

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
PROJECT REVIEW COMMITTEE (PRC)

**APPLICATION FOR PRC APPROVAL FOR ALTERNATIVE SUBCONTRACTOR SELECTION**  
*To Use the Alternative Subcontractor Selection per RCW 39.10 reauthorization per Senate Bill 5032 legislation under General Contractor/Construction Manager (GC/CM)*

**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Western Washington University (WWU)**
- b) Address: **516 High Street, Bellingham WA**
- c) Contact Person Name: **Forest Payne** Title: **Project Manager Architect**
- d) Phone Number: **(360)650-6813** E-mail: **Forest.Payne@wwu.edu**

**Brief Description of Proposed Project**

- a) Name of Project: **Electrical Engineering & Computer Science Facility (EECS)**
- b) County of Project Location: **Whatcom**

Western Washington University sought and received project approval to utilize GC/CM contracting for the EECS project at the December 3, 2020 PRC session. As mentioned in that original application and presented to the PRC at that time, Western has been tracking the changes pending to RCW 39.10.385 that will allow alternative selection process of subcontractors beyond just the Mechanical and Electrical subcontractors that are currently allowed in the RCW. These changes are being carried in SB5032, and per Section 23 of the bill, will take effect immediately upon signing by the Governor. Due to the timing of the bill and the timing of the project, Western will seek approval for alternative subcontractor selection process at the PRC meeting scheduled for May 27, 2021 in order to be able make this selection as early as possible in the life of the project. Since application requirements for alternative subcontractor selection have not been established by CPARB or the PRC, Western is submitting this letter as the application for approval by the PRC for using the alternative selection process for this project, particularly for the manufacturing, supply, and installation of the Mass Timber structural system, ideally with the same panel that reviewed and approved the project for GC/CM contracting. Western will continue coordinating with PRC representatives in order to augment this application with additional materials for review by the panel prior to the meeting. The questions below are adapted from the PRC's standard GC/CM application form. Western understands that the anticipated value of the subcontract scope must exceed \$3 million per the legislation.

**1. Brief Description of Proposed Project**

- c) Name of Project: **Electrical Engineering & Computer Science Facility (EECS)**
- d) County of Project Location: **Whatcom**
- e) Please describe the project in no more than two short paragraphs. *(See Example on Project Description)*

The proposed Electrical Engineering and Computer Science Building project (EE/CS) will consist of a new building and renovations in the existing Communications Facility. The new building is proposed to be four stories and approximately 60,000 gross square feet, consisting of teaching labs, learning research labs, active learning classrooms, collaborative space, and academic administrative space. The renovation portion will modernize approximately 20,000 square feet of class labs and collaborative space in the Communications Facility. The new building and existing Communications Facility will be connected on all floors, maximizing program efficiencies and increasing collaboration.

In addition to allowing growth and student intake to resume in Western's fastest growing programs and providing classroom and lab space to support State-wide goals to expand opportunities in science, technology, engineering and math (STEM) education, the new building will also house the Institute for Energy Studies (IES), an interdisciplinary program that brings together science, technology, policy, business and economics to prepare graduates to address the complex issues in sustainable energy. The EE/CS building will be designed as a hub for collaboration and connection with industry partners, with

physical and cultural accessibility and inclusion in mind. By allowing Western to contribute more highly skilled and diverse candidates to the workforce in Washington and the region, this project directly supports two key goals in Western’s strategic plan—advancing inclusive success and increasing Washington impact.

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

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	<b>\$6,550,000</b>
Estimated project construction costs (including construction contingencies):	<b>\$46,500,000</b>
Equipment and furnishing costs	<b>\$2,700,000</b>
Off-site costs	<b>\$0</b>
Contract administration costs (Pre-con services, Agency PM, construction coordinators)	<b>\$3,800,000</b>
Contingencies (design & owner)	<b>\$2,350,000</b>
Other related project costs (Permits, Impact Fees, In-house Trades Support, Telecom Activation, Artwork)	<b>\$1,500,000</b>
Sales Tax	<b>\$4,600,000</b>
<b>Total</b>	<b>\$68,000,000</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*

The project is partially funded by the legislature for design and other associated soft costs during the 2019-2021 biennium up to \$2 million. Funding for \$51 million of project costs is expected to be approved by the legislature in the 2021 session. An additional \$15-20 million is being raised in a capital campaign by the WWU Foundation, which will be critical to success in achieving the project’s ambitious sustainability targets.

**3. Anticipated Project Design and Construction Schedule**

Please provide:

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.  
(See Example on Design & Construction Schedule)

Consultants with expertise in GC/CM procurement, practice and law are currently under contract with Western to augment staff experience (see item 6 below).

<b>Project Schedule</b>	<b>Date</b>
Pre-design	February - August 2020
PRC Presentation	December 3, 2020
Schematic Design	January -February 2021
GC/CM selected & on-boarded	March 2021
M & EC/CM RFP & selection	March-June 2021
Design Development	April-July 2021
Mass Timber - Alternative Subcontractor RFP & selection	June-August 2021 (approximate)
90% Construction Documents	January 2022
Final GMP	July 2022
Board of Trustees approval of GMP	August 2022
Primary Construction NTP	August 2022
Substantial Completion	November 2023
Occupancy	November - December 2023
Winter Quarter Classes Begin	January 2024

**4. Why the Alternative Subcontractor Selection Procedure is Appropriate for this Project**

Please provide a detailed explanation of why use of the alternative subcontracting selection procedure is appropriate for the proposed project.

Western envisions this project as a cornerstone in the effort to achieve the goal set forth in the University's Sustainability Action Plan to become carbon neutral. The project will also support the State's goal of providing leadership in renewable energy use and sustainability. Among other ambitious sustainability goals, the project is considering "Zero Energy" and "Zero Carbon" certifications with the International Living Future Institute ([www.living-future.org](http://www.living-future.org)), which exceed state mandated LEED Silver targets. The selection of Forest Stewardship Council certified mass timber as a structural system is deeply engrained in the goals for a low embodied carbon footprint since wood is considered to sequester rather than emit carbon. Cross laminated timber (CLT), and other similar variations on laminated wood panels, are still relatively new in the construction industry in the United States. While it has been accepted into the building codes, mass timber manufacturers have unique proprietary systems and a significant lead time on detailing and fabrication. Selecting and procuring a mass timber structural subcontractor during design will allow complete integration between the design team and GC/CM on structural detailing, shop drawings, and ultimately coordination and planning of penetrations for MEP systems. Having early and sustained guidance from the mass timber supplier and detailer throughout the design and construction process will help ensure that capital costs are controlled, and system clashes are avoided. The selected structural subcontractor will be a critical partner in integrating consideration for best practices, means and methods in these areas during the design phases. Selecting the structural subcontractor early will also allow for fabrication to begin immediately upon permit issuance and be ready for erection as soon as the foundation is complete, potentially reducing total construction duration. An integrated team will also be able to plan for appropriate and cost-effective weather protection and moisture mitigation during construction.

## 5. Public Benefit

In addition to the above information, please provide information on how use of the *Alternative Subcontractor Selection* procedure will serve the public interest. For example, your description must address, but is not limited to:

1. How this contracting method provides a substantial fiscal benefit; or

An integrated team will allow the structural design and assembly to be planned as efficiently as possible.

2. How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.
  - o Developing a construction phasing plan without the involvement of the mass timber manufacturer/supplier, detailer and erector could very likely create conflicts, including scheduling and cost impacts, that can be avoided with their participation during preconstruction.
  - o Procurement of complex systems after design is mostly completed can often cause high costs associated with errors and omissions that can be avoided with integrated collaboration during design, and thorough constructability review.
  - o Changes during construction often result in schedule delays since decisions and cost agreement can take more time to resolve.
  - o GC/CM and alternative subcontractor procurement create a strong partnership with the owner and design team toward achieving University objectives and developing cost-effective high-performance sustainability targets.

## 6. A brief description of your planned Alternative Subcontractor Selection process.

The GC/CM plans to advertise the Request For Proposals (RFP) shortly after PRC approval to solicit subcontractors with the appropriate experience to perform the work following the process as defined in the revised RCW 39.10.385. The Selection Committee will then evaluate the responsible firms submitting responsive proposals and select the most qualified finalists. The Interviews of firms will be conducted, which will allow the University to evaluate the subcontractor team's collaborative skills, among other essential qualifications. The Committee will select the most highly qualified firms after this process and send the Request For Final Proposals (RFFP).

**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 may delay action on your application.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  \_\_\_\_\_

Name *(please print)*: Forest Payne, AIA *(public body personnel)*

Title: Project Manager University Planner

Date: April 20, 2021