



Office of Facilities Development & Capital Budget

*An equal opportunity university*

Bellingham, Washington 98225-9122

(360) 650-3551 • Fax (360) 650-2898

June 20, 2018

Mr. Rustin Hall  
Project Review Committee Chair  
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 Residence Hall Project

Dear Mr. Hall:

Please find attached Western Washington University's application to utilize Progressive Design Build on our New Residence Hall 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 Sherrie Montgomery, Project Manager, Office of Facilities Development & Capital Budget, if there are any questions on our submittal. Sherrie'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". The signature is fluid and cursive, with a long horizontal stroke 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: Sherrie Montgomery AIA, DBIA  
Project Manager, Office of Facilities Development and Capital Budget  
(360) 650-6519  
[Sherrie.Montgomery@wwu.edu](mailto:Sherrie.Montgomery@wwu.edu)

Josh Kavulla, PE, RCDD  
Associate Director, Office of Facilities Development and Capital Budget  
(360) 650-3260  
[Josh.Kavulla@wwu.edu](mailto: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 Street MS 9122, Bellingham, WA 98225-9122](#)
- c) Contact Person Name: [Rick Benner](#) Title: [Director, University Architect](#)
- d) Phone Number: [\(360\) 650-3550](#) E-mail: [rick.benner@wwu.edu](mailto:rick.benner@wwu.edu)

**1. Brief Description of Proposed Project**

- a) Name of Project: [Student Housing Facility](#)
- b) County of Project Location: [Whatcom](#)
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

[Western Washington University \(WWU\) intends to build a new \(approximately\) 400 bed Student Housing Facility on the Bellingham campus. The Student Housing Facility will host a variety of spaces including semi-suites with shared common areas, shared bathrooms, and shared sinks; suites with lounge, bath, and kitchenette; as well as laundry, community kitchens and study areas. In addition to these essential functions, the building will also house support areas including office space for Residence Life staff, storage \(furniture, supplies, and equipment\), bike storage, and custodial. Site amenities will include parking, landscaping, and outdoor gathering and recreational spaces, which may include concepts such as courtyard, outdoor seating, community BBQ, and other like ideas. The university desires to maximize the number of beds consistent with sound planning principles, zoning regulations, green building concepts, and will be benchmarked against current trends in college and university residence halls.](#)

**2. Projected Total Cost for the Project:**

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	<b>\$5,189,000</b>
Estimated project construction costs ( <i>including construction contingencies</i> ):	<b>\$45,038,000</b>
Equipment and furnishing costs	<b>\$4,297,000</b>
Contract administration costs (owner, cm etc.)	<b>\$1,231,000</b>
Contingencies (design & owner)	<b>\$3,840,000</b>
Other related project costs (Permits, in-house shop support)	<b>\$839,000</b>
Sales Tax	<b>\$4,561,000</b>
<b>Total</b>	<b>\$64,998,000</b>

**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*

[WWU's Housing & Dining System is a separate auxiliary bonding entity that has consistently received high ratings from Moody's Investors Service \(A1.\) The System operates under a number of WWU Board of Trustees approved "Principles" pertaining to minimum fund balances & reserve levels, debt service coverage ratios, annual major maintenance expenditure levels, occupancy targets, and a requirement that the System's long term capital plan be shared with the Board every two years at minimum. The System's Principles are in some cases more restrictive \(conservative\) than bond covenant requirements. Financing of individual projects and](#)

long term plans for major facility investments along with long term fiscal projections that confirm capacity and adherence to the Principles are shared with the Board during the biennial updates as well as prior to Board approval of bond issues. Representatives from the Division of Enrollment and Student Services and Business & Financial Affairs work closely with the University's Financial Advisor (PFM Financial Advisors) and Bond Counsel (K&L Gates) to create these long term fiscal plans, bond rating presentations and bond sales. PFM meets quarterly with the University to review and discuss the Housing & Dining System's fiscal status, any opportunities for bond refunding, and changes in the financing market/tools.

The Board Principles specify a 1.4 to 1.0 debt service coverage ratio rather than the bond covenant minimum of 1.25 to 1.0, and require an average of 12% of revenues to be reinvested in the System. These principles ensure there is sufficient ongoing cash to invest in maintenance and capital projects in addition to new bond funding from time to time. The University contracted for a Facilities Condition Index study that is informing scope and cost of major renovations/maintenance to be completed over the long term. These projects will be funded with both cash and bond debt, with issuances approximately every two years. The System intends to expend approximately \$235 million over the next 10 years, with \$138 million (58.7%) from bonds. The Board reviewed the System's long term capital/fiscal plans and approved the first bond issue in February 2018 for the first two years of renovations as well as the Addition to the student union for a new Multicultural Center (part of the Housing & Dining System and funded primarily with a new student fee.) The Board has seen previous versions of fiscal planning that include capacity for a new residence hall and will receive an update with current projections and cash vs. debt funding plans at their August meeting.

Of the total \$65 million project cost, the University plans to fund the initial \$4-\$5 million with cash from its long term capital reserves. A bond issue would be timed to coincide with the signing of the contract with the Design Build Team when the project costs are more certain (likely January or February 2020.) The Board of Trustees will approve the Bond Resolution prior to that sale.

### 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.

Note: Consultants intended to augment Western Washington University staff are currently under contract.

Project Schedule	Date
Begin Siting Study Options	May 2018
Begin RFQ Development	May 2018
Approve Siting Options	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	May 2019
Phase 1 - Design Development Completion	July 2019
Contract Amendment – Price & Schedule	August 2019
Board of Trustees Contract Approval	August 2019
Phase 2 - Construction Documents Begin	August 2019
Construction Begins	January 2020
Construction Substantial Completion	July 2021
Occupancy	September 2021

#### 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 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 desire of the University is to provide 400 beds for the project budget of \$65 million but with greater innovation and efficiencies with design-build, a goal would be to maximize the number of beds within this funding.

- 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. 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 to help insure that the Residence Hall is ready for the start of school in 2021.

#### 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.

- 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.

This project is for residential housing, which is a time sensitive project, as the University must have the housing at the beginning of the school year 2021. 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, the owner and design-builder collaborate to adjust the design to meet the budget 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 will 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).

### **Sherrie Montgomery AIA, Assoc, DBIA, LEED AP – Project Manager/Architect**

Sherrie Montgomery joined Western Washington University in 1992. Sherrie is a licensed architect in Washington State. Sherrie graduated from Washington State University with two degrees in architecture (Bachelor of Science in Architectural Studies and a Bachelor of Architecture), and from Western Washington University with a Masters in Business Administration. At Western Sherrie has completed many projects from small tenant improvements to the latest successful GC/CM \$70 million renovation to Carver Academic. Recent successful projects Sherrie has managed include Classroom and Lab Upgrades through-out campus, Buchanan Towers residence hall renovation, Haggard Hall media center, and Multiple Building Classroom Mediation. Prior to Western Sherrie worked as a professional architect for architectural firms and in her own business from 1982 till 1992 in Anchorage and Seattle. Her work experience covered a variety of small and large projects, including residential, institutional and commercial projects. Sherrie has received her Associate DBIA designation from the Design-Build Institute of America.

### **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.

## **Leonard Jones – Director, University Residences**

Leonard Jones joined Western Washington University in 2013, holding a masters degree in education, with a higher education emphasis, from Southern Illinois University at Carbondale. Since March 2013, he has been the director of University Residences. Prior to his current position, Leonard spent six years from 2004 to 2010 working at the nation's largest Historically Black College and University, North Carolina A&T State University in Greensboro, NC.

Programmatically, Leonard has 30 years of residential campus housing experience spanning 8 universities. In North Carolina, he developed experience of managing financial, university and student stakeholder input and voice into programmatic and operational components of alternatively, non-state delivery method of student housing.

Leonard attends numerous professional conferences sponsored by the Association of College and University Housing Officers – International, as well as recently previously chaired the Association's committee of Recruitment and Retention of Women and Minorities in Housing Facilities. With the end users at the forefront, Leonard is passionate in bringing a diversity and inclusion commitment forward in an organizational collaborative way that fosters networking, professional sharing. Finally, he believes campus residential design, along with marshalling programmatic and operational resources to address the dynamic interpersonal and psychological challenges that millennial students must negotiate, is of critical importance in delivering campus residences that ultimately lead to the successful retention and graduation of today's multifaceted students.

## **Linda Beckman MBA – Director, Division of Enrollment and Student Services**

Linda Beckman received her Masters in Business Administration from Western Washington University in 1991 and her B.A. in Business Administration – Management from University of Wisconsin Eau Claire in 1983. In 1994 Linda joined the Division of Enrollment and Student Services (ESS). As the Division's Director of Budget and Administration, Linda reports to the Vice President for ESS and directs a broad spectrum of fiscal, capital and administrative functions for the division whose annual operating budgets total over \$70 million consisting largely of auxiliary operations with additional funding for significant capital investments. The Housing & Dining System (University Residences and Viking Union/Student Activities) and the Student Recreation Center are both bond-issuing entities with long term capital plans.

Linda serves on multiple cross-divisional committees at WWU regarding capital planning and budgeting. She serves as a member of all ESS Division capital project steering and design committees with project managers, user groups, architects and contractors through all phases. She is a liaison with client departments, students and other stakeholders. Her role includes ensuring that decisions made by the team throughout the lifecycle of project concept to completion achieve project goals with available and sometimes variable funding sources, and that contingencies are adequate and intentionally managed. Linda has participated in NACUBO, WACUBO and SCUP conferences and has attended workshops on non-traditional project delivery methods.

## **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.*

## **Sherrie Montgomery – Project Manager/Architect, AIA, Assoc. DBIA, LEED AP**

Sherrie's responsibilities at Western Washington University include all phases of project management as the Owner's representative. Her 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. Sherrie successfully managed over sixty public works projects, including complex multiphase projects, using the design/bid/build process and one major capital project using GC/CM.

Sherrie participated in numerous conferences and workshops on project management, sustainable design, and construction administration by the American Institute of Architects, Construction Specifications Institute, Project Management Institute, Professional Development Program at the University of Wisconsin Madison, Washington Association of Building Officials, State of Washington Emergency Management Department, US Green Building Council, the International Conference of Building Officials, and the Design Build Institute of America. Sherrie completed the DBIA Certification Courses and has received her Associate Design-Build Professional Certificate.

## **Dale Krause – Construction Phase Onsite Representative**

Dale began working for Western as an onsite construction representative in June 2001. Most recently Dale successfully completed the construction administration of WWU's last completed GC/CM project – The Carver Academic Renovation and is currently the onsite representative for our active GC/CM construction project the Multi-Cultural Center. Prior to Carver he's managed the administration of building construction projects on Western's campus ranging from \$3.5 to \$45 million, all utilizing the design/bid/build method of delivery. Dale currently leads Western's team of construction phase on-site representatives. Dale has a BS in Civil Engineering Technology with a Construction Management option from Oregon Institute of Technology. Prior to joining Western Dale worked as an estimator/project manager on public schools in Washington and Alaska exceeding \$80 million in value.

## **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 Sherrie Montgomery 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 has 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 – Site Plan Options

**9. 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

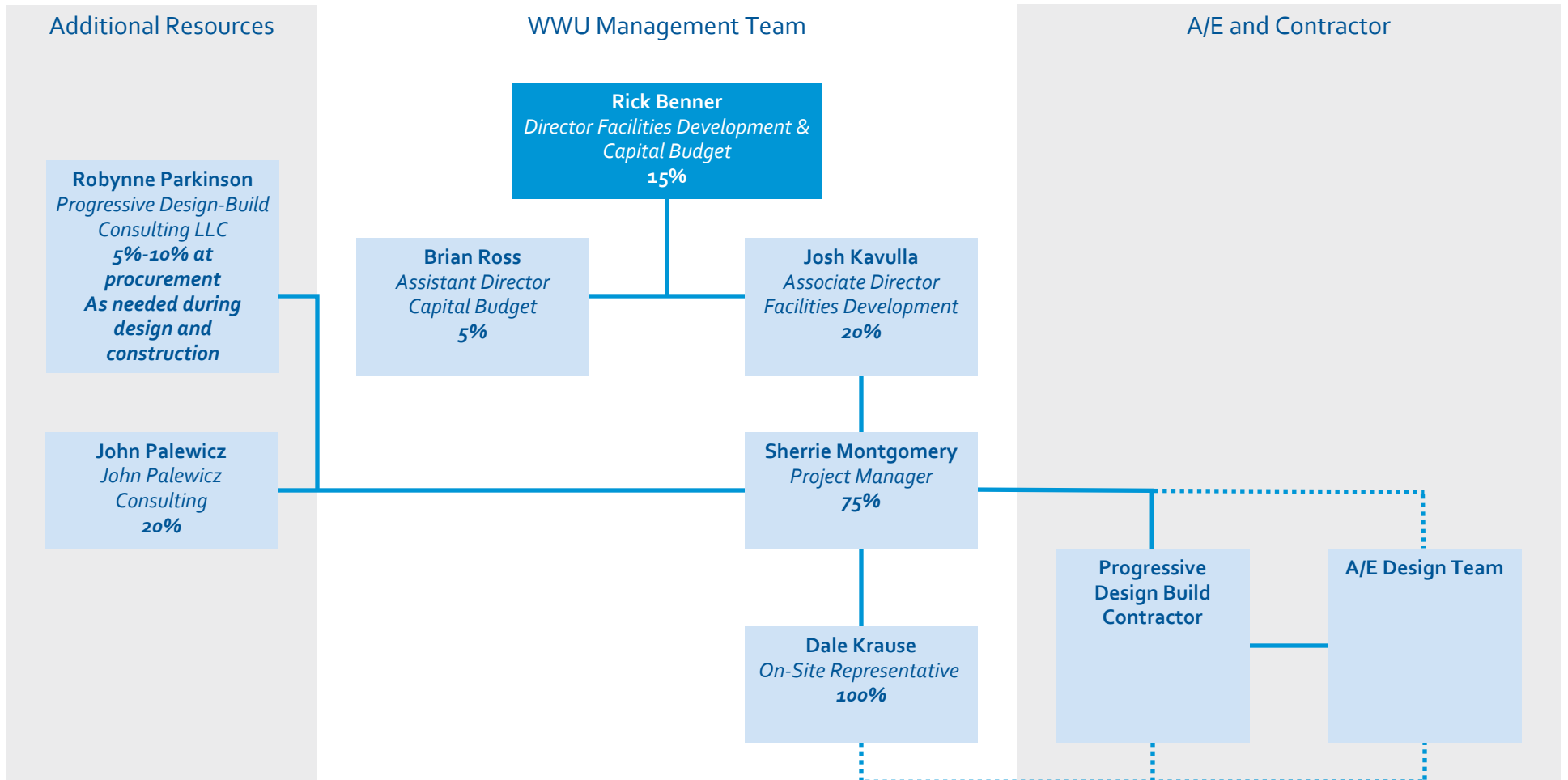
Title: University Architect, Director, Office of Facilities & Capital Budget, Western Washington University

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

## 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	<b>GC/CM</b>	David Willett	<b>Dale Krause</b>	Mahlum	Dawson	\$40,775,000	\$36,000,000	Cost savings returned	01-Sep-09	18-Aug-11
PW644	MB Classroom Mediation	MB	COMPLETE 4/13	DBB	<b>Sherrie Montgomery</b>	None	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	<b>GC/CM</b>	<b>Sherrie Montgomery</b>	<b>Dale Krause</b> Don White	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	<b>Dale Krause</b>	Mahlum	Dawson	\$2,900,000	\$3,092,995	Unforeseens, owner requested changes, E&O	02-Jan-13	15-Aug-13
PW678	North Campus Utility Upgrade		COMPLETE 11/15	DBB	<b>Josh Kavulla</b>	Don White	K Engineers	Dutton Electric	\$1,605,199	\$2,380,675	Unforeseens, owner requested changes, E&O	16-Jun-14	30-Jul-15
PW698	Multicultural Center		under construction	DBB	Forest Payne	<b>Dale Krause</b> Don White	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	<b>Josh Kavulla</b>	None	Cascade Engineering	Tiger Construction	\$2,198,081	\$2,308,856	Unforeseens, owner requested changes, E&O	15-Jun-17	15-Sep-17
PW722	BT Renovation	BT	under construction	DBB	<b>Sherrie Montgomery</b>	Stan Wolf	King Architecture	Dawson Construction	\$20,000,000	TBD	in construction	26-Mar-18	13-Sep-19
PW733	Science Building			<b>GC/CM</b>	Mark Nicasio	Don White		TBD	\$45,000,000	TBD	PRC submittal	01-Apr-18	30-Oct-19
PW746	Student Housing Facility			<b>Progressive DB</b>	<b>Sherrie Montgomery</b>	Dale Krause	TBD	TBD		TBD	PRC submittal	01-Jan-20	30-Jul-21
PW747	Administrative Support Services			<b>Progressive DB</b>	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

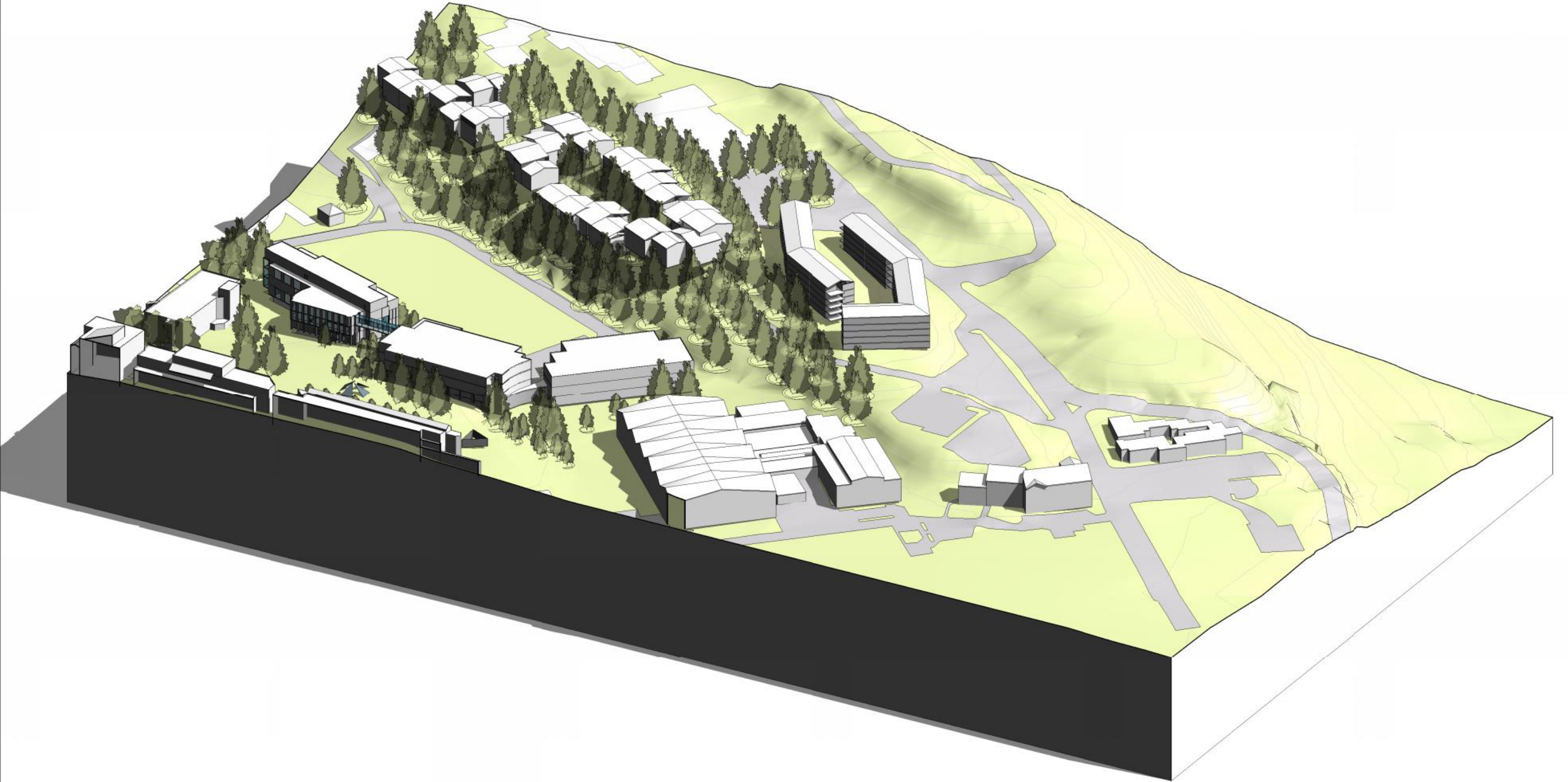


Site B revised





# Site B revised



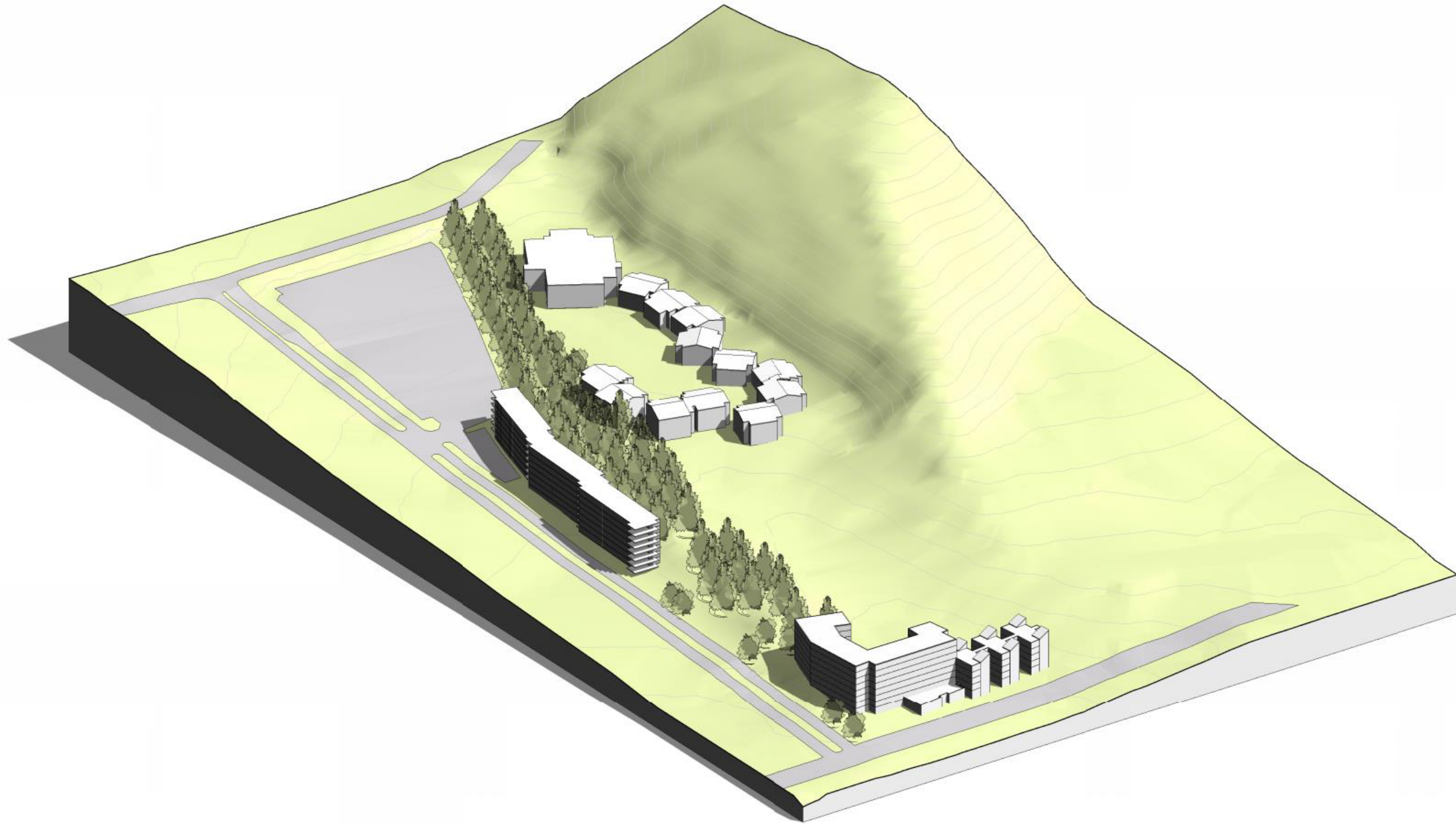


Site E revised





# Site E revised





Site F  
Option A





Site F  
Option B

