



December 23, 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 Ethnic Student Center and Multi-Cultural Services Project

Dear Ms. Bessett:

Please find attached Western Washington University's application to utilize GC/CM on our Ethnic Student Center and Multi-Cultural Services Project. This will be Western's fourth 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, and the new student housing project that is currently in 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 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, Carver Academic Renovation and the new student housing project 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 Ethnic Student Center 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.



Office of Facilities Development & Capital Budget

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Benner", with a long horizontal line extending to the right.

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, Project Manager
Office of Facilities Development and Capital Budget
(360) 650-6813
Forest.Payne@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: Forest Payne 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 Ethnic Student Center-Multicultural Services Project (ESC-MCS) is an addition and renovation to the Western Washington University Bookstore and Viking Union facility to develop a new location for the Ethnic Student Center and Multicultural Services programs. The project will require a well thought out construction plan and phasing plan to remove the existing bookstore concrete roof and mezzanine structure to construct a new second floor structure to house the programs and bridge over to the Viking Union structure. This will need to occur with the Viking Union fully occupied. The project is located in the core of campus on High Street, Westerns main access for transit on the north campus. There is no area for site laydown and staging. The narrow width of High Street (26') and heavy transit and pedestrian traffic will make material deliveries challenging. The project is targeting a minimum LEED Silver certification.

The project schedule has a planned notice-to-proceed date of December 2017 and occupancy Summer 2019. 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, safety, and best value construction methods.

3. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$2,286,000
Estimated project construction costs (including construction contingencies):	\$11,536,000
Equipment and furnishing costs	\$290,000
Off-site costs	\$0
Contract administration costs (Owner, CM etc)	\$899,000
Contingencies (design & owner)	\$1,411,000
Other related project costs (permits, FM support)	\$610,000
Sales Tax	<u>\$1,104,000</u>

Total **\$18,136,000**

B. Funding Status

This project will be funded by bond sales through the WWU Enrollment & Student Services 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 ESC-MCS 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 ESC-MCS project is on top of the existing WWU Bookstore. The existing bookstore is abutted on the west and north side, at the on-grade level, with pedestrian plaza walkways which are actually roof structure for below grade spaces supporting the Viking Union. The east side of the building is a sidewalk over major electrical and communications lines and steam utilidor. The sidewalk abuts High Street, Western's main transit route for the north part of campus. The south side of the building abuts a narrow alley with both Western and City utilities.

The site will offer no laydown space and the GC/CM will need to schedule deliveries to avoid heavy pedestrian and transit peak times. The GC/CM will be able to factor these constraints into a well thought-out construction sequencing plan to maintain access to the Viking Union 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 ESC-MCS 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 Summer 2019.

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

The ESC-MCS project site is on High Street, the major northern transit hub and bicycle route for bikes accessing campus from the north. The site also in the center of a major pedestrian route for students, staff, and faculty through the Viking Union from Western's campus to and from the adjacent neighborhood. With no laydown area site logistics will be critical to not impact transit, student, faculty, and staff access to the Viking Union and 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 Viking Union and campus 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 complex addition/renovation projects of this scale

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

The ESC-MCS project is a complex addition/renovation project which involves the selective demolition to remove the existing Bookstore roof and mezzanine structure; install a new vertical structural system down through 2 levels of the Bookstore to support the new Ethnic Student Center – Multicultural Services floor and bridge over to the existing Viking Union facility. The mechanical and electrical systems are interconnected between the Bookstore and Viking Union so a well thought-out sequence of work plan for utility shutdowns and reconnections will be critical to keep the Viking Union operating. The project will also add a new stair into the Viking Union lower levels to make student club spaces more accessible to the new building entry/lobby space. All of this needs to be accomplished on a site with no laydown/staging area.

6. Public Benefit

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

The more complex the project issues the more likely there could be claims for construction phase changes. 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.

The ESC-MCS Project would be Western's fourth 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; and we are utilizing the GC/CM method on our New Student Housing Project which is currently in design. Our staff have also attended alternative contracting method training, conferences and seminars sponsored by AGC, COAA, DBIA, 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 – Ethnic Student Center – Multicultural Services Project GC/CM Management Plan

- Staff and consultant short biographies (not complete résumés).
See attachment C – Ethnic Student Center-Multicultural Services Project Team Experience

- The qualifications of the existing or planned project manager and consultants.
Information included in attachment C – Ethnic Student Center-Multicultural Services 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	2017	\$77.4 million (GC/CM)
New Student Housing (Design)	2018	\$34.9 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 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, Space Administration and Enrollment & Student Services.

The in-house staffing will include a project manager from start of design through occupancy, on-site construction representative, 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 GC/CM process.

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

Western anticipates being able to advertise the Ethnic Student Center-Multicultural Services GC/CM request for proposals in February 2017. 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 April 2017. 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.

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 February 2017 and the GC/CM Request for Final Proposals that will be sent to the most highly qualified firms in March 2017.

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 – Ethnic Student Center-Multicultural Services project concept.

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

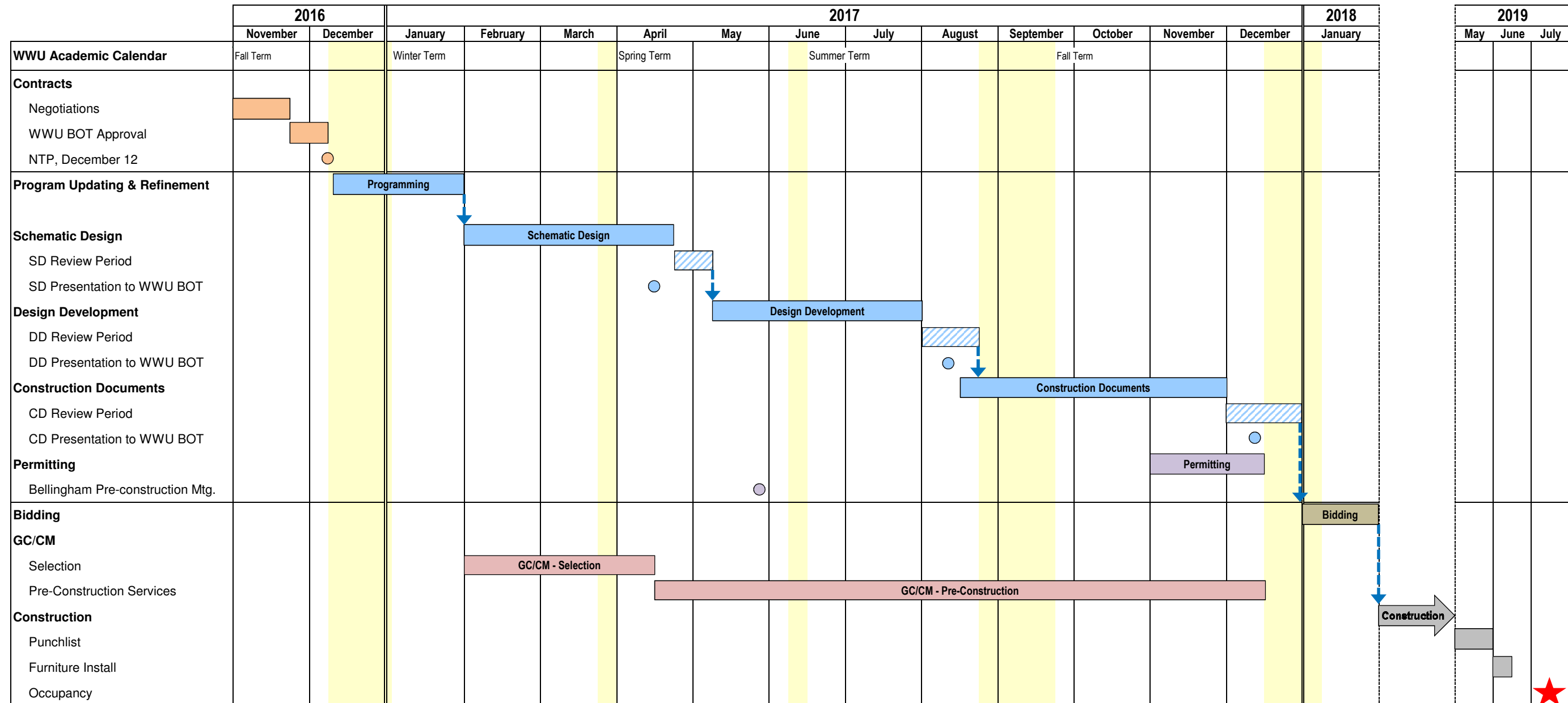
Title: University Architect, Director Office of Facilities Development & Capital Budget

Date: December 19, 2016

WWU Ethnic Student Center

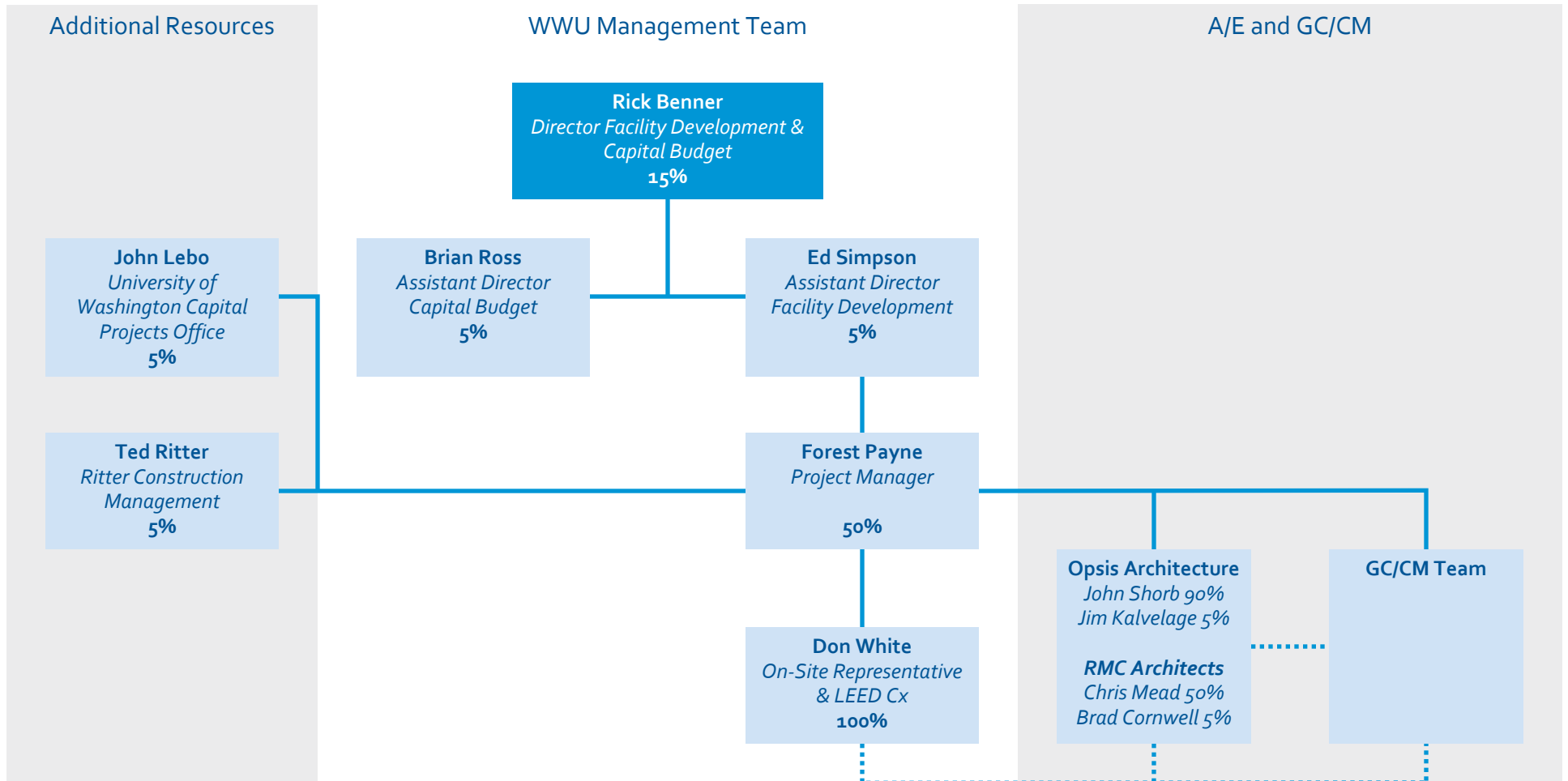
PROJECT SCHEDULE AND WORKPLAN

Friday, November 18, 2016





Attachment B GC/CM Management Plan



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

Rick Benner has been employed with Western for over 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 28 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. 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; the Carver Academic Renovation project, a \$77 million GC/CM project scheduled for completion in 2017, and the New Student Housing Project, a \$35 million GC/CM project scheduled for completion in 2018. 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 GC/CM 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.

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

Brian Ross will begin at Western Washington University in his new position on February 1, 2017. Brian joins WWU after eight years as a Senior Educational Facilities Planner and Budget Analyst with the University of California system. Brian earned his Master of Regional Planning at University of Albany in 2003. Brian worked closely with the University of California's ten campuses, the Regents, and the State of California on a number of different capital projects using alternative procurement methods, including attaining approval for the approximately \$1.4 billion UC Merced 2020 Project. This was a public-private partnership project that will construct 790,000 assignable square feet on the UC Merced campus.

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. Brian's experience with the University of California will be a great asset in his new role leading the Capital Budget division.

Forest Payne – Project Manager/Architect, AIA LEED AP

Forest Payne joined Western Washington University in 2016. Forest is a licensed architect in Washington State and a member of AIA. Forest graduated from Washington State University with two degrees in architecture (Bachelor of Science in Architecture and Bachelor of Architecture). Forest worked as a project manager / project architect for Mahlum Architects in Seattle for fourteen years. His project experience has been primarily in the K-12 educational arena, including one design-build, and three GC/CM projects, as well as a hospital and a cultural project that were both negotiated.

Forest'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.

Don White – Team Member, Construction Onsite Representative (MEP)

Don started his career in his family's plumbing and heating contracting business in 1974. Prior to joining Western, Don worked as a hospital facility engineer. Don began working for Western in March 1996 as a HVAC control technician in all phases of control system design, installation, programming, repair, and commissioning of building HVAC control systems. In December 2006 he became an onsite construction representative/owners commissioning agent for Western's MEP systems. He has managed the administration of building MEP systems for construction projects on Western's campus ranging from one to \$51 million, utilizing the design/bid/build or GC/CM method of delivery. His most recent project is the ongoing Carver Academic Renovation GC/CM.

James Kalvelage – Principal-in-Charge, Opsis Architecture, AIA LEED AP BD+C

Jim is a founding partner of Opsis Architecture with a career distinguished by award winning projects focused on building community within the higher education and civic context. These projects range from student life and cultural arts centers to campus planning. Opsis brings extensive GC/CM project delivery experience for higher education facility design having completed over \$300 million in GC/CM construction in the last 10 years. Recent Opsis GC/CM projects include the \$11 million University of Oregon Price Science Commons Renovation / Addition and the \$21 million Portland Community College Student Center Renovation / Addition.

Jim's thoughtful and collaborative approach is rooted in the culture of place, the human experience and environmental performance that balances the fiscal, social and artistic ideals within the architecture. His projects are frequently published and recipients of numerous regional and national design awards. Jim has served on regional national design awards juries and as an adjunct professor at the University of Oregon Architecture School.

John Shorb – Project Manager, Opsis Architecture, AIA LEED AP BD+C,

John is a recognized leader in the regional architecture community for his work at Opsis as well as his sustainability leadership with the International Living Future Institute (ILFI) and AIA Portland. He brings more than 15 years of experience with a variety of projects – many of which were completed with a GC/CM contractor. Most recently, this GC/CM experience has included serving as project manager and architect for the Oregon State University Student Experience Center, a 93,000 sf building in the core of campus containing 30 different student organizations, and the Memorial Union East, a 33,000 sf renovation, he engaged multiple generations of student leaders in the design process. On these and other projects, John maximized the value of the process for the owner through integration of the GC/CM early in the design process to be a key component in controlling costs, staying on budget, value engineering and review of constructability issues.

John is a licensed architect in the State of Maryland and holds a LEED AP BD+C certificate. He earned his Master of Architecture from Virginia Polytechnic Institute and State University and his Bachelor of Arts from Vanderbilt University.

Brad Cornwell – Project Manager, RMC Architects, AIA LEED AP

Brad is a Principal at RMC Architects having joined the firm in 1994. Brad is a licensed Architect in the States of Washington and Oregon, and an AIA Member since 1990. He has a Bachelor of Architecture from the University of Oregon. Brad's twenty-nine year career has involved multiple "partnered delivery" projects for institutional clients including Healthcare systems, mixed use projects and nine projects for the Archdiocese of Seattle (Roman Catholic). Additionally, Brad has been part of Design Build teams for work at the Port of Seattle (Sea-Tac), for the BP Refinery at Cherry Point, and for private development projects. Brad has been working with WWU since 2005 on multiple planning and renovation projects including recent renovations for Nash Hall, the Buchanan Towers 2 Completion Project and multiple academic renovations.

Chris Mead – Project Architect, RMC Architects, AIA LEED AP

Chris is an award recognized young Architect having 16 years of experience. He joined RMC Architects in 2005 and quickly became an essential part of the Firm's most important projects. As a licensed Architect in Washington State, with a degree from Washington State University, Chris blends both a creative eye with strong technology experience fostering collaboration on complex projects. He brings a decade of experience working with WWU on multiple projects and additionally has delivered multiple affordable housing projects via GC/CM. Further, Chris has a deep background in some critical healthcare facilities project for several healthcare systems in Phoenix, Arizona, work conducted on accelerated schedules with an integrated project team.

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 – GCCM Selection Support, Principal, 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.

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

Western Washington University

Viking Union - Ethnic Student Center Expansion



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August 18, 2016

Western Washington University
Ethnic Student Center / Multicultural Services Space Program

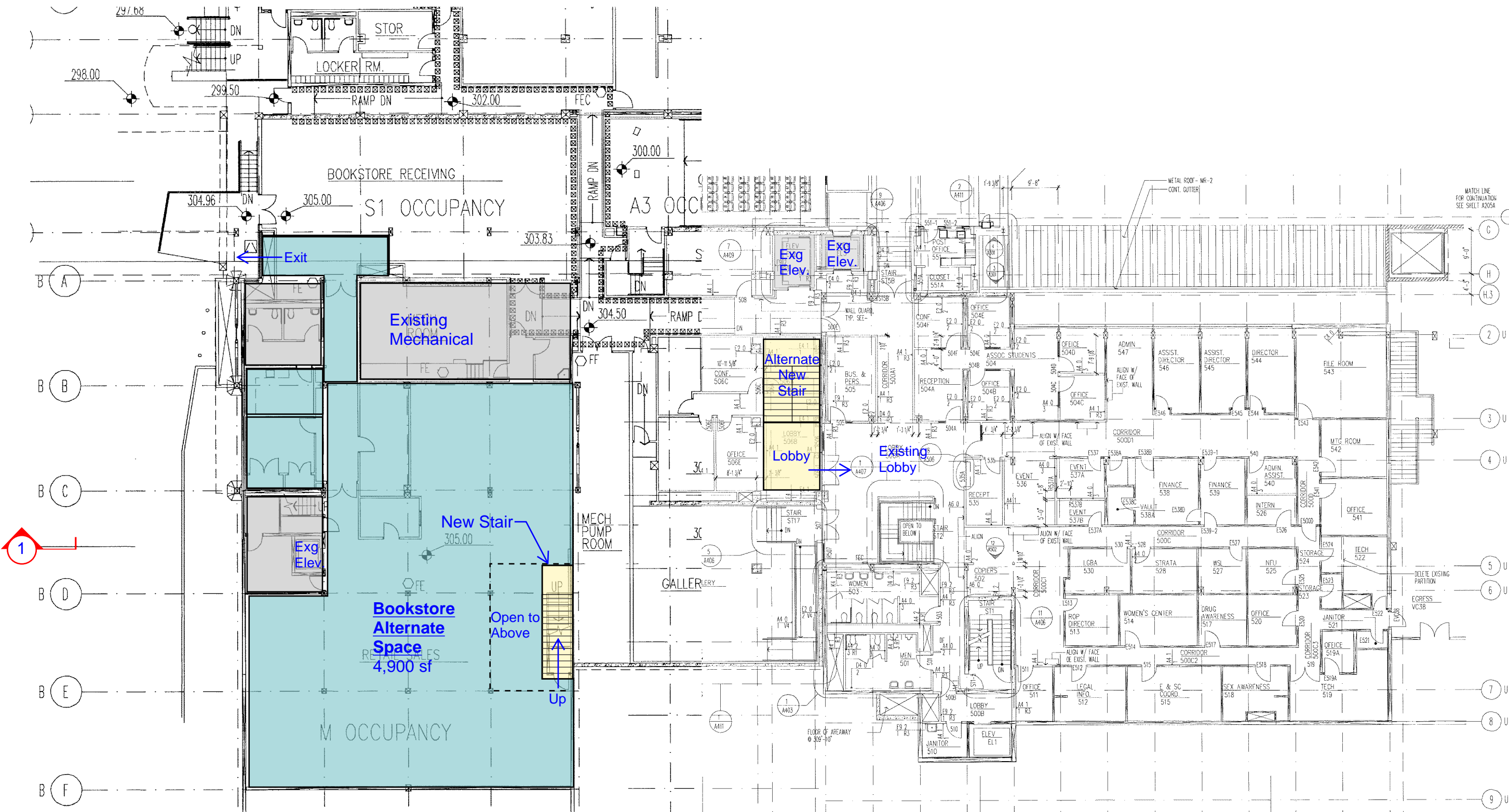
Program

	Existing ASF	Quantity	Size	NASF (Low)	NASF (High)	Notes
Ethnic Student Center						
Welcome Desk		1	150	150	150	Reception Area
Resource / Library / Alumni Heritage		1	400	400	400	Heritage space to share history of ESC, clubs, and provide resources to ESC groups
Social Space / Meeting / Multi-Purpose	438	1	1,000	1,200	1,000	Multi-purpose space to serve as social, large meeting, and program space
Multi-Purpose / Dance		0	1,200	0	1,200	20 students in largest groups. Potentially a separate space, separate entry ideally, ceiling height
Social Space Storage		1	150	150	150	For moveable furniture within social spaces, chairs for meetings plus lounge furniture
Kitchen / Food Prep		1	500	500	500	Space for 15-20 students. Includes cooking appliances, storage, prep space, seating and area to eat
Computer Lab Stations	92	7	50	350	350	Also work as a classroom, closed door, projector screen, Space for workstations with desktop computers / laptops, or open desks
Computer Lab Storage		1	50	50	50	Storage for equipment and potential laptop rentals
Large Group meeting		1	300	300	300	20 person meeting room
Small Group Meeting / Tutoring Rooms	78	2	180	360	360	10 person capacity in each. Spaces to be used by ESC groups, students, and ESC staff
Club Workroom / Production Area		1	450	450	450	Includes storage, workspace, and 15" single and double tier lockers
ESC Workspace / Workstations	420	12	80	960	960	General workstations to be used by ESC students
ESC Manager	97	1	120	120	120	Professional staff office
Support Coordinator	79	1	100	100	100	Academic Advisor office room for 3 students, Support Coordinator
Academic Advisor	79	2	120	240	240	
Student Staff Offices	78	2	120	240	240	2 students per office. Adjacency to front desk for at least one staff
General In-Suite Storage	188	1	100	100	100	
General Out-of-Suite Storage		1	200	0	0	200 SF Located outside of main ESC space
NET ESC SUBTOTAL	1,549			5,670	6,670	
grossing factor	30%			7,371	8,671	
	40%			7,938	9,338	

	Quantity		Sq Ft Standard	Total Net Assignable	
	7 Offices	8 Offices		7 Offices	8 Offices
Multicultural Services					
Administrative Private Larger Office	1	1	175	175	175
Administrative Private Office	3	3	140	420	420
Administrative Manager / Pro Staff Private Office (FT)	2	3	120	240	360
Administrative Support Staff (FT) Workstation	1	1	100	100	100
<i># Offices / Subtotal Sq Ft</i>	7	8	535	935	1055
Reception/Lobby	1	1	150	150	150
Total # Spaces	8	9			
NET Multicultural Services SUBTOTAL				1085	1205
grossing factor	30%			1,411	1,567
	40%			1,519	1,687
				Low	High
GROSS PROJECT TOTAL (using 30% grossing)				8,938	10,238
GROSS PROJECT TOTAL (using 40% grossing)				9,625	11,025

Other Program Areas	Existing ASF	Program ASF
ROP	1,074	1,300
KUGS	1,264	1,264
Conference Room 714	685	685
Bookstore*	18,489	16,989

*From Bookstore Consultant Report, March 2016, includes circulation, bathrooms, closets, etc.

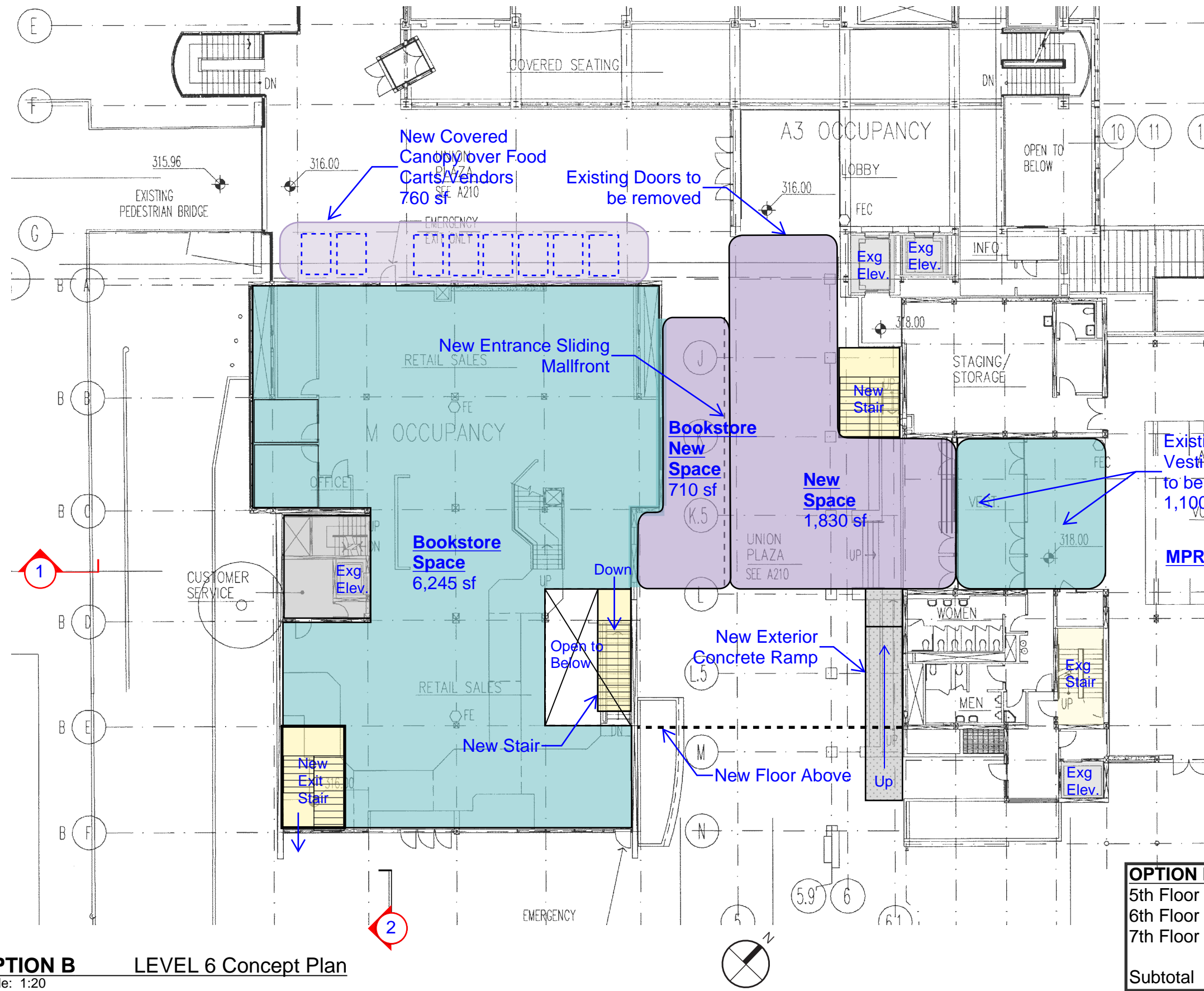


OPTION B LEVEL 5 Concept Plan
Scale: 1:20

OPTION B	Renovated	New
5th Floor	4,900	0
6th Floor	7,345	2,540
7th Floor	1,300	11,100
Subtotal	13,545	13,640

TOTAL 27,185 sf

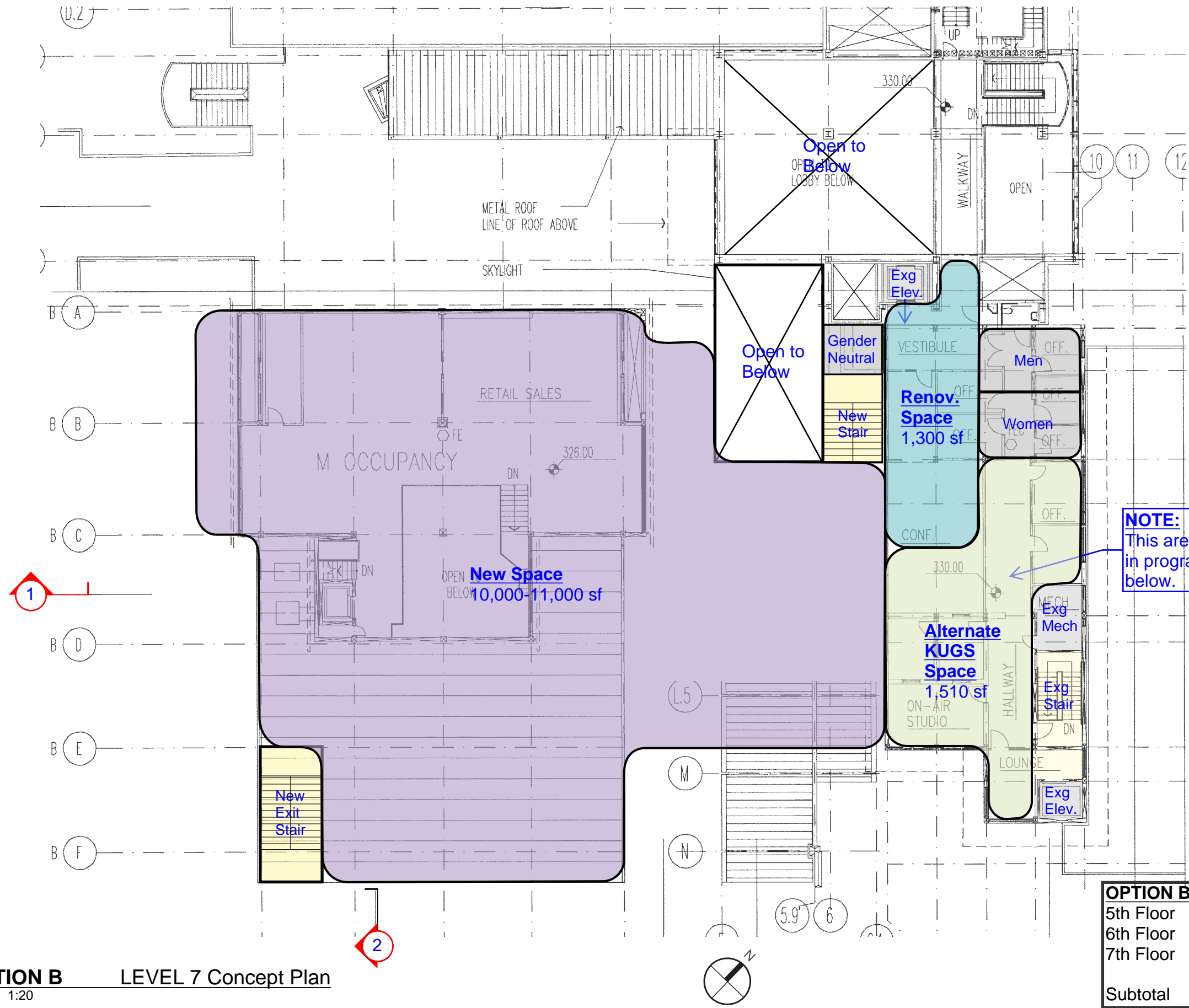
Western Washington University - Viking Union



OPTION B LEVEL 6 Concept Plan
Scale: 1:20

OPTION B	Renovated	New
5th Floor	4,900	0
6th Floor	7,345	2,540
7th Floor	1,300	11,100
Subtotal	13,545	13,640

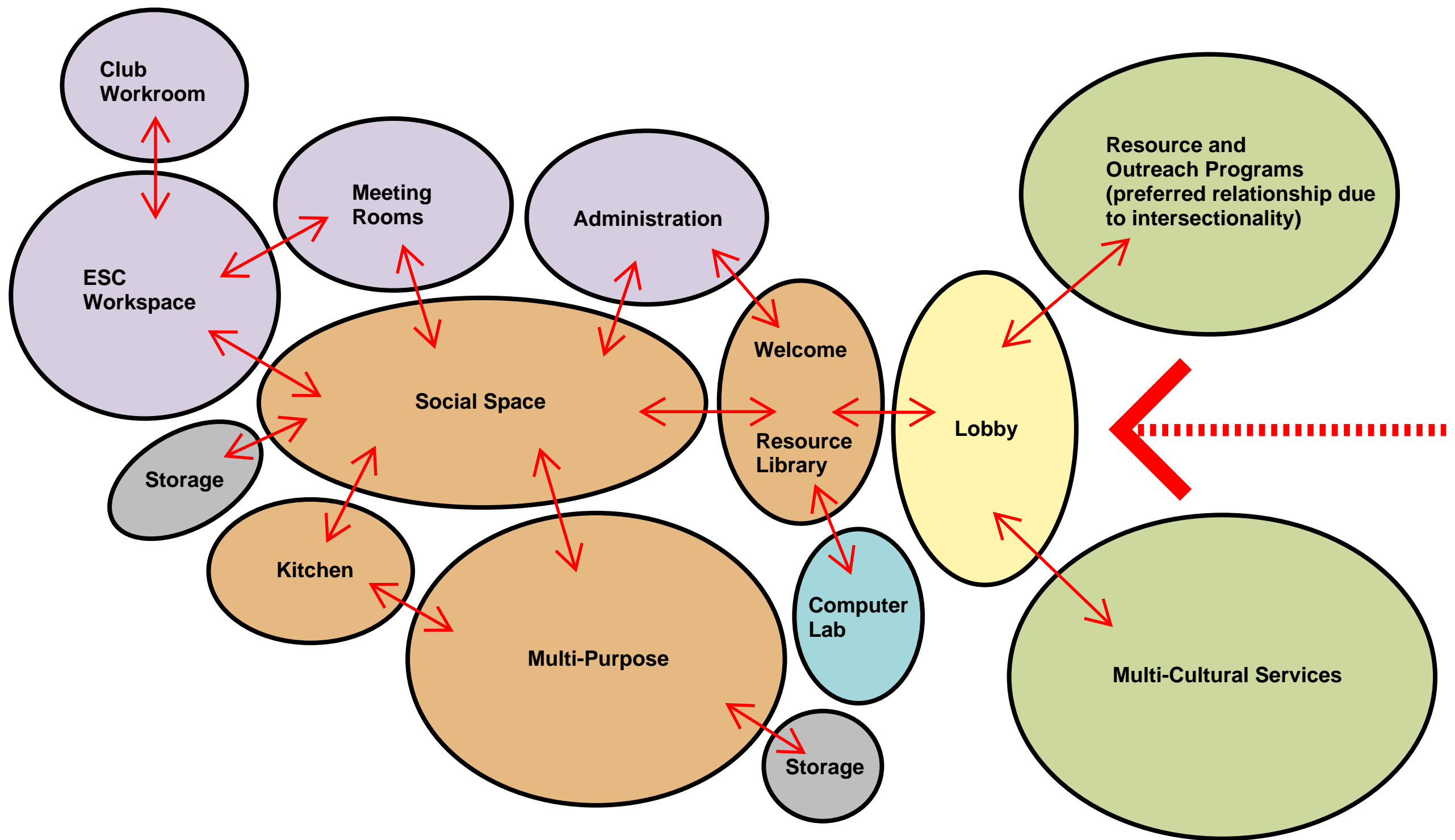
TOTAL **27,185 sf**

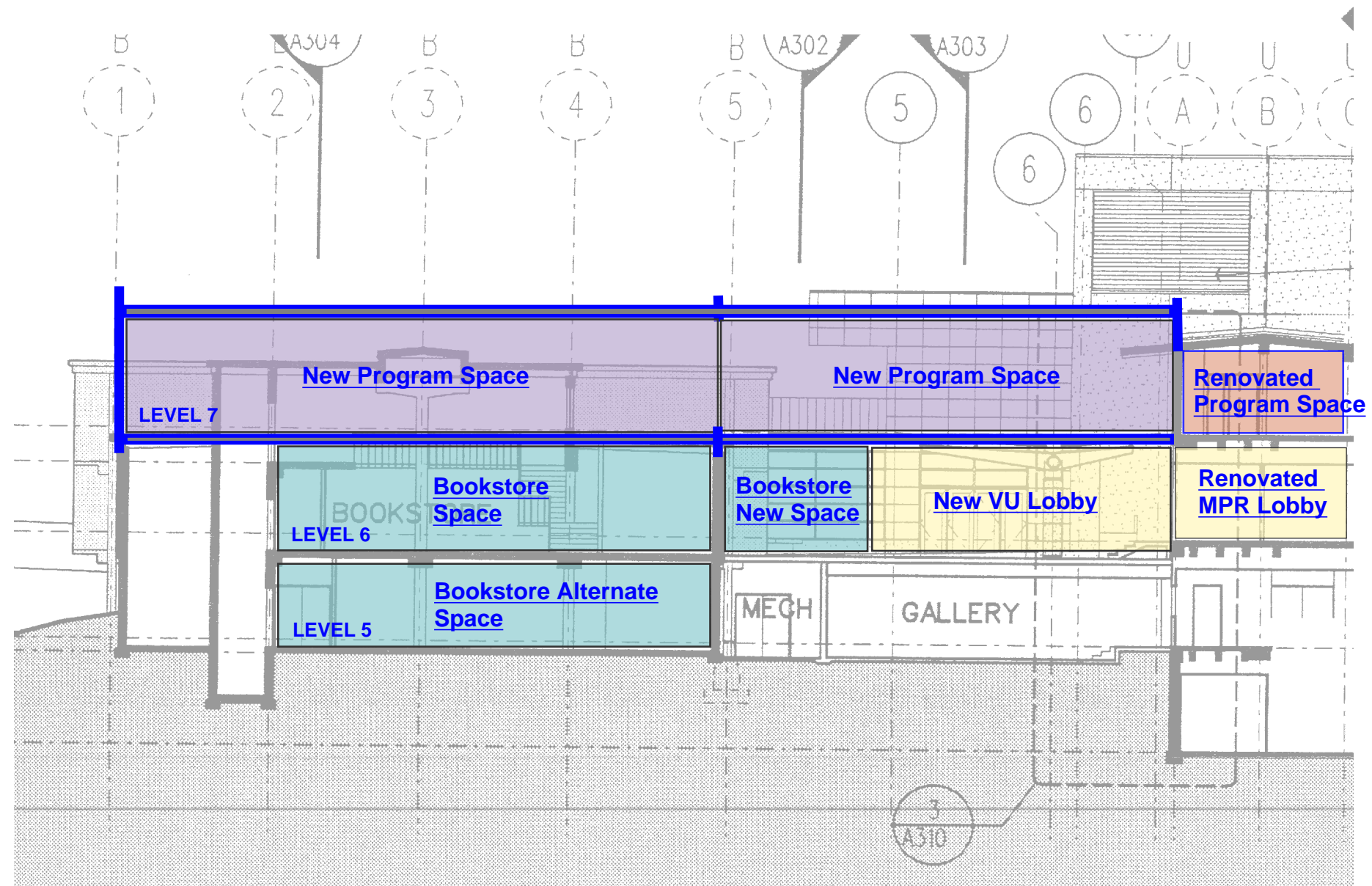


OPTION B LEVEL 7 Concept Plan
Scale: 1:20

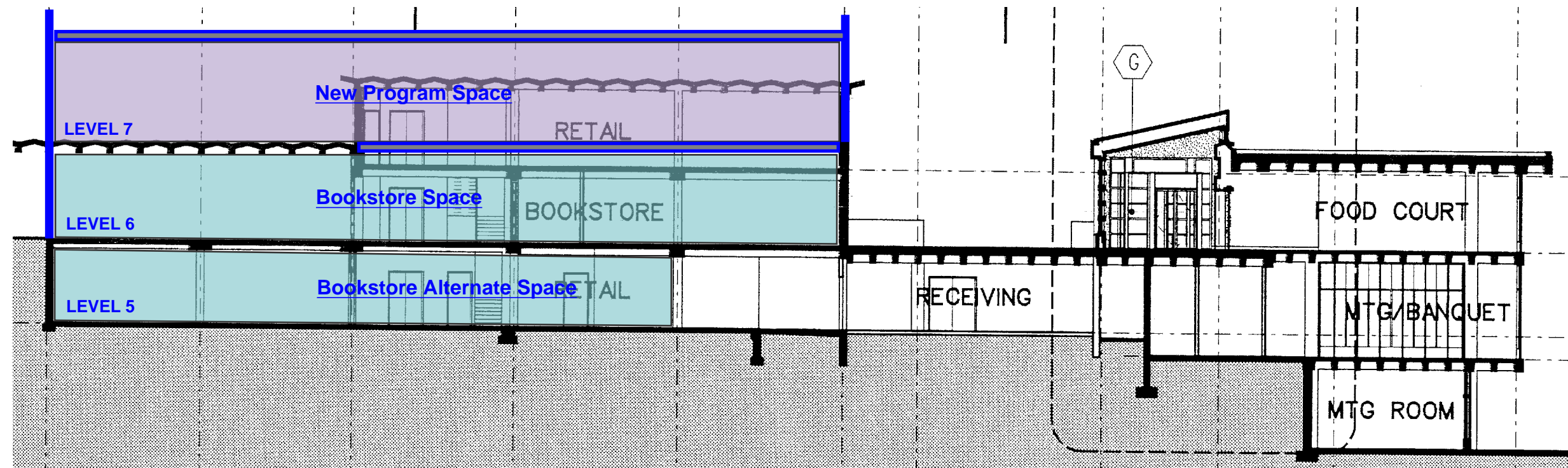
OPTION B	Renovated	New
5th Floor	4,900	0
6th Floor	7,345	2,540
7th Floor	1,300	11,100
Subtotal	13,545	13,640

TOTAL 27,185 sf





OPTION B Building Section 1
 Scale: 1/16"=1'-0"



OPTION B Building Section 2
 Scale: 1/16"=1'-0"