

Central Washington University
New Residence Hall
CPARB PRC Design-Build Presentation
September 28, 2017



New Residence Hall Project Overview

- CWU is experiencing rapid growth of incoming freshmen that has created zero vacancy of on-campus housing;
- Residence Hall Project will add 400 beds on the Ellensburg campus;
- Beds need to be ready prior to Fall 2019 to receive high demand of incoming freshmen;
- Progressive-Design-Build (PDB) is the best delivery method for our project;
- CWU is partnering with DES to add PDB experience to our team.



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**Residence Hall Design-Build
Project Team**
Central Washington University

Residence Hall Project Team

Bill Yarwood, AIA
Executive Director Facilities Management
Department, Central Washington University

DB/RFQ/RFP – 50%
Design – 10%
Construction – 10%

Debra Delzell, P.E.
Senior Engineer, Design Build Advisor
Department of Enterprise Services

DB/RFQ/RFP – 40%
Design – 40%
Construction – 40%

Lathan Wedin, AIA
Project Manager
Central Washington University

DB/RFQ/RFP – 100%
Design – 80%
Construction – 50%

Bob Bourg & Marlene Anglemeyer
Cost Services
Department of Enterprise Services

DB/RFQ/RFP – on call
Design – on call
Construction – on call

Joanne Hillemann
Architect, Program Manager
Central Washington University

DB/RFQ/RFP – 5%
Design – 60%
Construction – 10%

Roland Orr
Contracts Manager
Department of Enterprise Services

DB/RFQ/RFP – on call
Design – on call
Construction – on call

Eric Fraley
Construction Coordinator
Central Washington University

DB/RFQ/RFP – 5%
Design – 20%
Construction – 100%

Laura Haima
Contract Specialist
Department of Enterprise Services

DB/RFQ/RFP – on call
Design – on call
Construction – on call





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New Residence Hall Budget

Costs for professional services (specialty consultants, etc.)	\$ 538,000
Design & construction costs estimated	\$ 31,716,000
Equipment and furnishing costs	\$ 2,300,000
Contract administration costs (owner, cm etc.)	\$ 923,000
Contingencies (design & owner)	\$ 1,509,000
Other related project costs (building permit, advertising, etc.)	\$ 525,000
Sales Tax (8.2%)	\$ 2,489,000
Total	\$ 40,000,000



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New Residence Hall Proposed Schedule

Project Review Committee DB Public Meeting	September 28th, 2017
Project Review Committee DB Notice Letter	October 12, 2017
CWU Advertise & Issue DB Team RFQ	October 17, 2017
Statements of Qualifications (SOQ) Due	November 07, 2017
SOQ Scoring and Finalists Selection	November 14, 2017
CWU Issue Request for Proposals	November 16, 2017
Proposal Finalists' Exchanges with Owner	December 07, 2017
Proposals Due	December 19, 2017
Highest Scored Finalist Notification	December 28, 2017
Notice To Proceed	January 08, 2018
Design Initiation	January 09, 2018
Building Permit Documents	April 15, 2018
Construction Initiation	May 01, 2018
Substantial Completion	June 01, 2019
Owner Occupied – Final Completion	August 02, 2019



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Progressive-Design-Build Team Selection Process

Phase 1 | Request for Qualifications

- **Advertise and receive submittals based on teams qualifications;**
- **Review & score submitted qualifications;**
- **Three highest scoring teams move onto Phase 2.**

Phase 2 | Request for Proposals

- **CWU provide RFP documents to shortlisted firms;**
- **All firms will have proprietary meetings with CWU/DES to understand scope and schedule of project;**
- **Team presentations and submittals will be evaluated and scored on qualifications;**

Phase 3 | Guaranteed Maximum Price

- **Working with the selected PDB Team to establish GMP;**
- **Based on 30-50% design efforts;**
- **Construction commences.**

Why Design Build?

RCW 39.10.280(2)(a) “Substantial Fiscal Benefit”

- Early involvement mitigates design/construction risk to the owner and the design-build team.

RCW 39.10.300(1)(b) “Greater Innovation or efficiencies between the designer and the builder”

- Allows us to innovate throughout the entire duration of the project;
- The team can be on the cutting-edge of ideas being integrated into the project.

RCW 39.10.300 (1)(c) “Significant savings in project delivery time”

- Progressive-Design-Build is the fastest public works delivery method for our project.
- Ordering long lead items prior to completion of design is beneficial to the schedule.
- Eliminates low-bid risks.



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Thank You!

Questions?

