

WWU responses to questions July 25, 2018

WESTERN WASHINGTON UNIVERSITY – GC/CM PROJECT – SCIENCES BUILDING ADDITION

1. In Section 1 – it states a planned notice-to-proceed date of July, 2018.
 - a. What NTP is this intended to describe? Please submit a schedule in larger size so it is readable.
 - b. On the Management Plan, please show the A/E.
 - c. In the Construction History, please provide narrative explaining the large amount of cost growth for the CV Renovation project.
 - d. Also, what were the lessons learned from the two GC/CM projects previously completed. Is anyone still on staff from those projects?
2. Section 4 page 3 identifies the critical importance of the GC/CM involvement in the design phase and to help determine the best site for the project. Attachment A Schedule indicates that the GC/CM will not be selected until after the site has been selected and the SD design phase is completed. Please explain.

Responses:

1a Part 1. The Notice to Proceed is referring to the PRC approval to start the selection of the GC/CM team.

1a. Part 2. Schedule has been updated to be more readable. A copy is provided with responses.

1b. AE is located in the grey box area on the management plan.

1c. The Construction History provided in the application pulled numbers from incorrect cells and will be revised for the committee (see attached). However, the Carver project did still come in over its initial budget.

Many of the cost increases were due to:

- The cost increased significantly from the 90% complete documents to the 100% complete including permitting agency required modifications.
- The preconstruction services had minimal deconstructive testing and we ended up with many more areas containing asbestos than anticipated.
- The collapsed or damaged underground utilities running through the site were undocumented by WWU, clash detection was not completed until well into construction.
- The exterior envelope was primarily glass curtain wall and WWU encountered glass material availability problems followed by a glazer's strike, which in turn caused significant delay to close-in resulting in a two-month delay and significant increase to labor costs and negotiated support services for temporary heating.

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- The project schedule encompassed two of the wettest winters on record that significantly hampered the construction. The glazing strike pushed much of the exterior enclosure work into the winter months, increasing costs and delaying work.

1d Part 1.

- In our current market, the MACC negotiation and the Total Contract Cost is GMP and is not awarded until after the bid packages have all been bid on 100% complete documents including permitting agency modifications needed to obtain the building permit.
- Preconstruction services have increased including deconstruction investigations to minimize the risk of unforeseen conditions. Discussions are on-going about who performs BIM clash management and when that occurs. We are using more BIM clash detection to solve problems before they are encountered during the work.
- In order to have additional oversight of the project, monthly meetings have been created with the project delivery team including the principals of the A/E, GCCM, and WWU to discuss progress and risks to the project success. These include review of change order proposal action plans, schedule review, budgets review, including risk and owner contingencies, negotiated support services, and general conditions.
- Use of project management software (e-Builder) by WWU, the A/E and the GC/CM to track and expedite decision-making.
- With each new project, we actively engage in the review of experience that the design consultant ME, EE, MCCM, and ECCM working in alternative delivery project to help improve the design and construction of the project.

1d Part 2.

- **Rick Benner** - *Director*
- **Sherrie Montgomery** - *Project Manager*
- **Don White** - *On-Site Construction Representative*
- **Dale Krause** - *On-Site Construction Representative*
- WWU Director of Space Administration
- Vice President for Business & Financial Affairs, and the Provost

2. Schedule was incorrect and has been changed to reflect GC/CM Team onboard for the Schematic Design phase.

Project Schedule – GC/CM Selection

Event	Date
Publication of RFP for GC/CM Services	August 6, 2018
Informational Meeting	August 13, 2018
Proposal submittal deadline from interested GC/CM firms	August 27, 2018
Notification of most qualified firms selected to be interviewed	August 24, 2018
Interviews	September 17, 2018
Notification of firms selected to prepare Final Proposal	September 18, 2018
Distribution of Request for Final Proposal (RFFP) to bidders	September 18, 2018
Final Proposal submittal deadline Selection of firm with highest total score	September 27, 2018
Notification of successful and unsuccessful firms	September 28, 2018
Preconstruction Work Plan due	October 5, 2018
Agreement for Preconstruction Services executed	October 12, 2018
GC/CM Preconstruction kickoff	October 19, 2018

Project Schedule – Design Schedule

Event	Date
Program verification and site selection begins	November 2018
Start MC/CM and EC/CM selection process	November 2018
Start schematic design Start MC/CM and EC/CM selection process	January 2019
Complete MC/CM and EC/CM selection	January 2019
Complete schematic design	March 2019
Start Design Development	April, 2019
Complete Design Development	September, 2019
Start Construction Documents	October, 2019
Complete Construction Documents	April, 2020
Bidding	May, 2020
Start Construction	July, 2020
Substantial Completion	October, 2021
Occupancy	December, 2021

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	Initial minus Final	Percentage Change	Reasons for difference	scheduled_start	scheduled_end
PW465	MH Renovation	MH	COMPLETE 2/12	GC/CM	David Willett	Mahlum	Dawson	\$38,170,951	\$34,637,255	(\$3,533,696)	-9.26%	Cost savings returned	01-Sep-09	18-Aug-11
PW642	MA Renovation	MA	COMPLETE 9/13	DBB	David Willett	King Architecture	Regency NW	\$3,654,000	\$4,069,005	\$415,005	11.36%	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	\$218,506	8.24%	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	\$58,274,220	\$68,397,256	\$10,123,036	17.37%	Unforeseens, owner requested changes, E&O	01-Jul-15	10-Aug-17
PW657	FR Renovation	FR	COMPLETE 9/13	DBB	David Willett	Mahlum	Dawson	\$3,392,500	\$3,733,005	\$340,505	10.04%	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	\$4,193,303	\$4,479,614	\$286,311	6.83%	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	\$4,773,916	\$186,516	4.07%	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	\$2,276,499	\$671,300	41.82%	Unforeseens, owner requested changes, E&O	16-Jun-14	30-Jul-15
PW682	Ridgeway Kappa Renovation		COMPLETE 12/15	DBB	John Treston	CNJA Architects	Dawson Construction	\$3,685,100	\$4,208,497	\$523,397	14.20%	Unforeseens, owner requested changes, E&O	01-Apr-15	16-Sep-15
PW695	RG Renovation		COMPLETE 2/2018	DBB	Forest Payne	Studio Meng Strazzara	CDK Construction	\$5,909,140	\$7,165,091	\$1,255,951	21.25%	Unforeseens, owner requested changes, E&O	12-Jun-17	18-Aug-17
PW698	Multicultural Center			GC/CM	Forest Payne	OPSI/RMC	Dawson Construction	\$13,254,098	TBD			in construction	01-Feb-18	30-Jun-19
PW713	PL - C Lot Upgrade Phase II		CLOSED 1/2018	DBB	Josh Kavulla	Cascade Engineering	Tiger Construction	\$1,950,000	\$2,139,206	\$189,206	9.70%	Unforeseens, owner requested changes, E&O	15-Jun-17	15-Sep-17
PW721	PL LCTC Lot Upgrades			DBB	Alexis Blue	KPFF, Inc.	TBD	\$4,167,513	TBD			in design	17-Jun-19	
PW722	BT Renovation		under construction	DBB	Sherrie Montgomery	King Architecture	Dawson Construction	\$15,240,000	TBD			in construction	26-Mar-18	13-Sep-19
PW724	BW Deck & Railing Replacement Phase 2			DBB	Doug MacLean	Cornerstone Architecture Group	HB Hansen	\$2,377,000	TBD			in construction	18-Jun-18	24-Aug-18
PW733	Science Building			GC/CM	Mark Nicasio	Perkins + Will	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