



Western Washington University's  
**House of Healing**  
Coast Salish Longhouse

Washington State  
Project Review Committee  
Progressive Design Build Submittal  
October 20, 2021



October 20, 2021

Talia Baker, PRC Administrative Support  
Dept. of Enterprise Services  
Engineering and Architectural Services  
PO Box 41476  
Olympia, WA 98504-1476

RE: Western Washington University's PDB Submittal for House of Healing

Dear Project Review Committee,

Please find attached Western Washington University's (Western) application to utilize Progressive Design Build on our House of Healing project. The application demonstrates that Western teams have successfully completed multiple alternative procurement projects, team with outside expertise, and take advantage of available resources and educational opportunities to maintain our knowledge base including:

- Western successfully used Progressive Design-Build (PDB) on our 413-bed, \$67 million Alma Clark Glass Residence Hall. Not only was the project on budget, the students were moved in on time.
- Western has successfully used GC/CM on the Miller Hall Renovation, Multi-Cultural Center, and Carver Academic Renovation completed projects, and on the Interdisciplinary Science Building, currently under construction (substantial completion November 2021).
- Several Western project representatives have attended numerous conferences and seminars covering alternative project delivery, including PDB, GC/CM, and DB in the state of Washington. Presentation sponsors included UW, WSU, AIA, AGC, COAA, and DBIA.
- Western has entered into another agreement with Robynne Thaxton and John Palewicz for mentoring and support services. As with our previous agreements, 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 twenty years or more, and during this time have managed multiple successful public works projects. We are confident that we will also be successful in utilizing the progressive design build process on the new House of Healing.

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Western feels that because of Tribal participation, shareholder engagement and influence, low construction budget, managing in-kind donations, using NetZero techniques to construct a traditional Longhouse with 21<sup>st</sup> Century technology, all while respecting the natural environment, makes this an unusual, complex and exciting project.

We want to thank you for consideration of this application. Please do not hesitate to contact Sherrie Montgomery, Project Manager, Capital Planning & Development, if there are any questions on our submittal. Sherrie's contact information is listed below, as well as on our application.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick B" followed by a long horizontal flourish.

Rick Benner, FAIA  
University Architect and Senior Director  
Capital Planning & Development  
Western Washington University

cc: Sherrie Montgomery AIA, DBIA  
Project Manager, Capital Planning & Development  
(360) 650-6519  
[Sherrie.Montgomery@wwu.edu](mailto:Sherrie.Montgomery@wwu.edu)

Alexis Blue, PE, MS, PMP  
Assistant Director, Capital Planning and Development  
(360) 650-6297  
[Alexis.Blue@wwu.edu](mailto:Alexis.Blue@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: [University Architect and Senior Director](#)
- 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: [House of Healing Longhouse](#)
- 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 Coast Salish Longhouse of approximately 5,500 - 7,000 GSF \(based on construction budget\) on an open meadow in the Sehome Arboretum, which is adjacent to WWU's Bellingham campus and jointly managed by WWU and City of Bellingham. The project consists of mostly open-concept collaborative space and includes a gathering hall, cooking space and educational gardens. The project will provide a cultural gathering space for Native students; improve WWU's ability to retain and recruit Native students, faculty, and staff; improve outreach to local communities; and celebrate and educate on native cultures and traditions.](#)

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

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	<b>\$492,000</b>
Estimated project construction costs ( <del>including construction contingencies</del> ):	<b>\$3,384,000</b>
Equipment and furnishing costs	<b>\$205,000</b>
Off-site costs	<b>\$0</b>
Contract administration costs (owner, cm etc.)	<b>\$202,000</b>
Contingencies (design, construction and owner)	<b>\$248,000</b>
Other related project costs (briefly describe)	<b>\$83,000</b>
Sales Tax	<b>\$336,000</b>
<b>Total</b>	<b>\$4,950,000</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*

[\\$4.5 million was appropriated in the 2021-23 State Capital Budget. An active fundraising campaign is currently underway to raise the remaining \\$450,000. We anticipate having the majority of those funds prior to commencing construction and all the funds prior to procuring FFE.](#)

**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.

<b>Project Schedule</b>	<b>Date</b>
Begin RFQ Development	October 2021
PRC Presentation	December 2021
RFQ issued Meeting, Shortlist	January 2022
RFP issued, Meeting, Interview, Shortlist	February 2022
Board of Trustees Contract Approval	April 2022
Execution of Contract	May 2022
Phase 1 - Schematic Design Completion	August 2022
Phase 1 - Design Development Completion	November 2022
Contract Amendment - Price and Schedule	November 2022
Board of Trustees Contract Amendment Approval	December 2022
Phase 2 - Construction Documents Begin	January 2023
Construction Begins	July 2023
Construction Substantial Completion	June 2024
Occupancy	September 2024

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

**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?

NA

- 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 a pre-determined Guaranteed Maximum Price (GMP) and scope. With progressive design-build, the entire design-build team is integrated with the owner at the earliest possible time, creating natural efficiencies. With the whole team involved from the beginning, everyone understands both the budget constraints and the project goals and can collaborate to find innovative solutions for meeting goals within budget.

The vision for a Coast Salish longhouse on Western’s campus originated from the Native American Student Union and is the result of decades of dialogue among students, faculty, and campus administrators. To honor that commitment and ensure the vision is fully realized, the project has ambitious goals, including a design targeting net zero carbon emissions, low impact development site design strategies, high native-owned and MWBE participation, use of locally sourced material and products in construction, and active participation by student groups, Tribes, and local community throughout design and construction. Progressive design-build accommodates robust input and keeps the focus on the overarching project goals, creating a House of Healing that will celebrate its connection to the people, land, and ecosystem of the region.

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 University has a limited budget to construct the building. By setting the GMP at the beginning, we can be assured that the project will meet the budget and can work collaboratively with the design-build team to maximize the scope to better suit the University's needs.

Western believes PDB is more feasible for high native participation since this criteria can be part of the rated selection criteria, as compared to traditional design-bid-build we would have hardly any influence on ensuring native-owned business participation.

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

Studies by DBIA and other agencies have shown that design-build provides time savings and that progressive design-build maximizes 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. The method also provides more reliable pricing that fits within the University's budget, with lower risk of unpleasant surprises during bidding, when designs are completed and difficult to revise. Early contractor involvement will also allow construction work to start prior to completion of the project's design, reducing the overall project duration to help ensure that the House of Healing is ready for the start of school in 2024.

## 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
- 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.

Western believes with design-build contracting, the University will be able to know the project construction price much earlier than with the traditional Design-Bid-Build (DBB) delivery method. In addition to a longer time to project completion, DBB creates a higher risk of a project coming in over budget through the design-bid-build "low bid" process. If all bids are outside the project budget, the owner must go back to the drawing board after the designs are complete and attempt to reduce the cost without the assistance and constructability analysis of the constructor.

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 DBB, 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 completed the extensive DBIA designation program, achieving Associate DBIA designation. In addition, the University has again contracted with Progressive Design-Build Consulting, LLC, and its principal Robynne Thaxton 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. Robynne and John have worked with WWU on multiple alternative procurement projects. 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).

### **Rick Benner FAIA - University Architect and Senior Director, Capital Planning and Development**

Rick Benner has been employed with Western for 36 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 Capital Planning and Development. The office includes a staff of approximately 20 project managers, architects, engineers, construction managers, budget analysts, fiscal specialists, space manager, and technical staff involved with campus planning, space management, design, construction management and budgets of public works.

Rick has been successfully involved with over 725 public works projects valued at approximately \$1 billion, seven of which were either GC/CM or PDB. Rick has also kept current with developments in non-traditional project delivery through 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), and The Association of University Architects (AUA). He also serves on the Washington State Board for Architects.

Rick was a founding member of the Capital Projects Advisory Review Board (CPARB) – Project Review Committee and served until 2016. In the years prior to the CPARB – PRC, Rick worked with CPARB to modify the RCWs 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.

### **Laural Ballew – Executive Director of American Indian/Alaska Native (AI/AN) and First Nation Relations and Tribal Liaison to the President**

Laural was hired by WWU in 2019 as the first Executive Director of American Indian/Alaska Native (AI/AN) and First Nation Relations and Tribal Liaison to the President. She is a 2002 alumna of WWU and has a Master of Public Administration with a concentration in Tribal Governance from The Evergreen State College. Laurel is currently working on her PhD, Doctor of Indigenous Development and Advancement at Te Whare Wananga o Wainuiarangi in Whakatene, New Zealand.

Laural has over ten years of experience working in academic leadership, including program development, academic program services, developing curriculum with pedagogical practices, and providing distance learning program delivery. She has a fundamental knowledge of key principles,

an understanding of indigenous leadership, and supportive relationships with tribal and non-tribal organizations. She has spent more than forty years working in tribal administrative and financial management roles, giving her a unique perspective regarding the social, economic, and academic progression within the tribal communities. Her deep involvement with family and community, combined with leadership and management skills, give her the ability to practice culturally competent leadership and contribute to the restoration of tribal knowledge.

The Office of Tribal Relations advises the President of WWU on legislative and policy matters of concern to tribes and First Nations. The office fosters working relationships with the 29 federally recognized tribes across the State of Washington and recognizes that partnership opportunities with tribal communities enhance the support and success of Native students. The office works to encourage the development of programs, events, and activities designed to educate the campus community and increase capacity to serve American Indian, Alaska Native, and First Nation communities. These are the elements of best practices in cultural leadership and Indigenous knowledge.

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

Sherrie Montgomery joined Western Washington University in 1992 and is a licensed architect in Washington State. Sherrie graduated from Washington State University with Bachelor of Science in Architectural Studies and Bachelor of Architecture degrees, and from Western Washington University with a Master's in Business Administration. At Western, Sherrie has completed close to one hundred projects, from small tenant improvements to the latest successful PDB project, the \$67 million Alma Clark Glass Residence Hall. Recent successful projects Sherrie managed include classroom and lab upgrades throughout campus, Buchanan Towers residence hall renovation, Haggard Hall media center, and GC/CM \$70 million Carver Renovation.

Before joining the team at Western, Sherrie worked as a professional architect for architectural firms and in her own business from 1982 through 1992 in Anchorage and Seattle. Her work experience covered a variety of small and large projects, including residential, institutional, and commercial projects. Sherrie received her Associate DBIA designation from the Design-Build Institute of America. She also served on the Washington State CPARB Project Review Committee from September 2018 until September 2021.

### **Brian Ross – Associate Director, Capital Planning and Development**

Brian Ross has 14 years of capital budget experience in higher education – approximately 9 years in the University of California system and 5 years at Western Washington University. Throughout Brian's career, he has received training and experience in budgeting, contracting, and compliance 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 a Master's Degree in Finance and 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.

### **Alexis Blue – Assistant Director, Capital Planning & Development**

Alexis Blue joined Western Washington University in 2018 as a Project Manager – Civil Engineer. Alexis successfully supported many public works projects of varying scopes before transitioning into the Assistant Director position in 2020. As the Assistant Director, Alexis has supported Alma Clark Glass Hall, a Design Build project, and two GC/CM projects expanding STEM on campus. She begins her membership of PRC in December of 2021. As a project manager, Alexis completed three tenant improvement projects, a couple electrical infrastructure upgrades, and many civil infrastructure improvements.



Prior to Western, Alexis was a consulting engineer specializing in marine shoreline enhancement of Washington coastlines. Before moving to Washington, Alexis was a project manager in Afghanistan for the US Army Corps of Engineers, where she was responsible for all US military construction in Kabul and Kandahar.

### **John Furman PE – Director Facilities Management**

John has over 30 years of experience in facilities management and project delivery. For the last ten 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 multidisciplinary 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.

### **Robynne Thaxton, JD, FDBIA, Progressive Design-Build Consulting, LLC, Design Build Advisor**

Robynne Thaxton 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 32 years of experience as an attorney, with over 31 years in construction law and over 25 years of design-build construction experience. Ms. Thaxton is a member of the Washington State CPARB.

She has advised owners on more than 25 progressive design-build projects with a total value of approximately \$5 billion. Recent projects in Washington include the Ross Campus Complex Revisions (\$500 million) and Secondary Capacity Model (\$750 million) for Bonneville Power Administration; the Coastal 29 Fish Passage Project (\$100 million) for WSDOT; the Parnassus Research and Academic Building (\$400 million) for UC San Francisco; municipal projects for North Mason Regional Fire Authority and the Cities of Richland, Pasco, and West Richland (projects ranging from \$3 to \$29 million); as well as projects for the following public agencies: Cities of Seattle, Tacoma, and Portland, Western Washington University, University of California at San Diego, Los Angeles County, Port of Seattle, Grant County and Okanagan Public Utility Districts.

Ms. Thaxton will be assisting Western with the development of the procurement documents and the contract with the design-builder.

### **John Palewicz AIA, DBIA, LEED, John Palewicz Consulting LLC, Design Build Advisor**

John worked at the University of Washington Capital Planning and Development Office for 21 years, primarily as Director of Major Projects on the Seattle campus, where he managed or directed 24 GC/CM and DB projects with a total project cost of over \$1.2 billion.

John is recognized as an authority on alternate project delivery methods for public agency projects. He has been a member of subcommittees drafting recommended changes to the State of Washington Alternative Public Works laws, a CPARB Design-Build Best Practices Committee member to develop best practices to guide the use of design-build, as well as serving as Chair of the Project Review Committee (PRC).

A Design-Build Institute of America (DBIA) Design-build Professional since 2007, his experience with design-build includes many of the various alternates in practice. He helped lead the University of Washington's transitions into Alternate Project Delivery, both with GC/CM and Design-Build, serving as Project Director for the first Progressive Design-Build project on the Seattle Campus. He was recognized as "Owner of the Year" by the Construction Managers Association of America (CMAA) Pacific NW Chapter.

A registered architect, John was with NBBJ Architects for fifteen years prior to joining the UW in 1996.

- 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 has successfully managed about 100 public works projects, including complex multiphase projects using the design/bid/build process, one major capital project using GC/CM, and one residence hall using PDB.

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.

### **Stanley Wolf – Construction Project Coordinator – Onsite Representative**

Stan began working at Western Washington University 1997 as a Control Technician, performing service and installation of DDC Controls. In 2006, his position was upgraded to Facilities Maintenance Specialist and in 2012, to Facilities Engineer II. His primary focus of work was Energy Savings Project for PSE Grant work.

In 2018, Stan was promoted to Construction Project Coordinator, acting as Western's onsite representative for PW722 Buchanan Towers Renovation project, an 8-story student residence remodel; and PW746 Alma Clark Glass Residence Hall, a seven-story student residence new PDB construction project, representing Western Washington University's interest in Mechanical, Electrical, and Plumbing divisions.

### **Robynne Thaxton, JD, FDBIA, Progressive Design-Build Consulting, LLC, Design Build Advisor**

Robynne Thaxton 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 and one of two instructors for the DBIA Progressive Design-Build class. Ms. Thaxton served on the Design-Build Institute of America's National Board from 2010-2016. 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.

### **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 2017 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 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.

NA

- 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 Thaxton 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 for monitoring 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 of similar scope and complexity and their previous successful experience in the Bellingham area with businesses certified by OMWBE. The University will pay particular attention to the finalists' management plans, project controls plans, design management and construction scheduling plans, experience and inclusion plans for OMWBE certified businesses. 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 Thaxton 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. Thaxton has used on numerous progressive design-build projects in Washington. Ms. Thaxton's philosophy is to draft fair contracts consistent with design-build best practices. As noted above, not only does Ms. Thaxton have decades of experience drafting design-build contracts across the country, but she was also involved with drafting the DBIA Best Practices primers for both traditional and progressive design-build projects. Ms. Thaxton was the vice-chair of the CPARB RCW 39.10 reauthorization committee; therefore, she is fully informed of the new changes to the statute.

#### **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 – Preliminary Concepts](#)

#### **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.

NA

**10. Subcontractor Outreach**

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

The RFP will require the prospective PDB firms to submit their experience and strategies for outreach to State or Federally certified minority-owned, woman-owned, veteran-owned, small, and disadvantaged businesses (business equity). The responding firms shall describe their success rate on recent projects in encouraging and achieving business equity participation and include in their narrative a target percentage for inclusion of business equity on this project. The RFP will also ask submitters to include in their narrative a plan that describes the steps the firm will take to achieve this goal. The plan should describe how the firm will reach out and work with business equity businesses to provide opportunities for participating in the work associated with this project. Particular attention will be given to firms that can show successful participation in geographical areas where business equity tends to be lower. Western is also reaching out to Coast Salish Tribes to encourage participation.

The University is particularly committed to substantial inclusion from both OMWBE certified businesses and tribal owned businesses. Design-build is the best delivery method in Washington to achieve high participation from these businesses because the design-builder isn't limited by a requirement to select based on low bid. Progressive design-build is a particularly effective way to achieve these goals because the owner can become involved with the selection of subcontractors and approve any additional costs. With a very limited budget, it will be particularly important to be involved in making decisions to balance the potential additional cost of certified and tribal businesses with the scope of the project.

**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 may delay action on your application.

PRC strongly encourages all project team members to read the Design-Build Best Practices Guidelines as developed by CPARB, and attend any relevant applicable training. If the PRC approves 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: 

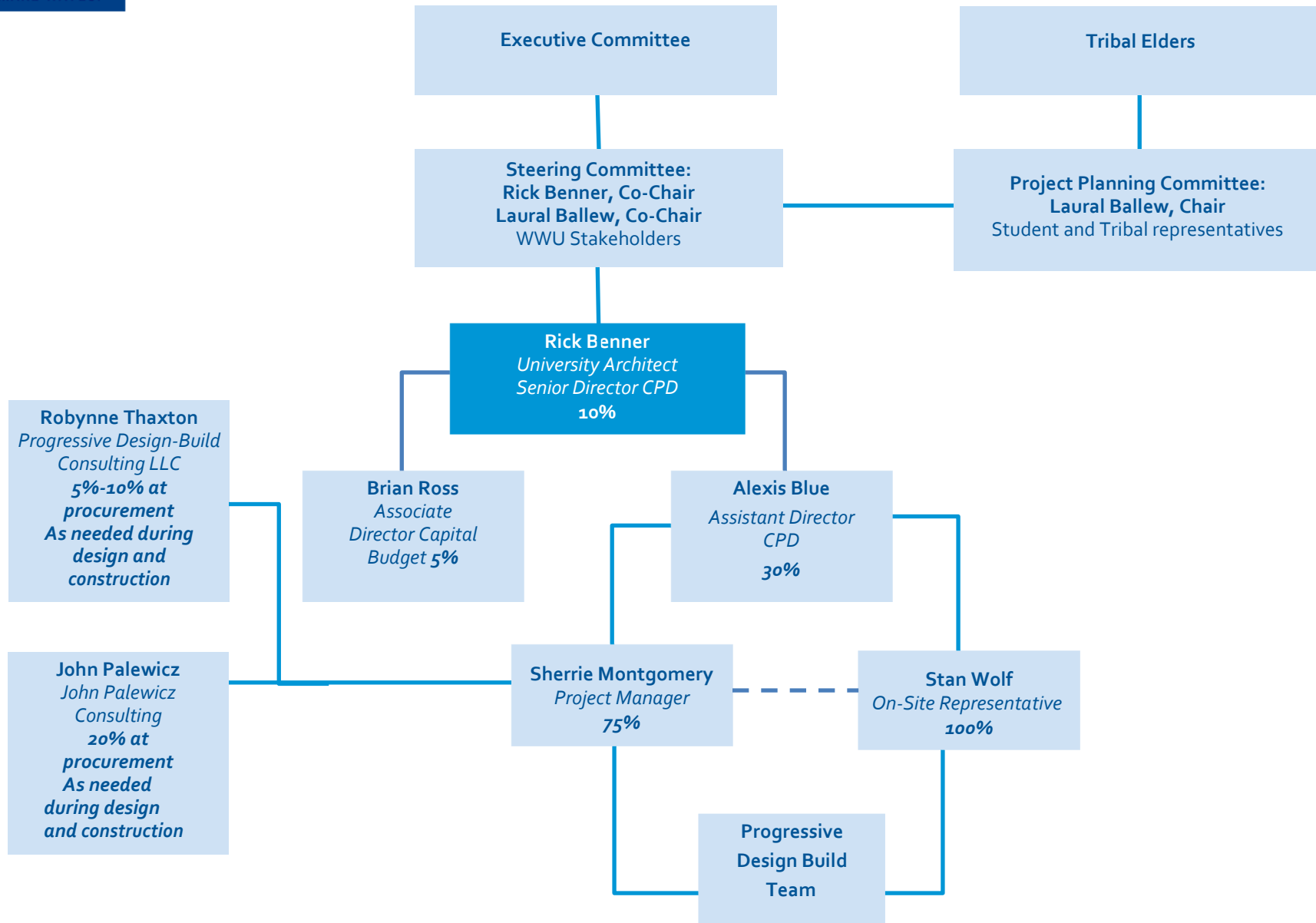
Name: *(please print)* Rick Benner, FAIA

Title: University Architect and Senior Director, Capital Planning & Development, Western Washington University

Date: 10/18/2021



# Attachment A Project Team Organization Chart





## Attachment B - Design-Build Experience

					Role During Project		
Name	Summary of Experience	Project Name	Project Size	Project Type	Planning	Design	Construction
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	Western Washington University New Residence Hall	\$65M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	University of California San Francisco Parnassus Research and Academic Building	\$400M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	WSDOT US 101/SR 109 Coastal 29 Fish Barriers Project	\$100M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	Bonneville Power Administration Ross Complex	\$500M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	Bonneville Power Administration Secondary Capacity Model	\$750M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	City of Seattle Elevator Modernization	\$22M	DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	City of Pasco Zone 3 Municipal Water Storage Facility	\$29M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	North Mason Regional Fire Authority Station	\$9M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	East County Advanced Water Purification Project	\$400M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	City of West Richland Police Station	\$12M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	City of Richland Fire Stations 73 and 75	\$9M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	City of Bothell Fire Stations 42 and 45	\$35M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	Morrow County, OR Administration Building	\$8M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	City of Tacoma Alder Re-wind	\$4M	DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	City of Tacoma Cushman Re-wind	\$30M	DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	University of California, San Diego Triton Pavilion Project	\$250M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience	Seattle City Light Cedar Falls Project	\$13M	DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	Seattle City Light Boundary Dam Re-wind project	\$40M	DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	Okanogan County PUD Enloe Dam Project	\$40M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	Seatac International Arrivals Facility	\$700M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	Seatac Auxiliary Utility Facility	\$28M	System Procurement	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	Seatac Concourse D Hardstand	\$30M	DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	City of Spokane Post Street Bridge	\$11M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	City of Spokane Riverfront Pavilion	\$19M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	Grant County PUD Substation Reliability Project	\$27M	Progressive DB	Consultant	As needed	As needed

Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	City of Richland Town Hall Project	\$12.5M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	City of Richland Fire Station 74	\$3.2M	Progressive DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	City of Spokane Re-fueling facility	\$14M	DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	City of Tacoma Cheney Stadium remodel	\$40M	DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 years design-build experience.	Los Angeles County Correctional Treatment Facility	\$1.2B	DB	Consultant	As needed	As needed
Robynne Thaxton, DB Consultant	Design-Build consultant with over 25 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.	Fish Passable Structures, WSDOT	\$190M	Progressive DB	Consultant	As needed	As needed
John Palewicz, DB Consultant	Design-Build consultant with over 20 years design-build experience.	New Residence Hall, Western Washington University	\$65M	Progressive DB	Consultant	As needed	As needed
John Palewicz, DB Consultant	Design-Build consultant with over 20 years design-build experience.	Consolidated Academic Support Services Facility, WWU	\$10M	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	Progressive 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	Progressive 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

## Attachment C - Project Management Team Experience

### Western Washington University Major Projects Construction History 2014-2021

Title	Status	Contracting Method	Project Manager	AE Consultant	Contractor	Within budget?	Initial Contract Price	Final Contract Price	Initial minus Final	Percentage Change	Reasons for difference	Scheduled Start	Scheduled End
House of Healing Longhouse	PRC submittal	<b>PDB</b>	<b>Sherrie Montgomery</b>	TBD	TBD		\$3,610,000	TBD	TBD	TBD	NA	8/15/2022	9/1/2023
Electrical Engineering & Computer Science (EESC) Building	Design	<b>GC/CM</b>	Mark Nicasio	Perkins+Will Inc.	Mortenson		\$50,000,000	TBD	TBD	TBD	NA	8/26/2022	12/21/2023
Administrative Support Services	Cancelled	<b>PDB</b>	Forest Payne	Cancelled	Cancelled		\$7,000,000	NA	NA	NA	Cancelled	10/1/2019	10/31/2020
Alma Clark Glass Residence Hall	Substantial 9/21	<b>PDB</b>	<b>Sherrie Montgomery</b>	Mahlum Architects	Lydig Construction (PDB prime)		\$50,000,000	TBD	TBD	TBD	Construction in progress	1/1/2020	9/15/2021
Interdisciplinary Science Building (ISB)	under construction	<b>GC/CM</b>	Mark Nicasio	Perkins + Will	BNBuilders		\$48,676,302	TBD	TBD	TBD	Construction in progress	5/1/2020	11/1/2021
BW Deck & Railing Replacement Phase 2	COMPLETE 9/2019	DBB	Doug MacLean	Cornerstone Architecture	HB Hansen	Yes	\$2,377,000	\$2,418,747	\$41,747	2%	Unforeseens, owner requested changes, E&O	6/18/2018	8/24/2018
BT Renovation	COMPLETE 9/2019	DBB	<b>Sherrie Montgomery</b>	King Architecture	Dawson Construction	Yes	\$15,240,000	\$18,758,628	\$3,518,628	23%	Unforeseens, owner requested changes, E&O	3/26/2018	9/13/2019
PL - C Lot Upgrade Phase II	COMPLETE 1/2018	DBB	Josh Kavulla	Cascade Engineering	Tiger Construction	Yes	\$1,950,000	\$2,139,206	\$189,206	10%	Unforeseens, owner requested changes, E&O	6/15/2017	9/15/2017
Multicultural Center	COMPLETE 7/2019	<b>GC/CM</b>	Forest Payne	OPSIS/RMC	Dawson Construction	Yes	\$13,254,098	\$14,946,236	\$1,692,138	13%	Unforeseens, owner requested changes, E&O	2/1/2018	6/30/2019
Ridgeway Gamma Renovation	COMPLETE 2/2018	DBB	Forest Payne	Studio Meng Strazzara	CDK Construction	Yes	\$5,909,140	\$7,165,091	\$1,255,951	21%	Unforeseens, owner requested changes, E&O	6/12/2017	8/18/2017
Ridgeway Kappa Renovation	COMPLETE 12/15	DBB	John Treston	CNJA Architects	Dawson Construction	Yes	\$3,685,100	\$4,208,497	\$523,397	14%	Unforeseens, owner requested changes, E&O	4/1/2015	9/16/2015
North Campus Utility Upgrade	COMPLETE 11/15	DBB	Josh Kavulla	K Engineers	Dutton Electric	Yes	\$1,605,199	\$2,276,499	\$671,300	42%	Unforeseens, owner requested changes, E&O	6/16/2014	7/30/2015
NA Renovation	COMPLETE 1/2016	DBB	John Treston	RMC Architects	CDK Construction	Yes	\$4,587,400	\$4,773,916	\$186,516	4%	Unforeseens, owner requested changes, E&O	6/15/2015	9/4/2015
Multi Purpose Field	COMPLETE 7/14	DBB	John Treston	Zervas Group	Interwest	Yes	\$4,193,303	\$4,479,614	\$286,311	7%	Unforeseens, owner requested changes, E&O	5/15/2013	4/18/2014
FR Renovation	COMPLETE 9/13	DBB	David Willett	Mahlum Architects	Dawson	Yes	\$3,392,500	\$3,733,005	\$340,505	10%	Unforeseens, owner requested changes, E&O	1/2/2013	8/15/2013
CV Renovation	COMPLETE 6/17	<b>GC/CM</b>	<b>Sherrie Montgomery</b>	LMN	Mortenson	Yes	\$58,274,220	\$68,397,256	\$10,123,036	17%	Unforeseens, owner requested changes, E&O	7/1/2015	8/10/2017

\* **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 2011-2021

Title	Status	Contracting Method	Project Manager	AE Consultant	Contractor	Within Budget?	Initial Contract Price	Final Contract Price	Reasons for difference	Start	End
House of Healing Longhouse	PRC	PDB	<b>Sherrie Montgomery</b>	TBD	TBD		\$3,610,000	TBD	NA	8/15/2022	9/1/2023
Electrical Engineering & Computer Science (EESC) Building	Design	GC/CM	Mark Nicasio	Perkins + Will Inc	Mortenson		\$50,000,000	TBD	NA	8/26/2022	12/21/2023
Alma Clark Glass Residence Hall	Construction	PDB	<b>Sherrie Montgomery</b>	Mahlum Architects	Lydig Construction		\$50,000,000	TBD	In construction	2/2/2020	9/15/2021
Interdisciplinary Science Building (ISB)	Design	GC/CM	Mark Nicasio	Perkins & Will	BNBuilders		\$48,676,302	TBD	In construction	1/1/2020	9/15/2021
BW Deck & Railing Replacement Phase 2	COMPLETE 9/2019	DBB	Doug MacLean	Cornerstone Architecture Group	HB Hansen	Yes	\$2,377,000	\$2,418,747	Unforeseens, owner requested changes, E&O	5/1/2020	11/1/2021
BT Renovation	COMPLETE 9/2019	DBB	<b>Sherrie Montgomery</b>	King Architecture	Dawson Construction	Yes	\$15,240,000	\$18,758,628	Unforeseens, owner requested changes, E&O	6/18/2018	8/24/2018
PL - C Lot Upgrade Phase II	COMPLETE 1/2018	DBB	Josh Kavulla	Cascade Engineering	Tiger Construction	Yes	\$1,950,000	\$2,139,206	Unforeseens, owner requested changes, E&O	6/15/2017	9/15/2017
Multicultural Center	COMPLETE 7/2019	DBB	Forest Payne	OPIS/RMC	Dawson Construction	Yes	\$13,254,098	\$14,946,236	Unforeseens, owner requested changes, E&O	2/1/2018	6/30/2019
RG Renovation	COMPLETE 2/2018	DBB	Forest Payne	Studio Meng Strazzara	CDK Construction	Yes	\$5,909,140	\$7,165,091	Unforeseens, owner requested changes, E&O	6/12/2017	8/18/2017
Ridgeway Kappa Renovation	COMPLETE 12/15	DBB	John Treston	CNJA Architects	Dawson Construction	Yes	\$3,685,100	\$4,208,497	Unforeseens, owner requested changes, E&O	4/1/2015	9/16/2015
North Campus Utility Upgrade	COMPLETE 11/15	DBB	Josh Kavulla	K Engineers	Dutton Electric	Yes	\$1,605,199	\$2,276,499	Unforeseens, owner requested changes, E&O	6/16/2014	7/30/2015
NA Renovation	COMPLETE 1/2016	DBB	John Treston	RMC Architects	CDK Construction	Yes	\$4,587,400	\$4,773,916	Unforeseens, owner requested changes, E&O	6/15/2015	9/4/2015
Multi Purpose Field	COMPLETE 7/14	DBB	John Treston	Zervas Group	Interwest	Yes	\$4,193,303	\$4,479,614	Unforeseens (rock), owner requested changes	5/15/2013	4/18/2014
FR Renovation	COMPLETE 9/13	DBB	David Willett	Mahlum	Dawson	Yes	\$3,392,500	\$3,733,005	Unforeseens, owner requested changes, E&O	1/2/2013	8/15/2013
CV Renovation	COMPLETE 6/17	GC/CM	<b>Sherrie Montgomery</b>	LMN	Mortenson	Yes	\$58,274,220	\$68,397,256	Unforeseens, owner requested changes, E&O	7/1/2015	8/10/2017
MB Classroom Mediation	COMPLETE 4/13	DBB	<b>Sherrie Montgomery</b>	RMC Architects	Colacurcio Brothers, Inc.	Yes	\$2,652,000	\$2,870,506	Unforeseens, owner requested changes, E&O	6/12/2012	8/28/2012
MA Renovation	COMPLETE 9/13	DBB	David Willett	King Architecture	Regency NW	Yes	\$3,800,000	\$4,423,008	Unforeseens, owner requested changes, E&O	6/13/2012	9/1/2013
MH Renovation	COMPLETE 2/12	GC/CM	David Willett	Mahlum	Dawson	Yes	\$40,775,000	\$36,000,000	Cost savings returned	9/1/2009	8/18/2011

## Attachment E – Preliminary Concepts

### SUMMARY NARRATIVE

#### • **Problem statement**

Western Washington University's (Western) Bellingham campus is located within the ancestral homelands of the Coast Salish Peoples, who have lived throughout the Salish Sea basin and Cascade Mountains watersheds from time immemorial. Specifically, Western's Bellingham campus occupies traditional Lhaq'temish (people of the sea) Lummi territory. However, Western does not have a cultural gathering place for Native students. This has lessened Western's ability to: retain and recruit native students, faculty, and staff; improve outreach with the local community; and celebrate and educate on native cultures and traditions. While American Indians and Alaska Natives comprise 3.4% of the population in Whatcom County, in Fall 2019, American Indian and Alaska Native students comprised only 1.9% of Western's student body. In response to some of these challenges, Western has created the Tribal Relations Department, which is committed to:

- Pursuing justice and equity in its policies, practices and impacts for advancing a deeper understanding and appreciation for the sense of place.
- Pursuing the academic, personal and professional success of its Indigenous students, faculty and staff.
- Building and sustaining beneficial working relationships with the Coast Salish people and expanding Western's strength in academia to serve the current and future needs of tribal communities

While the Tribal Relations Department has been very successful in their mission and outreach, not having a cultural center for meetings, workshops, educational seminars, and cultural gatherings has hindered their ability to fulfill their mission.

#### • **Project Description**

In partnership and close collaboration with Coast Salish tribal nations and the Western Native American Student Union, Western seeks to build a traditional Coast Salish style longhouse in honor of the historic importance of place that it occupies and in acknowledgement of the University's responsibility to promote educational opportunities for Native students.

The longhouse will include a gathering hall that will support educational, community, and cultural functions, a teaching/warming kitchen, student lounges and other support services. The outdoor spaces will include gathering areas, cooking space, and educational gardens with native plantings that may be used in teaching indigenous science, art, and medicine. The Coast Salish longhouse will reflect traditional Coast Salish architecture and design and will serve as a gathering and ceremonial space for native students as well as Coast Salish tribal nations throughout the Salish Sea region. The longhouse will be located in an existing open meadow on the edge of the Sehome Hill Arboretum, which is adjacent to the campus and jointly managed by the University and the City of Bellingham.



*Figure 1: Architect's rendering of the Coast Salish Longhouse*

Western's proposed longhouse will stand as a landmark for Native people, validating Western's commitment to addressing diversity, equity and inclusion.

**•History of the project or facility**

The vision for a Coast Salish longhouse on Western's campus originated from the Native American Student Union (NASU) and is the result of decades of dialogue among students, faculty and campus administrators, as Native students and faculty sought ways for the University to address current and historical issues faced by American Indian students on Western's campus. The longhouse proposal has gained momentum in recent years with the establishment of Western's Office of Tribal Relations.

The Tribal Liaison established an advisory committee consisting of Native students, faculty and staff for consulting purposes. The Tribal Liaison has used the NASU letter, dated May 16, 2016, as a strategic plan for the department to address five historical issues faced by Native American students on Western's campus. One of the requests enumerated in the letter was to build a traditional Coast Salish longhouse on campus to support Native American/First Nations students. The construction of a longhouse has been a lingering discussion among the current and past students, faculty and staff. This discussion was brought to the Lummi Indian Business Council several years ago, and the Lummi Tribe is in full support of this project.

Currently, Western is the only university along the I-5 corridor in the Pacific Northwest region that doesn't have a longhouse. The closest academic longhouse to Western is at the University of British Columbia.

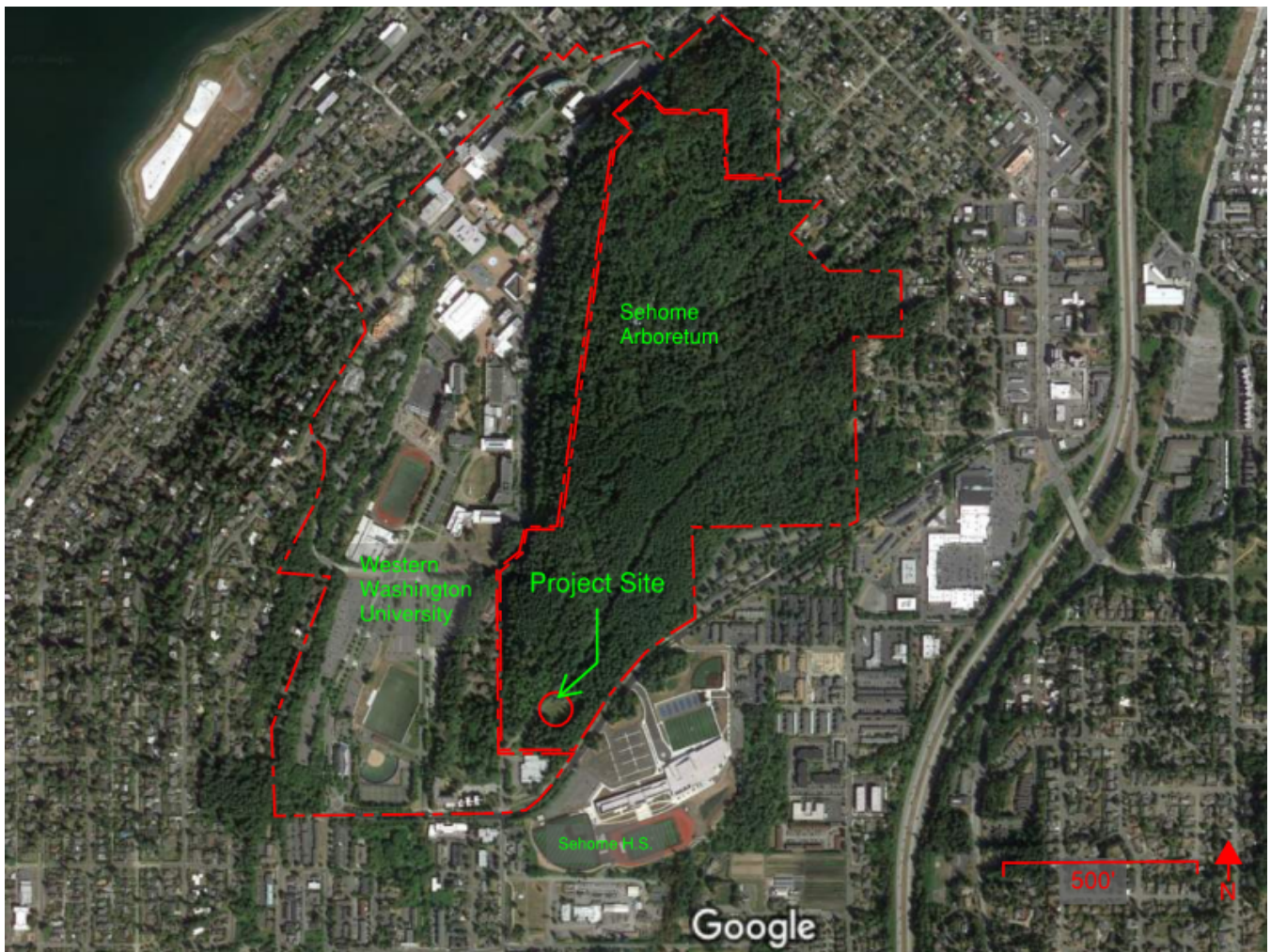


• **University programs addressed or encompassed by the project**

The primary purpose of a longhouse on the Western campus is to increase representation of Native students and enhance their recruitment, retention and graduation. The Coast Salish longhouse at Western will support American Indian/Alaska Native and First Nation students in academics by providing a dedicated space on the university campus for students to gather, build community and support each other. An identity-conscious facility will have a powerful impact on the recruitment and retention of Native students, but more importantly will promote cultural sovereignty and a sense of place for Native students, faculty, staff, and tribal communities. The longhouse will also enhance through action Western's land acknowledgement statement for the campus and tribal communities who serve Native students.

The proposed 4,500 to 7,000 square foot longhouse on Western's campus will also serve as a house of healing and educational center to promote cultural exchange and supportive understanding for the communities served by the university. The Coast Salish people have long understood the importance of collective healing in response to shared historical trauma, as well as holding the power of traditional and cultural practices in order to overcome hardship. By acknowledging the past trauma and suffering of Indigenous people and all ethnic groups, as well as the current grief and suffering caused by the global pandemic and ensuing economic crisis, the proposed Coast Salish longhouse House of Healing will benefit the recovery process for all people who have suffered and continue on a road of recovery.

Map of proposed construction site:



Zoomed-in map of proposed construction site:

