

August 30, 2017

Capital Projects Advisory Review Board
Project Review Committee
c/o Department of Enterprise Services
Post Office Box 41401
Olympia, Washington 98504-1401

RE: Central Washington University Application for Project Approval Utilizing Progressive Design-Build Alternative Public Works Project Delivery for a New Residence Hall.

Dear Project Review Committee:

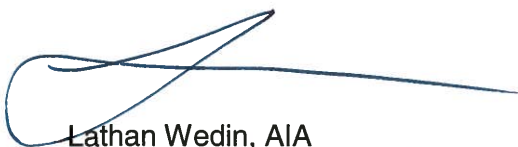
Central Washington University (CWU) is pleased to submit our application requesting project approval utilizing the progressive-design-build alternative public works project delivery process as prescribed in RCW 39.10.300. Based on CWU's extensive experience with design-bid-build, the decision to approach progressive-design-build was determined that the design-bid-build delivery method is not responsive to the high demands of this proposed new residential hall on CWU's Ellensburg Campus.

CWU is teaming up with Department of Enterprise Services to augment CWU's experience with a focus on an alternative delivery method which we believe will ensure overall success of the project. CWU's project management philosophy will stay the same, only with added benefit of DES's involvement.

Our Team believes the residence hall project fully meets the requirements for the use of progressive-design-build. Our Team is confident that with the combined experience and the added benefit of progressive-design-build will provide for the best product outcome for Central Washington University and ultimately the student experience at CWU. If you have any questions or require additional information regarding this application I can be reached at (509) 963-2631 or email at Lathan.Wedin@cwu.edu.

Thank you for your consideration, we appreciate the opportunity to apply.

Sincerely,



Lathan Wedin, AIA
Director of Planning & Projects

Cc: Dr. Joseph Han, Vice President of Operations, Central Washington University
Bill Yarwood, Executive Director Facilities Management, Central Washington University
Debra Delzell, P.E., Design Build Advisor, Department of Enterprise Services
Talia Baker, Capital Projects Advisory Review Board Administrative Support

Facilities Management Department

400 East University Way • Ellensburg WA 98926-7523 • Office: 509-963-3000 • Fax: 509-963-1015

EEO/AA/TITLE IX INSTITUTION • FOR ACCOMMODATION E-MAIL: DS@CWU.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*

1. Identification of Applicant

- (a) Legal name of Public Body: **Central Washington University**
- (b) Address: 400 East University Way, Ellensburg, WA 98926
- (c) Contact Person Name: Lathan Wedin, Director of Capital Planning & Projects
- (d) Phone Number: (509) 963-2631
- (e) Fax: (509) 963-1015
- (f) E-mail: Lathan.Wedin@cwu.edu

2. Brief Description of Proposed Project

Central Washington University (CWU) has experienced unprecedented enrollment growth in recent years, particularly in freshman classes. Because of this, demand for university housing has completely overtaken the capacity of CWU residential facilities. CWU anticipates this fall 2017 that housing occupancy will be greater than 100 percent. Reaching maximum capacity leaves the university with little ability to respond to emergency maintenance problems in housing, lessens the capacity to host conferences and visiting students, and greatly reduces the ability of the university to conduct regular maintenance on housing facilities. At the recent July 2017 Board meeting, the CWU Board of Trustees directed staff to plan and prepare to site, design, and construct a 400-bed residence hall on the Ellensburg Campus to address the housing demand by Fall 2019.

Central Washington University's new residence hall is slated to be 119,000 gross square feet, roughly 77,000 useable square feet, and respond to the University's First Year Experience initiatives, to promote a successful transition to college for first year students. The approach of the housing unit layout and building footprint is to encourage development of a small-scale residential community with communal bathrooms, study rooms, and lounges on each floor to help promote social interaction and a sense of community. CWU's housing department knows what works for their residents. Utilizing the design-build approach will allow CWU to streamline the design into construction process and create potential to occupy the facility sooner.

Our Residence Hall project will be the first to utilize the design-build delivery method on CWU's Ellensburg Campus. CWU has partnered with the Department of Enterprise Services (DES) in the past for alternative delivery methods, for example the GCCM delivered CWU/Highline Higher Education Center in Des Moines, Washington. CWU has also teamed up with DES for the Job Order Contracting alternative delivery method, recently completing three challenging projects on time and on budget. CWU/DES team has extensive knowledge in all aspects of the design-build category. Our Team is confident that with the combined experience and the added benefit of design-build will provide for the best product for Central Washington University and ultimately the student experience at CWU. Thank you for your consideration.

3. Projected Total Cost for the Project:

A. Project Budget

Costs for professional services (specialty consultants, etc.)	\$ 538,000
Design & construction costs estimated (construction contingency)	\$ 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

B. Funding Status

Central Washington University's Residence Hall project has a budget of \$40 million which will be funded by the sale of bonds.

4. Anticipated Project Design and Construction Schedule

Project Review Committee DB Public Meeting	September 28 th , 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

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

Central Washington University Housing Department has decades of experience stemming from “lessons learned” on previous housing projects. Having a vault of experience in the programming and design basics sets this project up as an excellent opportunity to focus on and provide greater innovation and efficiencies through the design-build process. Allowing the design team and construction team to be working concurrently from the start allows the entire team to focus on the main goal of providing the highest quality housing to our students in the timeliest fashion.

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

As an owner, design-build mitigates risks, especially as it relates to low bid. Utilizing the design-build delivery method for this project transfers bid day risks to the forefront selection period. Design-build will allow the project and construction managers to work directly with the design-build-construction team providing more opportunity for innovative ideas and reducing hurdles of potential schedule delays.

6. 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:

Design-build project delivery method will be a fiscal benefit to the public through collaborative value engineering processes, constructability processes, mitigated risks during design, mitigated risks during construction, scheduling efficiencies, and reduced life-cycle costs stemming from earlier team collaboration.

- 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.

Based on CWU’s extensive experience with design-bid-build, the decision to approach design-build was determined that the design-bid-build delivery method is not conducive to the high demands of this project. For example, design-bid-build does not lend itself to:

1. The condensed design/construction schedule due to high demand from maxed out student housing capacity;
2. Taking advantage of CWU’s established program efficiencies and lessons learned from past housing projects;
3. Mitigate low bid risks.

7. Public Body Qualifications

Please provide:

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

Based on CWU's extensive experience with design-bid-build, the decision to approach design-build was determined that the design-bid-build delivery method is not conducive to the high demands of this project as expressed in question #6. CWU is teaming up with DES to augment our experience with a focus on an alternative delivery method which we believe will ensure overall success of the project. CWU's project management philosophy will stay the same, only with added benefit of DES's involvement.

- A project organizational chart, showing all existing or planned staff and consultant roles.

Central Washington University's team organizational chart is included in this application as [Attachment A](#).

- Staff/consultant short biographies that demonstrate experience with DB contracting and projects.

Residence Hall design-build project team biographies:

Bill Yarwood, AIA, CWU Executive Director Facilities Management Department:

Bill brings to the team over 40 years of experience focusing on capital project design and project delivery. Bill has led the CWU Facilities team through every university housing project since 1997. Bill served on the CPARB Project Review Committee from 2012-2014 as the higher education regional representative. He was CWU's project manager during the design and construction of CWU's Highline Higher Education Center in Des Moines, Washington for the GCCM alternatively delivered project.

Lathan Wedin, AIA, CWU Director of Planning & Projects, Project Manager:

Lathan has an extensive portfolio with over fifteen years of successfully completed design and construction projects throughout the State of Washington. In the last 2015-2017 biennium as Director of Planning and Projects at CWU, Lathan has guided over two-hundred projects with a biennial total of \$160 Million of capital through CWU's doors. Lathan has also coordinated CWU's initial Job Order Contracting projects in conjunction with DES. Lathan will be the full-time project manager throughout the entire design-build residence hall project.

Joanne Hillemann, RA, LEED AP, CWU Capital Architect, Program Manager

Joanne brings over 35 years of project management and design experience, of which 25 years have been in university project management - 20 of those at CWU. She was project manager for the CWU Comprehensive Housing Master Plan and CWU's latest two residence halls – \$36 mil Wendell Hill Hall and the \$32 mil LEED Platinum Barto Hall, both on-time and under budget. Overall, she's managed university projects totaling over \$200 million dollars. Prior to CWU, Joanne managed GC/CM projects from design through GMP negotiation and construction completion at FAU.

Team Biographies continues next page:

Eric Fraley, CWU Construction Coordinator:

Eric has over 30 years of experience in construction management in both the private and public sectors. For the last fifteen years Eric has been CWU Facilities Management Construction Coordinator with a combined project coordination of over \$500 million. Eric brings to the team a vast knowledge construction methodologies and techniques and manages diverse construction teams efficiently and professionally.

Debra Delzell, DES Design Build Advisor, Senior Civil PM., DBIA Associate:

Debra has over 25 years of experience in project management and design. Her experience includes work on a variety of education projects with budgets up to \$40M. Her recent experience managing two Progressive Design Build pilot projects for the Department of Enterprise Services constructing modular classrooms throughout the state provides her the expertise to guide CWU in this new delivery method. As a licensed Professional Engineer experienced in the design and construction fields she is ready to assist the CWU team to lead the DB team to a successful project.

Marlene Anglemyer, Senior Cost Engineer and Bob Bourg, Claims & Disputes

Manager: Marlene and Bob each have over 25 years of experience in cost estimating and construction project management. Their experience includes construction cost development and validation on hundreds of projects managed by the Department of Enterprise Services. Included in their cost assistance is the review and validation of work and costs used in the development of Guaranteed Maximum Price (GMP) as well as change order review on both traditional and progressive design build projects.

Laura Haima, Contract Specialist and Roland Orr, Contracts Manager: Laura and Roland have a combined total of 40 years of experience in public works contracting. Their contracting experience includes hundreds of design-bid-build, Energy (performance based), GC/CM and design-build projects which total approximately \$800 million per biennium. Included in their contracts assistance is document preparation, review and processing to ensure timely execution of all contract documents for both traditional and alternative public works projects.

- 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.

Please refer to [Attachment B](#) for experience and roles on previous DB projects of the Residence Hall team.

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

Lathan Wedin will act as full-time project manager on behalf of Central Washington University and his project experience can be found in [Attachment B](#).

Eric Fraley will act as full-time construction coordinator on behalf of Central Washington University.

Debra Delzell, DES, is the design-build advisor for the Residence Hall project team for the duration of the Residence Hall project.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Central Washington University relevant project work:

- Barto Residence Hall (DBB):
 - Occupied Fall 2012;
 - 116,000 total square feet, 368 beds, 4 stories;
 - Total project cost: \$31,650,000
 - Freshman oriented housing; double rooms with either a private bathroom or shared communal restrooms;
 - Amenities: community lounges, meeting rooms, studies and two communal kitchens.
- Wendell Hill Residence Hall (DBB):
 - Occupied Fall 2009;
 - 145,000 total square feet between two separate buildings;
 - 477 beds.
 - Total project cost: \$36,000,000
 - Marketed toward upperclassmen for an option to live on campus.
 - Amenities: recreation lounges, meeting rooms, studies, communal kitchen and small retail space.
- Kamola Hall Renovation (DBB):
 - Total project cost: \$10,000,000
 - Project delivered on time and on budget.
- Sue-Lombard Hall Renovation (DBB):
 - Total project cost: \$10,000,000
 - Project delivered on time and on budget.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.

The partnership between CWU and DES will monitor and oversee the project. The authority and decision making responsibility will be provided by CWU's administration team and housing department. Our project team will manage all decisions and make recommendations to CWU's administration.

- A brief description of your planned DB procurement process.

Once CWU receives PRC design-build approval, advertisements will be ran in the Daily Record, Spokesman Review, Daily Journal of Commerce, the DES website, and WEBS (Washington's Electronic Business Solution). The solicitation package will be coordinated through the project team's contract specialists and CWU's administration team prior to advertising.

After advertisement period, a two-phase selection process will ensue:

Phase 1: Request for Qualifications will be advertised for three weeks to solicit proposed project budget, schedule and relevant project information to narrow down the design-build teams based on qualifications. Qualification submittals will be reviewed and scored by the CWU/DES utilizing weighted criteria including technical qualifications, capability of the design-build team to perform, past performance, and past utilization of diverse businesses. The phase one teams will be finalized to the three (3) highest scoring teams. Phase one scores will not carry forward into Phase 2.

Phase 2: Request for Proposals CWU/DES will provide RFP documents to the shortlisted phase one teams, including programming information, performance specifications and proposed design-build contract. The finalists will have an opportunity to present their proposals to the selection panel who will evaluate the proposals against weighted criteria that shall include, but not be limited to: technical qualifications, capability to perform, past performance, technical approach design concept, ability of professional personnel, ability to meet time and budget requirements, ability to provide appropriate bonds, recent, current and projected workloads, geographic proximity to project location, cost or price related factors including operating costs, and a diverse business inclusion plan.

Proprietary meetings and site visits may be scheduled with each of the finalists during phase two of the selection process for the purpose of providing input and clarification. Questions raised at the proprietary meetings that are not unique to a proposer may be released in addenda to all finalists.

CWU will provide an honorarium commensurate with the level of effort required for shortlisted firms that not selected for the project.

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

CWU's partnership with DES enables us to utilize established DES contract conditions, forms, processes and terms. Development, consultation and coordination between CWU and DES will prepare and modify the RFQ and RFP documents to meet the needs of our residence hall project.

8. Public Body (your organization) Construction History:

Please refer to [Attachment B](#) for Central Washington University's construction history.

9. Preliminary Concepts, sketches or plans depicting the project

Please refer to [Attachment C](#) for preliminary diagrams of our Residence Hall project.

10. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

There have been no audit findings in Central Washington University's construction history.

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 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): Lathan Wedin
Title: Director of Capital Planning & Projects
Date: August 29, 2017

Central Washington University
Residence Hall
PRC Project Application

Attachment A

“Project Team Organization Chart”



Residence Hall Design-Build Project Team Central Washington University

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 Archtiect, 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

Central Washington University
Residence Hall
PRC Project Application

Attachment B

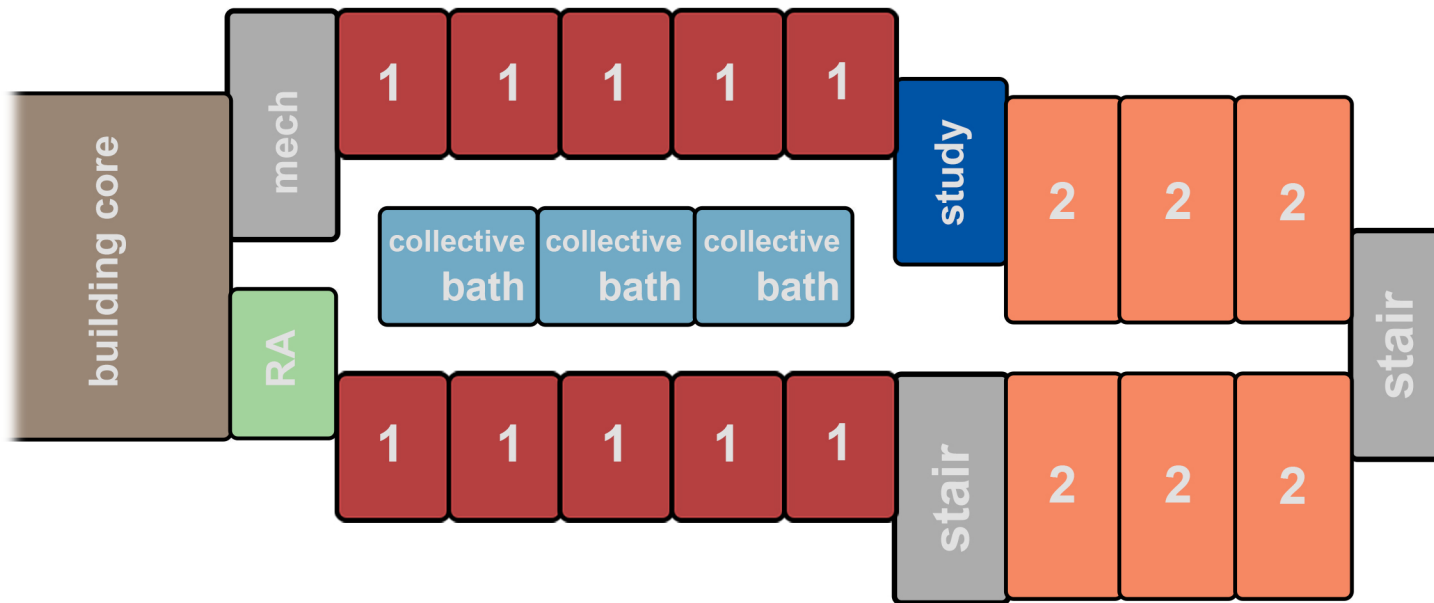
“CWU Construction History with Project Manager Experience”

CPARB PRC		CWU Construction History (2 years, \$100k +)				
Number	CWU PROJECT NO. [CPPN]	PROJECT or TASK NAME DESCRIPTION	PROJECT MANAGER	PROJECT BUDGET	PROJECT DELIVERY METHOD	SCOPE
1	15002	Samuelson	Lathan Wedin 509.963.2631	\$55,000,000	Design, Bid, Build	Renovation and expansion of a 140,000 sf academic facility. Construction at 70% completion. On time, on budget
2	15003	Nutrition Sciences	Lathan Wedin 509.963.2631	\$4,300,000	Design, Bid, Build	Design is at 98%. Awaiting funding approval of \$49,400,000 from State Legislature.
3	15004.1	Lind	Joanne Hillemann 509.963.2909	\$4,900,000	Design, Bid, Build	Renovation project of Lind Hall, to house Communication and ROTC departments Fall 2017. Construction Complete.
4	15004.2	Bouillon	Joanne Hillemann 509.963.2909	\$4,977,000	Design, Bid, Build	Renovate Bouillon Hall interior and exterior modifications. Construction complete.
5	15004.3	Old Heat Auxiliary	Joanne Hillemann 509.963.2909	\$5,000,000	Design, Bid, Build	CWU Auxiliaries augmented funding portion for Old Heat.
6	15004.4	Old Heat Phase I	Lathan Wedin 509.963.2631	\$600,000	Design, Bid, Build	Abatement and selective demolition for Old Heat both annex and steam side. Complete.
7	15004.5	Old Heat Phase II	Lathan Wedin 509.963.2631	\$4,300,000	Design, Bid, Build	Complete systems and utility build-out for annex and steam. Complete.
8	15004.6	Old Heat Phase III	Lathan Wedin 509.963.2631	\$5,000,000	Design, Bid, Build	Tenant Improvement build-out of annex and steam.
9	15011	Combined Utilities	Bill Yarwood 509.963.1120	\$8,000,000	ESCO	Upgrades to campus utility distribution system and the central plant.
10	15012	Stephens Whitney	Lathan Wedin 509.963.2631	\$2,000,000	Design, Bid, Build	Window treatment notification was sent out to WFSE June 22, 2017.
11	15022	Science II	Joanne Hillemann 509.963.2909	\$64,000,000	Design, Bid, Build	Occupied Fall 2016.
12	15049	Wahle Drive Ways Parking	Lathan Wedin 509.963.2631	\$130,000	Design, Bid, Build	Asphalt paving with associated concrete curb work.
13	15052	Davies Envelope & Window Replace	Lathan Wedin 509.963.2631	\$235,000	Design, Bid, Build	Replacement of Davies Residence Hall storefront and windows.
14	15053	Hitchcock Envelope & Window Replace	Lathan Wedin 509.963.2631	\$235,000	Design, Bid, Build	Replacement of Hitchcock Residence Hall storefront and windows.
15	15056	Quigley Hall Storefront	Joanne Hillemann 509.963.2909	\$140,000	Design, Bid, Build	Replacement of Quigley Residence Hall storefront fall 2017.
16	15065	ECLC Modifications	Joanne Hillemann 509.963.2909	\$750,000	KCDA	Modular expansion of CWU's Early Childhood Learning Center.
17	16025	Performance Curtain Replacement	Lathan Wedin 509.963.2631	\$120,000	JOC	Curtains purchased and arrived on site. Install period is fall 2017.
18	17004	CWU Sammamish	Lathan Wedin 509.963.2631	\$640,000	JOC	JOC process 90% complete. Startup of CWU extended learning in the City of Sammamish.

Central Washington University
Residence Hall
PRC Project Application

Attachment C

“Conceptual Diagrams”



CWU
APARTMENTS

CWU SCIENCE
NEIGHBORHOOD

RESIDENCE HALL
PARKING

RESIDENCE HALL
CONCEPTUAL 400 BED

