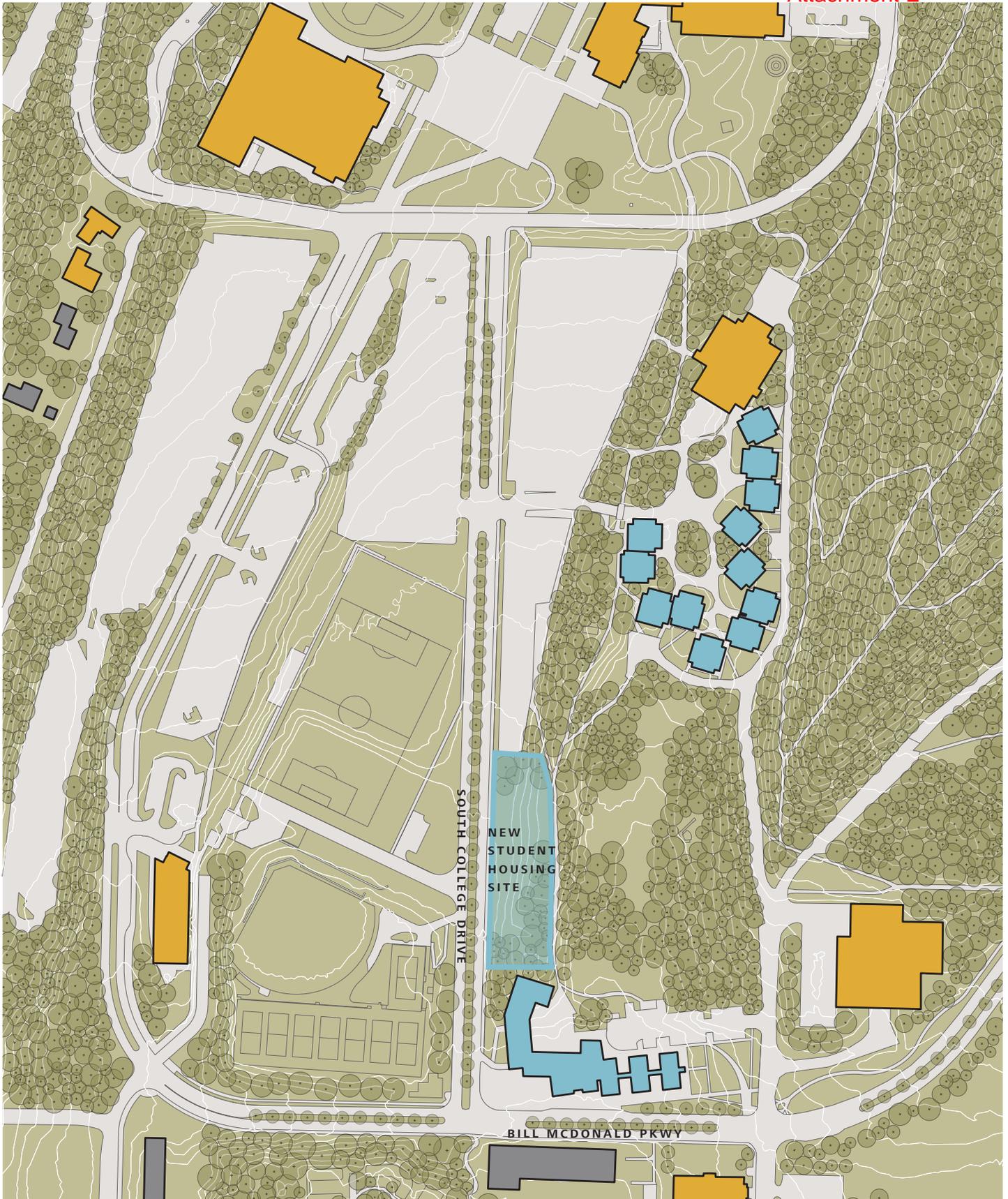
Carl Oles and Alan Merkle and others from Stoel Rives have provided legal services to Western related to construction contracts and construction disputes resolution since 1992. Stoel Rives specializes in construction law and has considerable experience representing public owners in all types of construction contracts including GC/CM contracts. Stoel Rives also presents legal seminars discussing GC/CM, and other innovative public works delivery methods and is familiar with the State of Washington alternative public works statutes.

Western Washington University - Major Project Construction History (6 years)

Attachment D

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
1	Carver Academic Renovation	Renovation and addition of nearly 164,000 gsf historic academic facility Includes replacement of all electrical and mechanical systems and vertical circulation.	GC/CM	Jul-15	May-17	Jul-15	-	77.4M	77.4M	Western has been challenged with the Carver project due to being skipped twice with funding for the project for design and construction funding. Western received construction funding in July 2015 and issued a NTP to the contractor August 2015.
2	Ridgeway Kappa	Systems update and interior finishes improvements to a student residence hall.	D-B-B	Feb-15	Sep-15	Feb-15	Sep-15	\$5.9M	\$5.9M	
3	Nash Hall Renovation	Systems update and seismic improvements to a student residence hall over two summer phases	D-B-B	Mar-14	Sep-15	Mar-14	Sep-15	\$6.3M	\$6.3M	
4	Harrington Multipurpose Field	Construction of new all-weather playfield with stadium seating and field lighting. Included new restroom building and shell for future lockerrooms.	D-B-B	Jun-13	Nov-13	Jun-13	Apr-14	\$6.3M	\$6.3M	Unforeseen rock encountered on west end of site and buried poor soils delayed contractor. Project was suspended until weather could allow installation of synthetic surface.
5	Fraser Hall Renovation	Renovation of 13,500 gsf lecture hall facility. Included replacement of all electrical and mechanical systems, installation of new vertical circulation and new accessible restrooms	D-B-B	Dec-12	Aug-13	Dec-12	Aug-13	\$4.9M	\$4.9M	
6	Mathes Hall Renovation	Systems update and seismic improvements to a student residence hall over two summer phases.	D-B-B	Apr-12	Sep-13	Apr-12	Sep-13	\$5.8M	\$5.8M	
7	Ridgeway Beta Renovation	Systems update and seismic improvements to a historic student housing complex over two summer phases.	D-B-B	Apr-11	Sep-12	Apr-11	Sep-12	\$5.4M	\$5.40	

8	Chemistry Building Addition	3 story addition of 4,650 gsf and renovation of 34,000 gsf	D-B-B	May-09	Sep-10	May-09	Sep-10	\$4.90	\$4.90	
9	Buchanan Towers Addition	Residence hall addition of 105 beds,	D-B-B	Jul-09	Aug-10	Jul-09	Aug-11	\$14.60	\$14.60	Schedule delay cause by Contractor terminated for cause. Project was completed by a separate contractor.
10	Miller Hall Renovation	Renovation of approximately 133,000 gsf building over two years, phased construction with partial occupancy. Included replacement of all electrical and mechanical systems and vertical circulation.	GC/CM	Oct-09	Sep-11	Oct-09	Sep-11	60.4 M	51.5 M	There were no major difficulties



EXISTING CAMPUS HOUSING EXISTING CAMPUS BUILDING EXISTING STRUCTURE



SITE CONTEXT PLAN
NEW STUDENT HOUSING
WESTERN WASHINGTON UNIVERSITY | 17 JUNE 2016
MAHLUM ARCHITECTS INC



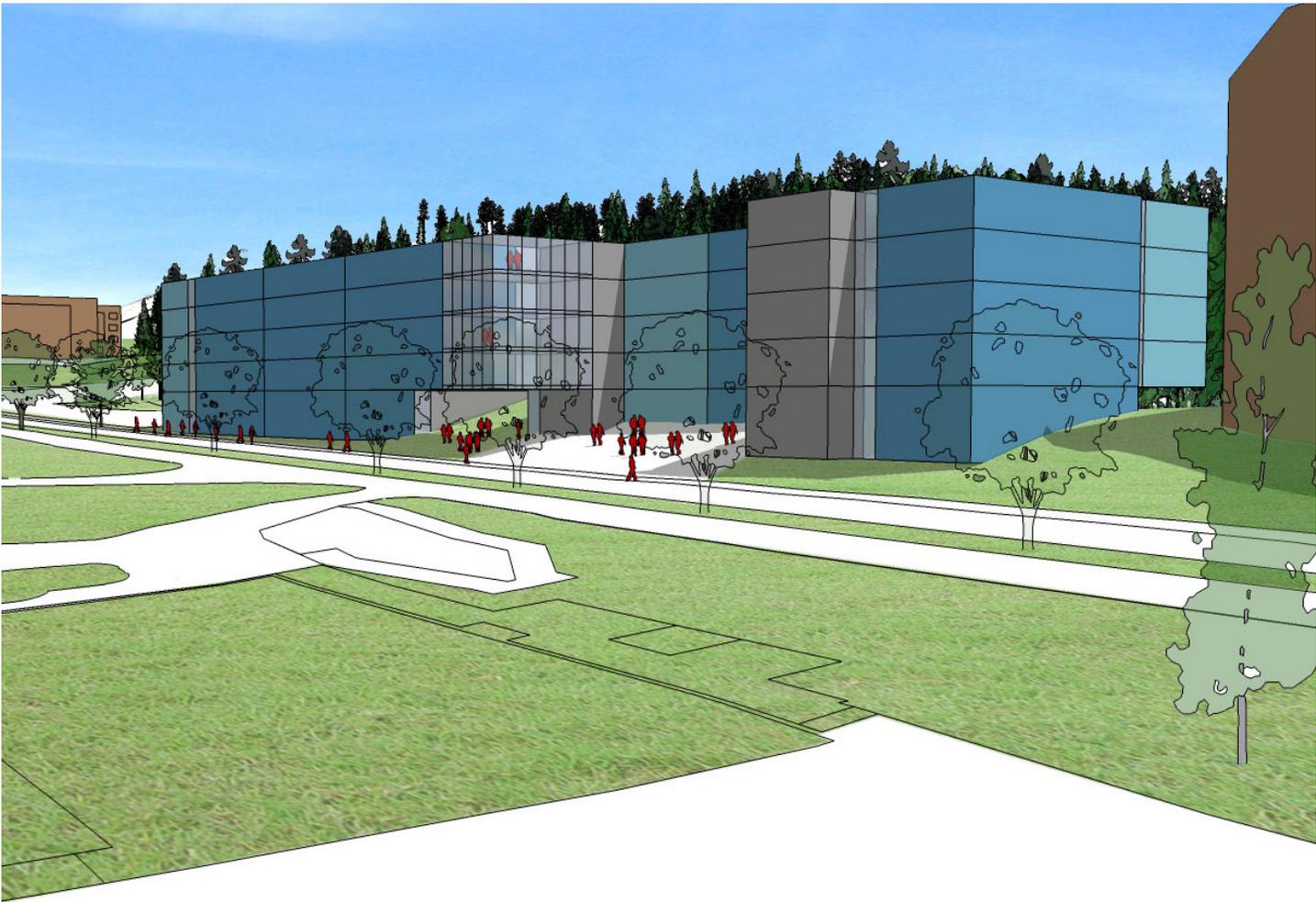
0 60' 120' 240'



mahlum

AERIAL VIEW
NEW STUDENT HOUSING
WESTERN WASHINGTON UNIVERSITY | 17 JUNE 2016
MAHLUM ARCHITECTS INC





mahlum

PERSPECTIVE LOOKING NORTHEAST
NEW STUDENT HOUSING
WESTERN WASHINGTON UNIVERSITY | 17 JUNE 2016
MAHLUM ARCHITECTS INC

PROFILE #6

