Electrical Engineering & Computer Science Facility

Application to CPARB Project Review Committee for Project Approval to **Utilize New Alternative Subcontracting** under GC/CM **for Mass Timber structural system**

WESTERN WASHINGTON UNIVERSITY

MAKE WAVES.

Team Members (in attendance)

Rick Benner, FAIA
University Architect and Senior Director,
Capital Planning and Development (CPD)

Forest Payne, AIA, Assoc DBIA, LEED AP
Project Manager – Architect, CPD

John Palewicz, AIA, DBIA
John Palewicz Consulting

Andy Clinch, AIA, LEED AP BD+C
Project Manager, Perkins + Will

Jennifer Kim, LEED AP
Project Executive, Mortenson Company

Keith Jurgens, Assoc. DBIA
Sr. Design Phase Manager, Mortenson Company

Project Overview

- New wing integrated into the existing Communications Facility, completed in 2003
- ~60,000 GSF new/
  ~20,000 SF renovation
- Offices and collaboration spaces, instructional and research lab spaces, serving Computer Science and Electrical & Computer Engineering programs and the Institute for Energy Studies
- Leading edge sustainability and energy targets fundamental to the curriculum of the facility
- **Mass Timber construction**

Alternative Subcontractor Selection

Justification

Meets criteria in newly revised RCW 39.10.385:

- Contract value of mass timber manufacturing, supply, detailing and installation **subcontract estimated to exceed $3 million**
- GC/CM and Western determines alternative subcontractor selection **is in best interest of the public**

Other supporting criteria:

- Mass Timber has **significant lead times and unique proprietary systems** between manufacturers
- Complete **integration with design team & GC/CM** on structural detailing, shop drawings and coordination with MEP and other building systems
- Early and sustained guidance during design will help **ensure cost control and avoid system clashes**, and planning for means & methods, and weather protection during construction
- Allow for fabrication to begin immediately upon permit issuance, ready for erection as soon as foundation is complete

Alternative Subcontractor Selection

Public Benefit

- **Integrated team** will allow structural design and assembly to be planned with maximum efficiency
- Developing a construction phasing plan with the involvement of the mass timber manufacturer/supplier, detailer and erector to **avoid conflicts, including scheduling and cost impacts**
- Procurement of complex systems after design is mostly complete can often cause **high costs** associated with errors and omissions that can be **avoided with integrated collaboration during design**, and thorough constructability review.
- **Changes during construction often result in schedule delays** since decisions and cost agreement can take more time to resolve.

Alternative Subcontractor Selection

<u>Cost impacts</u>

- Minimal adjustment to pre-construction service fees
- Detailing and MEP coordination is required for the structural system, whether during design with early procurement, or after bidding if procured after 90% documents
- **Design phase fees offset by schedule advantage of early procurement**

Project Schedule

Pre-design	February - August 2020
PRC Presentation	December 3, 2020
RFP Issued	Early December 2020
Schematic Design kickoff	**January 2021**
GCCM Proposals due	Early January 2021
Shortlist & Interviews	January 2021
Final Proposal due, GCCM selection	Early February 2021
Board of Trustees approval of contract	February 2021
M/ECCM Procurement	**April-June 2021**
***Alternative Subcontractor Procurement**	**June-July 2021**
100% Design Development	July 2021
90% Construction Documents	February 2022
Final GMP	July 2022
Board of Trustees approval of GMP	**August 2022**
Construction NTP	**August 2022**
Substantial Completion	January 2024
Occupancy	January - February 2024
Spring Quarter Classes Begin	March 2024

Business Equity

WWU is committed to maximizing outreach to and participation of diverse businesses (certified by OMWBE)

- GC/CM & M/ECCM **RFP's both dedicated significant share points available to diverse business plans**
- Mortenson set their **participation goal at 20%**
- M/ECCM's committed themselves to **meet or exceed that level**


Questions?