



Office of Facilities Development & Capital Budget

An equal opportunity university

Bellingham, Washington 98225-9122
(360) 650-3551 • Fax (360) 650-2898

July 25, 2016

Danelle Bessett, Administrative Support
Department of Enterprise Services, Engineering & Architectural Services
PO Box 41476
Olympia, WA 98504-1476

RE: Western Washington University
GC/CM Application Question Responses

Dear Ms. Bessett:

The following are Western's responses to the PRC question on our application to utilize GC/CM on our New Student Housing Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ed Simpson".

Ed Simpson, AIA
Assistant Director, Office of Facilities Development and Capital Budget

1. What do you anticipate Mr. Ed Simpson's overall responsibility with two projects; (1) Carver Hall construction completion, and (2) the design completion/construction kick-off of the New Student Housing Project? Please articulate based on percentage of his time?

Response: *With the Carver Project approximately 50% through construction, Ed's role with Carver is weekly meetings with the project manager to monitor project status and activities. Ed also participates in WWU project steering committee meetings and monthly project oversight meetings with high level representatives of the owner, architect, and GC/CM to monitor project status and assure any project issues are being resolved timely.*

2. In the written narratives of each team member, it appears Mr. John Treston will be representing WWU with the everyday duties. He is listed as only 75% involved and it appears he has no Washington State RCW 39.10 GCCM experience. Who will be supporting Mr. Treston during the design and construction phases of this project?

Response: *Ed Simpson will be supporting the project manager, attending joint A/E – GC/CM team meetings. Ed is also managing the GC/CM selection process, preconstruction services contract development and will eventually participate in MACC negotiations. Ed meets weekly with the project manager regarding weekly status and participates in project monthly oversight meetings with high level representatives of the owner, architect, and GC/CM to monitor project status. As mentioned below the project manager will also be supported by a 100% on-site representative during the construction phase.*

3. In the organizational chart, please clarify who your 100% committed Onsite Representatives are and what their responsibilities will be? The individual team narratives do not align with the names on your organizational chart?

Response: *Dale Krause will be Western's on-site representative for the New Student Housing project. Dale's role as on-site representative is to monitor the daily construction activities as the owner's representative. Dale is supported by the project manager; WWU Facilities Management craft workers also assist with quality assurance walkthroughs. Western will also contract with a commissioning agent to assist with that role.*

4. Please outline what Washington State RCW 39.10 GCCM experience the committed Onsite Representatives team has.

Response: *Dale has previously participated in the AGC's GCCM training class and served as an on-site representative on Western's Miller Hall Renovation and Carver Academic Facility Renovation projects, both GC/CM projects. The Carver project is scheduled to*

be substantially complete in April 2017, allowing Dale to move onto the New Student Housing project.

5. Other than Mr. Rick Brenner, Ms. Diana Rosen and Mr. Ed Simpson, please clarify if any of your proposed team is working on the WWU Carver Academic Renovation GCCM team?

Response: *Dale Krause, on-site representative is on the Carver GC/CM project team. The Carver project is scheduled to reach substantial completion April 2017, allowing Dale to move from the Carver project to the New Student Housing project. With the recent departure of John Treston, Sherrie Montgomery will assist with PM duties as we bring a new WWU project manager on line. Sherrie has been the project manager on our Carver Academic Renovation project.*

6. The team seems qualified to do this project, but I do have a comment/concern. The project seems fairly straightforward and since it is a housing project not very complicated. I need WWU to explain in more detail why the phasing or scheduling is complex.

Response: *We feel that while the project is a housing project, the project is complex and would benefit by having GC/CM involvement during the design and construction. The anticipated density required to achieve the target bed count will require that the building be designed and constructed at or near the code allowed building height for wood construction. At this scale, wood framed construction is highly specialized and the project would benefit greatly from having a GC/CM experienced in wood construction of this scale on board to both inform the design process and help ensure project success during the construction phase. Western also wants the GC/CM heavily involved in the design of the exterior rain-screen system providing input and constructability review to assure long term performance of the system to protect the wood structural system and interior environment.*

Our application listed some of the site and schedule complexity issues but there are some infrastructure systems in the project not mentioned that are not typical for a housing project. Western is committed to having this project be a minimum of LEED Gold certified. Instead of the typical electrical baseboard heating system, Western's project will be designed to have a hydronic heating system with energy recovery ventilation. The domestic hot-water system will be designed to utilize wastewater heat recovery for pre-heating of domestic hot water. The electrical system will utilize occupancy sensors and daylight controls. Select outlets will also be controlled with occupancy sensors. There will be an emergency generator system providing emergency backup for egress lighting, elevator, telecommunications, access control, and alarm systems. The project will also have enhanced systems monitoring tied into Western's campus energy management system.