



Office of Facilities Development & Capital Budget

An equal opportunity university
Bellingham, Washington 98225-9122
(360) 650-3551 • Fax (360) 650-2898

June 20, 2018

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

RE: Western Washington University Progressive Design-Build Alternative Public Works
Contract Delivery for the new Administrative Support Services Project

Dear Ms. Baker:

Please find attached Western Washington University's application to utilize Progressive Design Build on our Administrative Support Services Project. This will be one of Western's first progressive design build projects. 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, Multi-Cultural Services Project and Carver Academic Renovation projects, and the new science building project that is beginning design.
- 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 has entered into an agreement with Robynne Parkinson and John Palewicz for mentoring and support services. Western will work with Robynne and John to develop project templates for the RFP, RFFP and contract documents. Robynne and John will review and provide comment on Western's procurement and delivery process for this project.

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 progressive design build process on the new residence hall project.

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



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Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Benner".

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

Josh Kavulla, PE, RCDD
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 Design-Build (DB)
Alternative Contracting Procedure

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

Identification of Applicant

- a) Legal name of Public Body (your organization): **Western Washington University**
- b) Address: **516 High St, Bellingham WA 98225**
- 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: **Academic Support Services**
- b) County of Project Location: **Whatcom**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)
This new 25,000sf facility will house administrative functions that require proximity to campus but do not need to be located on campus, thereby creating more capacity in the core of campus for faculty offices and front-line student services. The site is currently vacant land owned by the University that has been designated and zoned for future development of up to 60,000sf. This project will be Phase 1 of that development plan. The building will include work stations for around 100 staff and 12 student employees and ancillary support spaces.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$1,230,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$7,234,000
Equipment and furnishing costs	\$396,000
Off-site costs	\$Incl abv
Contract administration costs (owner, cm etc.)	\$385,000
Contingencies (design & owner)	\$62,000
Other related project costs: Plan Review, In-House Assist, Artwork	\$129,000
Sales Tax	\$664,000
Total	\$10,100,000

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 will be included in the 2019-2021 Capital Funding Request.

3. Anticipated Project Design and Construction Schedule

Please provide (*See Attachment B for an example schedule.*):

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.

Consultants with expertise in Design Build procurement, practice and law are currently under contract with Western Washington University to augment staff experience. See item 6 below.

Project Schedule	Date
Begin RFQ Development	June 2018
PRC Presentation	July 2018
RFQ Issued, Meeting, Shortlist	September 2018
RFP Issued, Meeting, Interview, Selection	October 2018
Board of Trustees Contract Approval	October 2018
Execution of Contract	October 2018
Phase 1 - Schematic Design Completion	February 2019
Phase 1 - Design Development Completion	May 2019
Contract Amendment – Price & Schedule	June 2019
Board of Trustees Contract Approval	June 2019
Phase 2 - Construction Documents Begin	June 2019
Construction Begins	November 2019
Construction Substantial Completion	November 2020
Occupancy	December 2020

4. Explain why the DB 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 the construction activities are highly specialized and a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?

N/A

- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

This project will be delivered using progressive design-build with a pre-determined Guaranteed Maximum Price and flexible scope. With progressive design-build, the entire Design-Build Team is integrated with the Owner at the earliest possible time, creating natural efficiencies with respect to the ability for the development of a design that fits the University’s budget but also to more fully incorporate the University’s input into the design at the earliest possible stage. In addition, the interaction between the University and the Design-Build Team before substantial prescriptive specifications are identified allow for maximum innovation by the Design-Build Team to better achieve the University’s project goals and objectives.

The University has a very limited budget to construct the building and a flexible scope. By setting the Guaranteed Maximum Price at the beginning, it can be assured that the project will meet the budget and work collaboratively with the design-build team to maximize the scope to better suit the University’s needs.

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

Studies have shown that design-build provides time savings, and progressive design-build maximizes on the savings in the delivery method. Integrating the owner with the design-build team at the outset of the project provides an opportunity for the design-builder to create designs that more accurately reflect the University’s needs and provide reliable pricing that fit within the University’s budget with a lower risk to the University of a surprise at bid time after the designs are fully completed and when they are difficult to revise.

The University is building the office building to create much needed space on campus, which means that the sooner it can complete the building, the sooner that it can utilize the space on campus for academic, rather than administrative purposes. Early contractor involvement will also allow construction work to start prior to the completion of the project’s design, thereby reducing the overall project duration. Progressive design-build allows the University and its stakeholders to collaborate with the design-builder at the outset to customize the space to the University’s needs and to maximize the University’s limited budget.

5. Public Benefit

In addition to the above information, please provide information on how use of the DB 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 design-build delivery method, and specifically progressive design-build, provides a substantial fiscal benefit through time savings in the procurement and the delivery. The procurement for progressive design-build is faster than in any other delivery method, and because the deliverables are reduced over traditional design-build, the University will save money in the amount of the honorarium paid to the unsuccessful proposers. Further, there is a substantial fiscal benefit to the industry because the unsuccessful proposers are not required to provide substantial designs, often at their own cost. Rather, the University will be fully compensating the successful Design-Build Team for their work in developing both the design and price. Further, by utilizing a set Guaranteed Maximum Price/flexible scope approach, the University will be able to maximize the scope for its limited budget.

- How the use of the traditional method of awarding contracts in a lump sum (*the “design-bid-build method”*) is not practical for meeting desired quality standards or delivery schedules.

With design-build contracting the University will be able to know the project construction price much earlier than the traditional D-B-B delivery method. Design-bid-build not only takes longer than progressive design-build, the University will be subject to a higher risk of a project coming in over budget through the design-bid-build “low bid” process. If all of the bids are outside the project budget, the owner must go back to the drawing board and attempt to reduce the cost without the assistance and constructability analysis of the constructor and after the designs are complete. With progressive design-build using a set Guaranteed Maximum Price and flexible scope, the owner and design-builder collaborate to adjust the design within the GMP as the design is being developed, thus creating an efficiently priced project with low risk to the owner of a major bid bust. Further, in design-bid-build, the owner is responsible under the Spearin doctrine for the performance of the designs. That risk is shifted to the design-builder in progressive design-build, which results in a more reliable price with fewer change orders.

6. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the DB contracting procedure.

The University has personnel experienced in developing and managing construction projects and several University Personnel have recently completed the extensive DBIA designation program, achieving their Associate DBIA designation. In addition, the University has contracted with Progressive Design-Build Consulting, LLC, and its principal Robynne Thaxton Parkinson to provide assistance with the procurement and the contract. John Palewicz Consulting to provide continuous and on-going guidance and project delivery assistance to the project team and University throughout the project. The experience of these individuals is outlined below.

- 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 Attachment C for an example.)

See Attachment A – Project Team Organization Chart

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

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.

Josh Kavulla, PE, RCDD – 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 Forum.

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

Brian Ross has over 10 years of capital budget experience in higher education – appropriately 9 years at the University of California system and 1.5 years at Western Washington University. Throughout Brian's career, he has received training and experience in budgeting and contracting for GC/CM, Design-Build, and Design-Build-Finance-Operate-Maintain projects. Currently, Brian is closely involved in the management and administration of every major capital project delivered by Western Washington University. Brian earned his Master's degree in Regional Planning at the State University of New York at Albany in 2003 and has completed several courses in financial calculations and budget management at UC Berkeley extension.

Western's Capital Budget Office is 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.

Rick Benner FAIA, 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 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.

John Furman PE, Director Facilities Management

John has over 30 years of experience in facilities management and project delivery. For the last seven years John has been the Director of Facilities Management at WWU. Prior to joining Western, John served in the U.S. Coast Guard for 26 years as a Civil Engineer and Facility Manager. During his career with the Coast Guard, John was responsible for leading multi-disciplined teams in varying capacities of Facilities Management including capital project budget development, design, and construction project management. That experience includes leading the team responsible for the Coast Guard's first design build project – the 2006 construction of a new command building on the waterfront in downtown Seattle, as well as a similar command center building in the San Francisco bay area.

Robynne Parkinson, JD, DBIA, Progressive Design-Build Consulting, LLC, Design Build 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.

John Palewicz, AIA, DBIA, LEED, Design Build 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.

- Provide the ***experience and role on previous DB 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 for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)*

See Attachment B – Project Team DB Experience

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

Note: For design-build projects, you must have personnel who are independent of the design-build team, knowledgeable in the design-build process, and able to oversee and administer the contract.

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

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 an owner's Project Manager. Forest is a certified Associate DBIA professional.

Robynne Parkinson, JD, DBIA, Progressive Design-Build Consulting, LLC, Design Build 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. In addition to the experience listed above, Robynne is one of the primary instructors for DBIA's Contracts and Risk Management class, one of the required core courses for DBIA Designation. Ms. Parkinson served on the Design-Build Institute of America's National Board from 2010-2016. She has chaired its National Legal and Legislation Committee and is currently the Vice-Chair of its Educational Resources Committee. She is also one of the primary drafters of the DBIA National Contract Forms, including the Form Request for Qualifications and Request for Proposals. She has also developed numerous webinars on design-build for industry organizations, including DBIA, AIA, AGC, and the ABA, including her three part series for DBIA, "The Nuts and Bolts of Progressive Design-Build."

John Palewicz, AIA, DBIA, LEED, John Palewicz Consulting, Design Build Advisor

John Palewicz's experience at the University of Washington as a Project Manager and Project Director for Major Projects on the Central Campus included responsibility for delivering 24 GC/CM and Design-Build projects over 21 years on the Seattle campus. In this role, John supervised and guided a staff of 15 to 20 project managers and construction managers through the design and construction of each project. As the University began to use Alternative Public Works for an increasing number of projects, John's responsibility was to educate and lead team members who were new to these delivery models and achieve a successful outcome. As an educator, John has been on the teaching panel for the AGC bi-annual class on using GC/CM and has been on the teaching panel for the Design-Build class for the two sessions since the November 2107 inaugural class. As a member of the CPARB Subcommittee for Best Practices for Design-Build he helped develop best practices for all phases of Design-Build delivery. John has also been a speaker at numerous workshops, conferences and panels presenting past Design-Build projects and introducing public owners to alternative public works. His Design-Build experience is broad, including Traditional and Progressive as well as including a private industry project as a gift to the University

- 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.

Refer to Attachment C for Project Management Team Experience.

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

Procurement. The University and Robynne Parkinson will train the procurement evaluation committee and facilitate the 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.

John Palewicz will assist in developing the project controls as well as evaluating the cost proposals from the design-build team during the procurement and the development of the project budget.

Construction. The construction contract requires robust 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 and Forest Payne will be responsible for reviewing the design submissions and to monitor the quality assurance and commissioning of the project.

- A brief description of your planned DB procurement process.

The University will select the design-build team using a “progressive design-build” approach fully consistent with RCW 39.10. The University will first issue a Request for Qualifications to solicit design-build teams with the appropriate experience to perform the work. The University will then evaluate the responsible proposers submitting responsive SOQs and create a short list of no more than five finalists. The University intends to conduct one or more confidential meetings with the finalists prior to the submission of the proposal to allow finalists to ask questions and provide feedback on the draft contract. In addition, the Proposers will participate in “interactive meetings” which allow the University to evaluate the Design-Build Team’s collaborative skills. The finalists will submit technical and price proposals in response to the RFP, and the University will reserve the right to conduct interviews to allow finalists to explain their proposals and the evaluation team to ask questions regarding the proposals. The University will then evaluate the finalists strictly in accordance with the criteria established in the procurement documents. The University will then select the finalist with the highest score.

The University will base its evaluative criteria primarily on the qualifications of the individuals and companies on the design-build team, including their successful completion of projects that of similar scope and complexity. The University will pay particular attention to the finalists’ management plans, project controls plans, design management and construction scheduling plans and experience. The University is in the process of determining the appropriate “cost or price-related factor” for this project; however, the University has decided that it does not intend to request a full project price during the procurement. At a minimum, the University will be requesting the Design-Builder’s overhead and profit fee percentage. The University and the Design-Builder will work collaboratively to develop a Guaranteed Maximum Price after the award of the Project.

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

Robynne Parkinson will work with the University to develop the design-build contract and general conditions and will use as a basis contracts that she has used with many past clients as well as national form contracts. The contracts are based on the DBIA form documents and include edits Ms. Parkinson has used on numerous progressive design-build projects in Washington. Ms. Parkinson’s philosophy is to draft fair contracts consistent with design-build best practices. As noted above, not only does Ms. Parkinson have decades of experience drafting design-build contracts across the country, she was involved with drafting the DBIA Best Practices primers for both traditional and progressive design-build projects. Ms. Parkinson was also involved in the committee developing the CPARB design-build best practices document.

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 Attachment E. 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 D – Major Projects 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. Some examples are included in attachments E1 thru E6. 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 E – Conceptual Site Plan for conceptual site layout and proposed site location indicated on overall campus map.](#)

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.

[N/A](#)

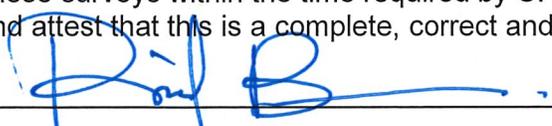
Caution to Applicants

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 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 DB 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 DB 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:  _____

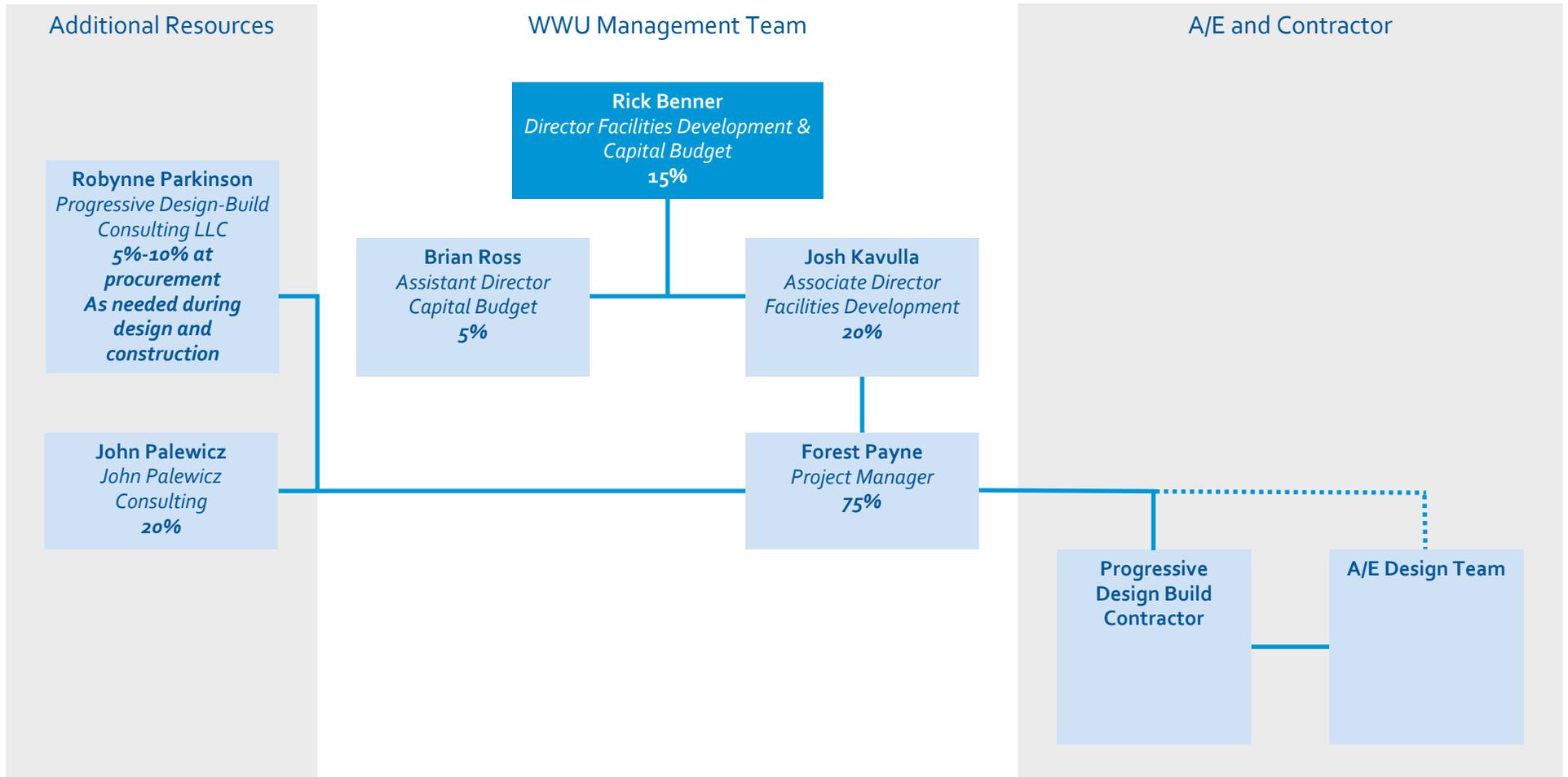
Name: *(please print)* Rick Benner, FAIA

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

Date: June 20, 2018



Attachment A Project Team Organization Chart



Design-Build Experience

Name	Summary of Experience	Project Name	Project Size	Project Type	Role During Project		
					Planning	Design	Construction
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	University of California, San Diego Triton Pavilion Project	\$250M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	Seattle City Light Boundary Dam Re-wind project	\$40M	DB	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	Okanogan County PUD Enloe Dam Project	\$40M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	Seatac International Arrivals Facility	\$700M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	Seatac Auxiliary Utility Facility	\$28M	System Procurement	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	Seatac Concourse D Hardstand	\$30M	DB	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	City of Spokane Post Street Bridge	\$11M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	City of Spokane Riverfront Pavilion	\$19M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	Grant County PUD Substation Reliability Project	\$27M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	City of Richland Town Hall Project	\$12.5M	Progressive DB	Consultant	As needed	As needed

Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	City of Richland Fire Station \$74	\$3.2M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	City of Spokane Re-fueling facility	\$14M	DB	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	City of Tacoma Cheney Stadium remodel	\$40M	DB	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	Los Angeles County Correctional Treatment Facility	\$1.2B	DB	Consultant	As needed	As needed
Robynne Thaxton Parkinson, DB Consultant	Design-Build consultant with over 20 years design-build experience.	City of Portland, Portland Building	\$100M	Progressive DB	Consultant	As needed	As needed
John Palewicz, DB Consultant	Design-Build consultant with over 20 years design-build experience.	Boze Elementary School, Tacoma Public Schools	\$25.5 million	DB	Consultant	As needed	As needed
John Palewicz, DB Consultant	Design-Build consultant with over 20 years design-build experience.	Global Innovation Exchange, University of Washington	\$18.5 million	DB	Consultant	As needed	As needed
John Palewicz, DB Consultant	Design-Build consultant with over 20 years design-build experience.	West Campus Utility Plant, University of Washington	\$44.2 million	DB	Consultant	As needed	As needed
John Palewicz, DB Consultant	Design-Build consultant with over 20 years design-build experience.	Husky Baseball Park, University of Washington	\$19.5 million	DB	Consultant	As needed	As needed
John Palewicz, DB Consultant	Design-Build consultant with over 20 years design-build experience.	Husky Football Stadium, University of Washington	\$280 million	DB	Consultant	As needed	As needed

Attachment C - Project Management Team Experience

Western Washington University Major Projects Construction History 2011-2018

PW Number	Title	Building	Status	Contracting Method	Project Manager	On-Site Construction Representative	AE Consultant	Contractor	Initial MACC	Final MACC	Reasons for difference	Start	End
PW465	MH Renovation	MH	COMPLETE 2/12	GC/CM	David Willett	Dale Krause	Mahlum	Dawson	\$40,775,000	\$36,000,000	Cost savings returned	01-Sep-09	18-Aug-11
PW645	CV Renovation	CV	COMPLETE 6/17	GC/CM	Sherrie Montgomery	Dale Krause Don White	LMN	Mortenson	\$45,739,000	\$68,397,256	Unforeseens, owner requested changes, E&O	01-Jul-15	10-Aug-17
PW678	North Campus Utility Upgrade		COMPLETE 11/15	DBB	Josh Kavulla	Don White	K Engineers	Dutton Electric	\$1,605,199	\$2,380,675	Unforeseens, owner requested changes, E&O	16-Jun-14	30-Jul-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		under construction	DBB	Forest Payne	Dale Krause Don White	OP SIS/RMC	Dawson Construction	\$11,536,000	TBD	in construction	01-Feb-18	30-Jun-19
PW713	PL - C Lot Upgrade Phase II		COMPLETE 1/2018	DBB	Josh Kavulla	None	Cascade Engineering	Tiger Construction	\$2,198,081	\$2,308,856	Unforeseens, owner requested changes, E&O	15-Jun-17	15-Sep-17
PW733	Science Building			GC/CM	Mark Nicasio	Don White		TBD	\$45,000,000	TBD	PRC submittal	01-Apr-18	30-Oct-19
PW746	Student Housing Facility			Progressive DB	Sherrie Montgomery	Dale Krause	TBD	TBD		TBD	PRC submittal	01-Jan-20	30-Jul-21
PW747	Administrative Support Services			Progressive DB	Forest Payne	TBD	TBD	TBD	\$7,000,000	TBD	PRC submittal	01-Oct-19	31-Oct-20

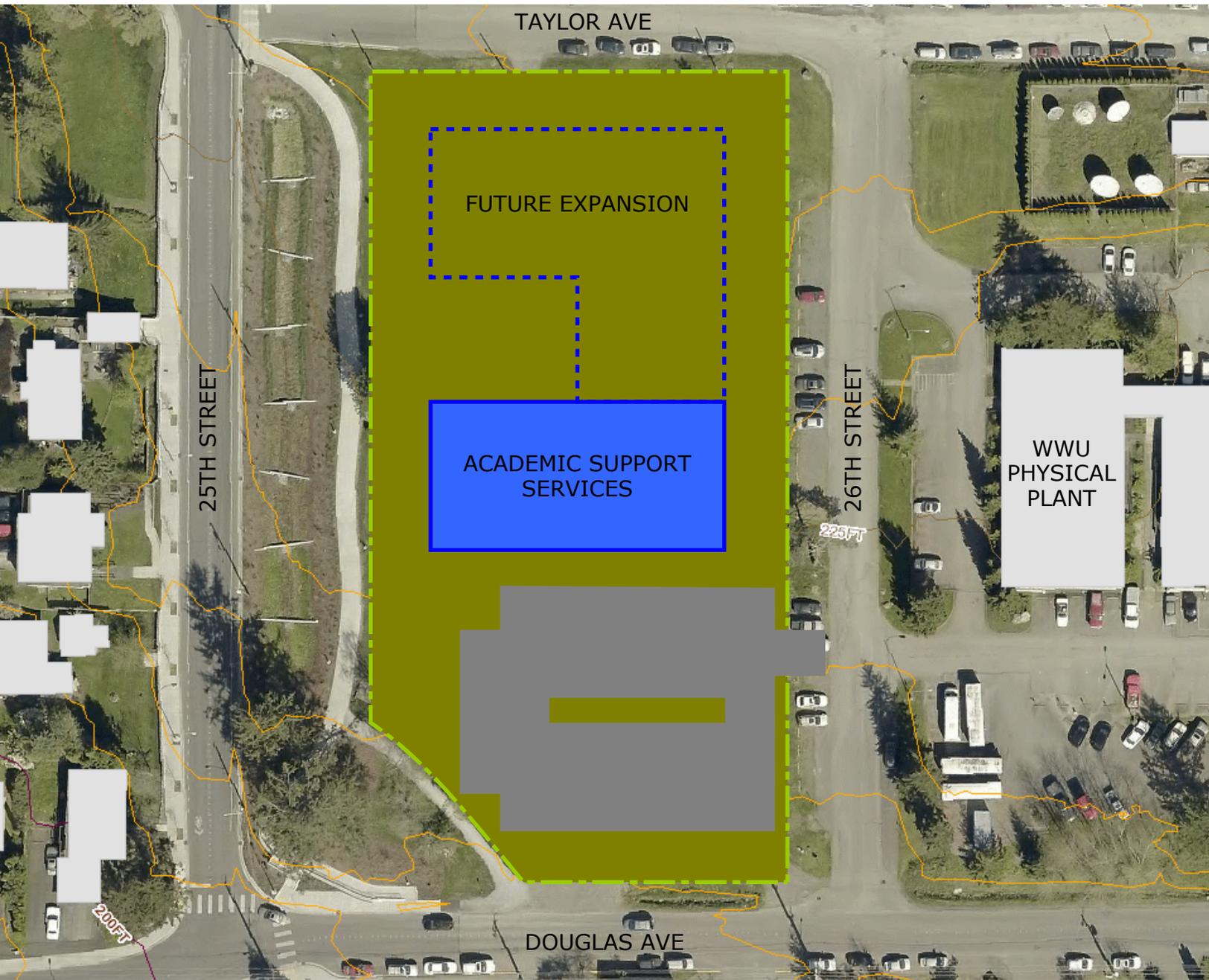
* Bold names are members of proposed project team

* Bold contracting methods indicate alternative delivery methods

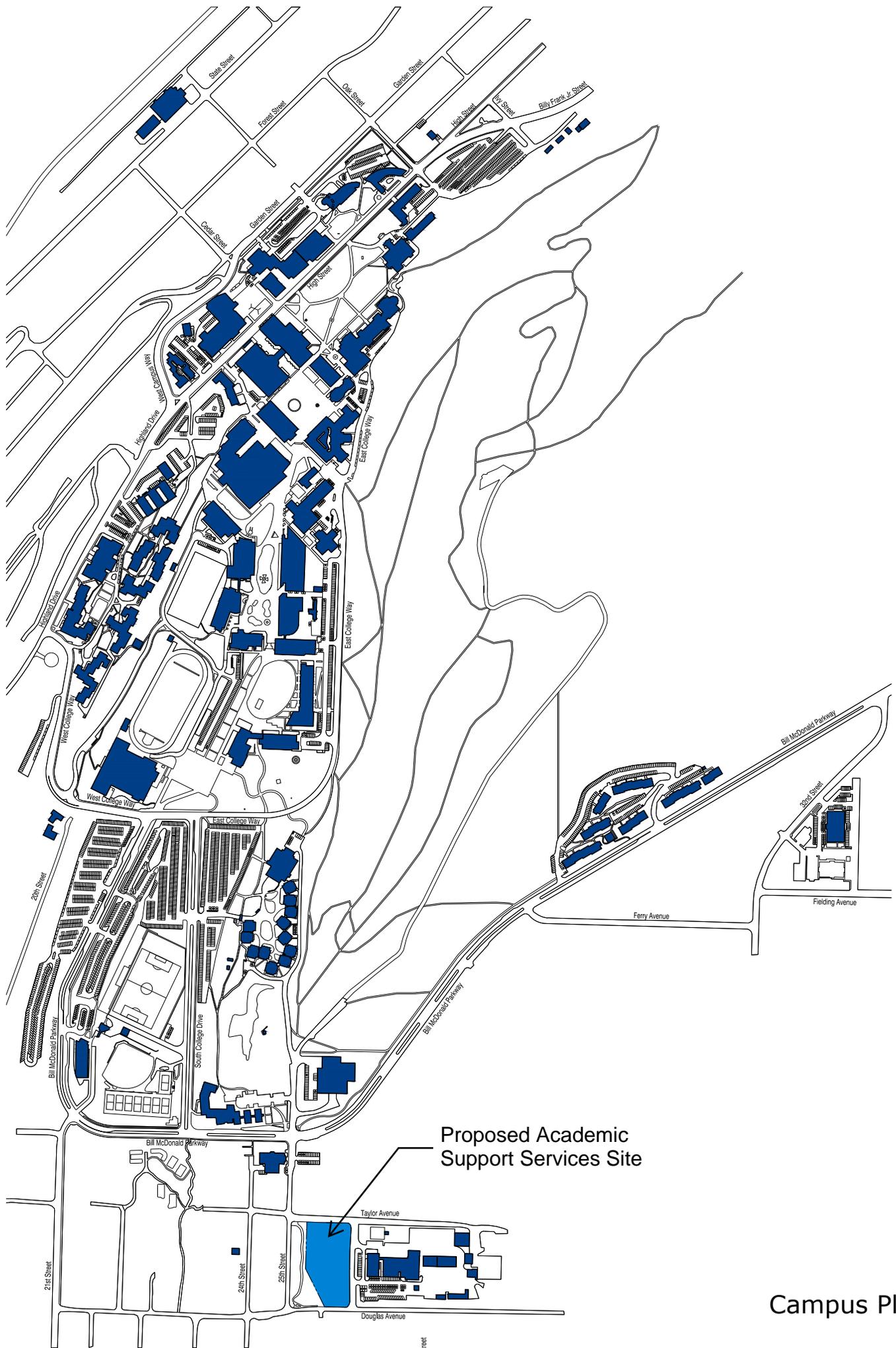
Attachment D - Major Projects Construction History

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	RK	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	RG	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		under construction	DBB	Forest Payne	OPIS/RMC	Dawson Construction	\$11,536,000	TBD	in construction	01-Feb-18	30-Jun-19
PW713	PL - C Lot Upgrade Phase II		COMPLETE 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	TBD	TBD	\$4,167,513	TBD	in design	17-Jun-19	
PW722	BT Renovation	BT	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		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



Conceptual Site Plan



Proposed Academic Support Services Site

Campus Plan