

# Western Washington University Campus Decarbonization

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Application for Project Approval  
Progressive Design-Build  
December 5, 2024



# Agenda

- Introduction
  - About Western
  - Mission & Values
- Meets RCW 39.10
- Project Team
- Project Scope
- Schedule
- Budget & Funding
- Questions?



# About

- Located in Bellingham, WA (population 93,910)
- Situated on the ancestral homelands of the Coast Salish Peoples
- Established 1893
- 14,651 Students
- 200+ undergraduate programs
- 40+ graduate programs
- 60 buildings (~3,000,000sf) over a 215-acre campus





# About

- Mission & Values
  - Sustainability – Ranked 15<sup>th</sup> on the 25 Best Green Colleges in the U.S. rankings
  - MWBE – Committed to maximizing & growing participation





# WWU Project MWBE Goals & Participation

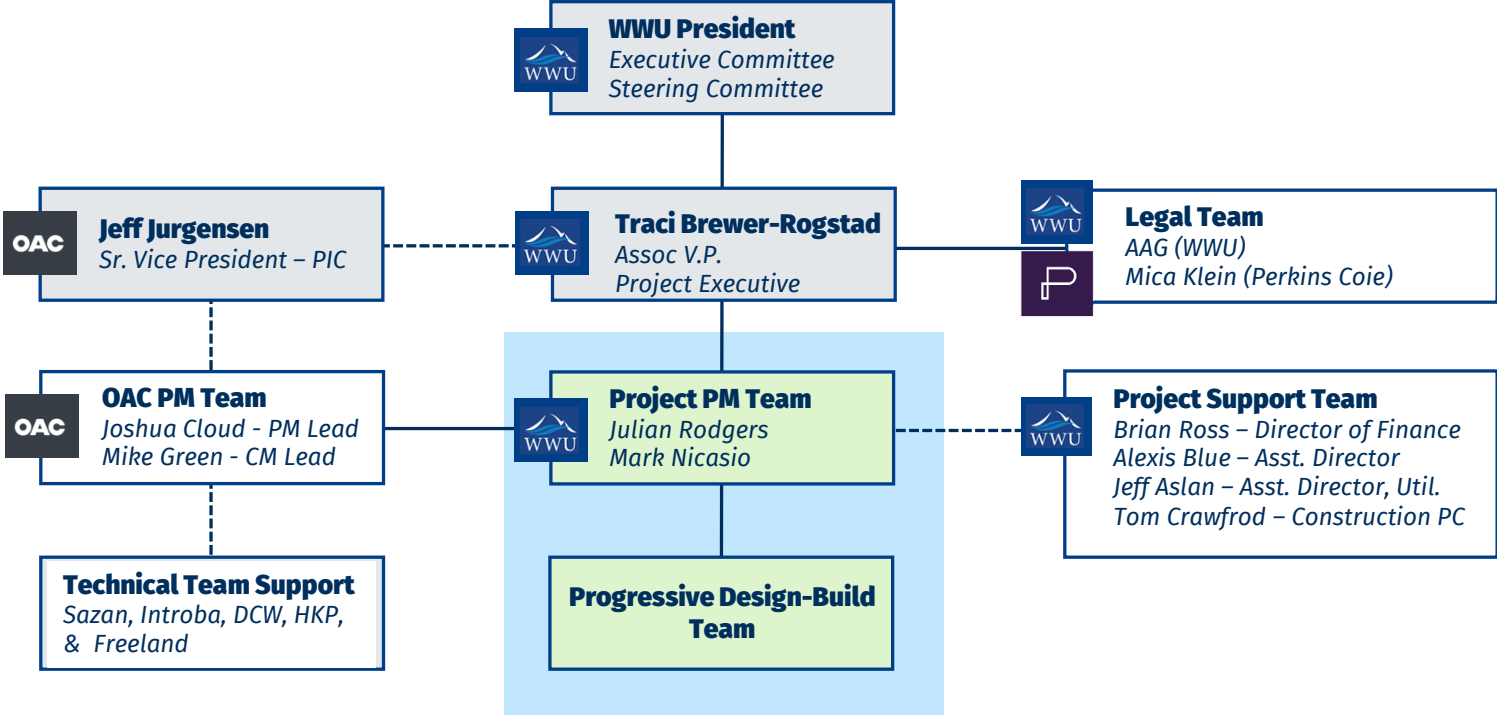
Project	MWBE Participation	Status
Student Development & Success Center (PDB)	Goals: 15% MBE, 6% WBE, 10% SBE <i>(Final participation TBD)</i>	In Progress
House of Healing Longhouse (PDB)	Goals: 15% MBE, 6% WBE, 10% SBE <i>(Final participation TBD)</i>	In Progress
Kaiser Borsari Hall (GC/CM)	5.7%	In Progress
Alma Clark Glass Residence Hall (PDB)	4.1%	Complete 
Interdisciplinary Science Building (GC/CM)	11.6%	Complete 

# Why Progressive Design Build?

- Project team evaluated:
  - Heavy Civil GC/CM, GC/CM, and Traditional – Design/Bid/Build
- PDB - Best opportunity to meet project goals:
  - Predictability: Align Budget & Scope
  - Minimize length of impact to campus (Expedited Schedule)
  - Complex project phasing/sequencing
  - Earlier cost certainty
  - Single contact for Owner with PDB team
  - Technical Innovation for a complex project
- Community Partnerships



# Project Team





# Project Scope

Existing  
Steam Plant  
Boiler visible  
through  
window and  
steam art at  
right





# Project Scope

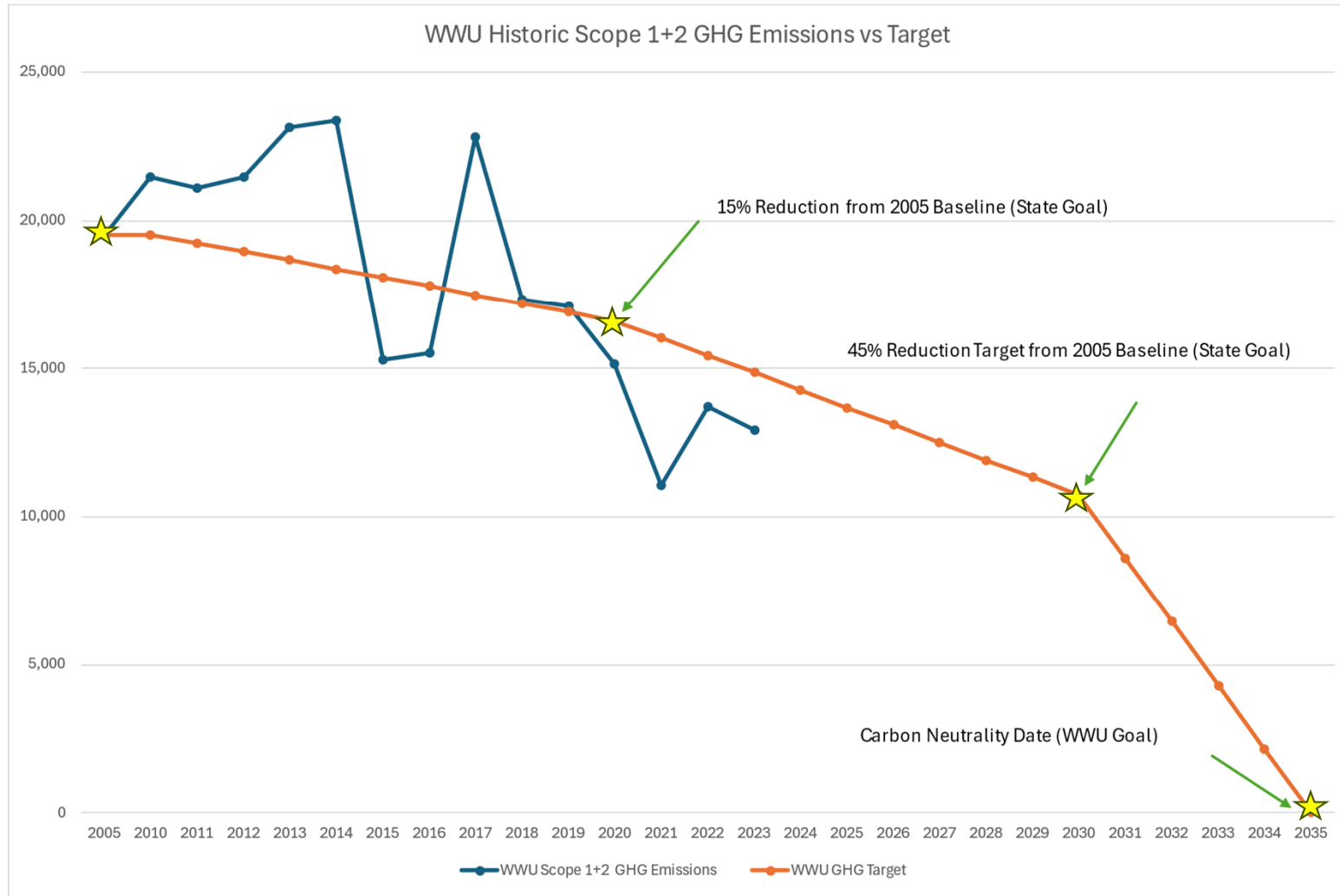
Greg Hough (Asst. Director for Facilities Asset Management) Shows off the old steam plant



# Project Scope

## WWU Carbon Neutrality Goals

The State mandates a 45% decrease in Greenhouse Gas emissions by 2030. WWU intends to be Carbon Neutral by 2035.



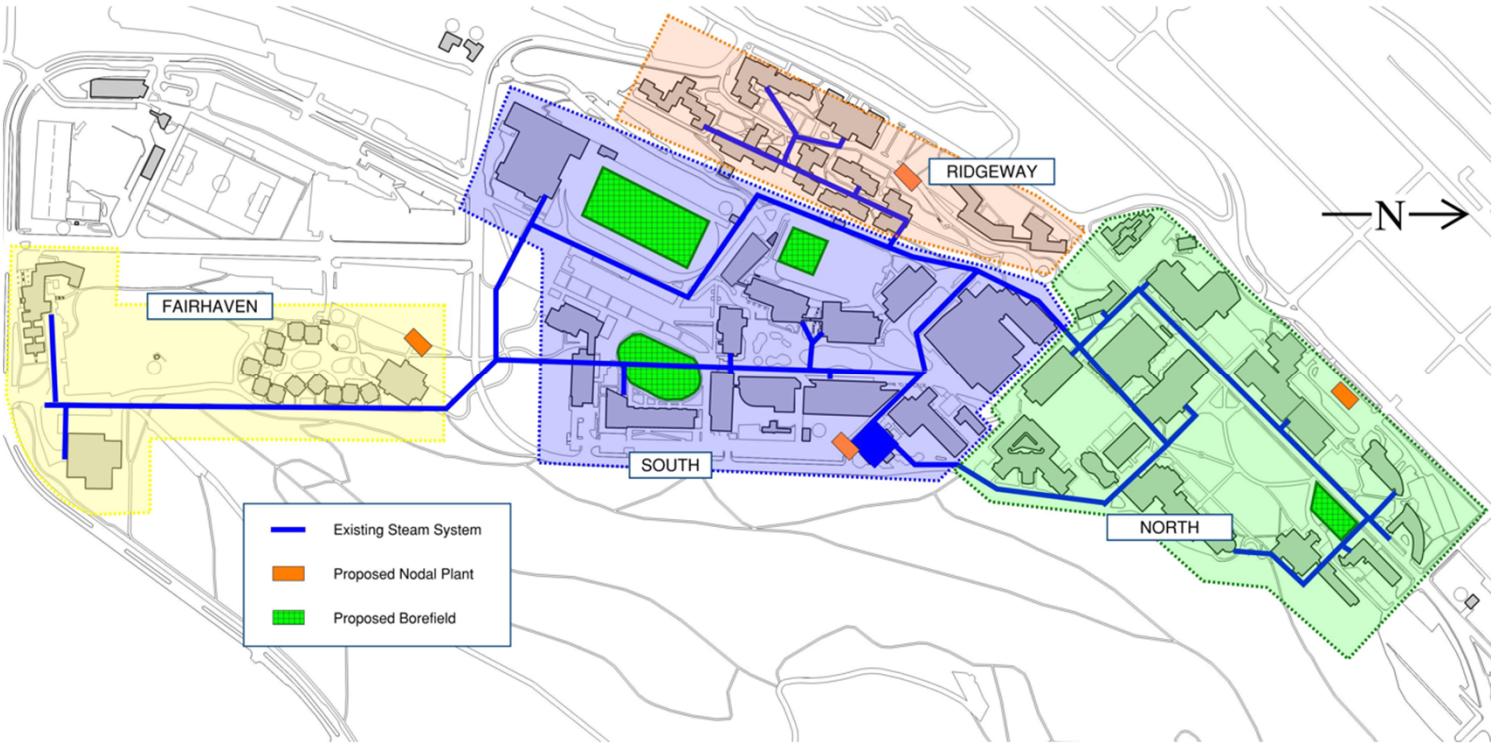


# Project Scope

## Campus Map

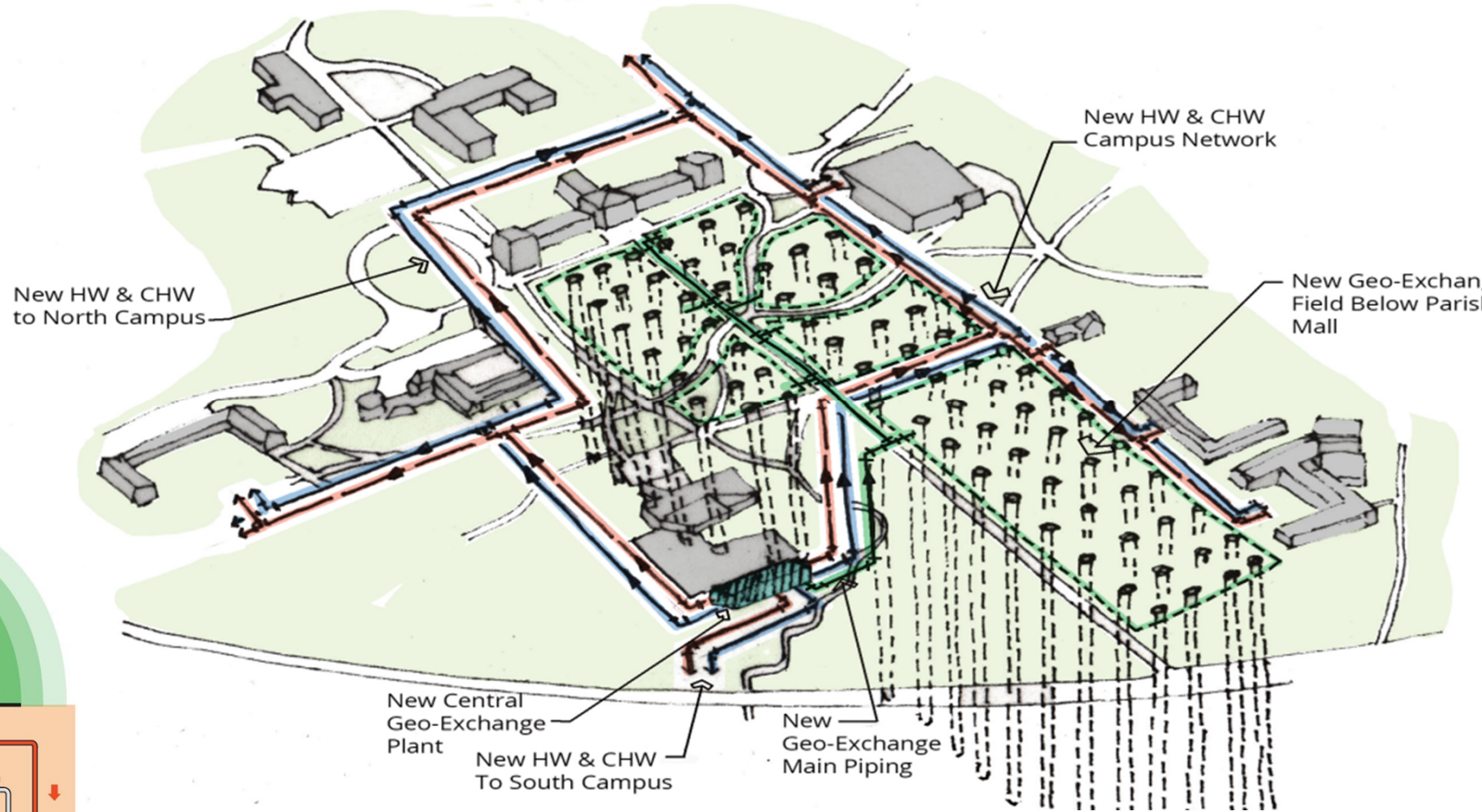
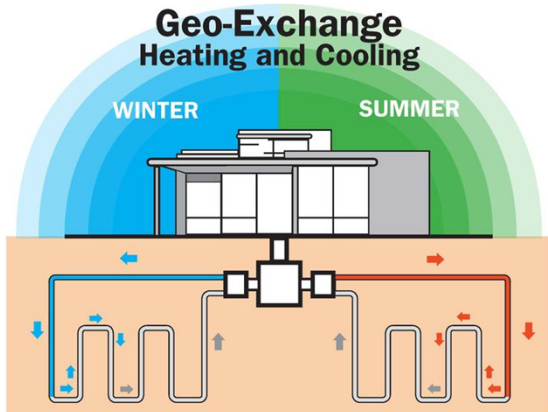
Existing central steam plant and distribution lines in blue. Areas served by potential nodal systems highlighted with geo-exchange fields shown in green and potential nodal plant locations in orange.

*(All locations and sizing shown are for reference only and will be further refined during design.)*



# Project Scope

Western will be phasing out steam generation and implementing a geo-exchange system





# Project Scope

5" bore holes usually require depths of 200-600 feet. Distribution piping will connect the geo-fields to the nodal plants and related buildings.






# Project Scope

Campus impacts: PDB team will need to be a collaborative partner to maintain a safe campus environment during construction.



# Schedule\*

	OLD		NEW
• PDB RFQ Advertisement #1:	12/10/2024		1/10/2025
• PDB SOQ's DUE:	1/30/2025		3/4/2025
• RFP Issued to finalists:	2/18/2025		3/21/2025
• PDB Management Plan & Fee Due:	3/5/2025		4/25/2025
• Announce successful team:	3/12/2025		5/5/2025
• PDB NTP:	April 2025		June 2025
• Construction complete:			Fall 2030

*\*all dates are still estimates, final dates will be released in RFQ 1/10/2025*

# Budget

Costs for Professional Services (A/E, Legal etc.)	\$19,071,133
Estimated project construction costs <i>(including construction contingencies):</i>	\$126,388,536
Equipment and furnishing costs	\$126,038
Off-site costs	\$0
Contract administration costs (owner, cm etc.)	\$5,867,056
Contingencies (design & owner)	\$7,583,198
Other related project costs (briefly describe)	\$2,669,916
<u>Sales Tax (Construction &amp; Design)</u>	<u>\$13,294,123</u>
<b>Total</b>	<b>\$175,000,000</b>



# Western Washington University PRC Application for Project Approval

