

An architectural rendering of a modern, multi-story building with a prominent glass facade and a green roof. The word "WELCOME" is displayed in large, white, sans-serif letters on the upper level of the glass facade. A wide, paved walkway leads towards the building, where several people are depicted in various poses, suggesting a lively campus environment. The sky is bright blue with scattered white clouds.

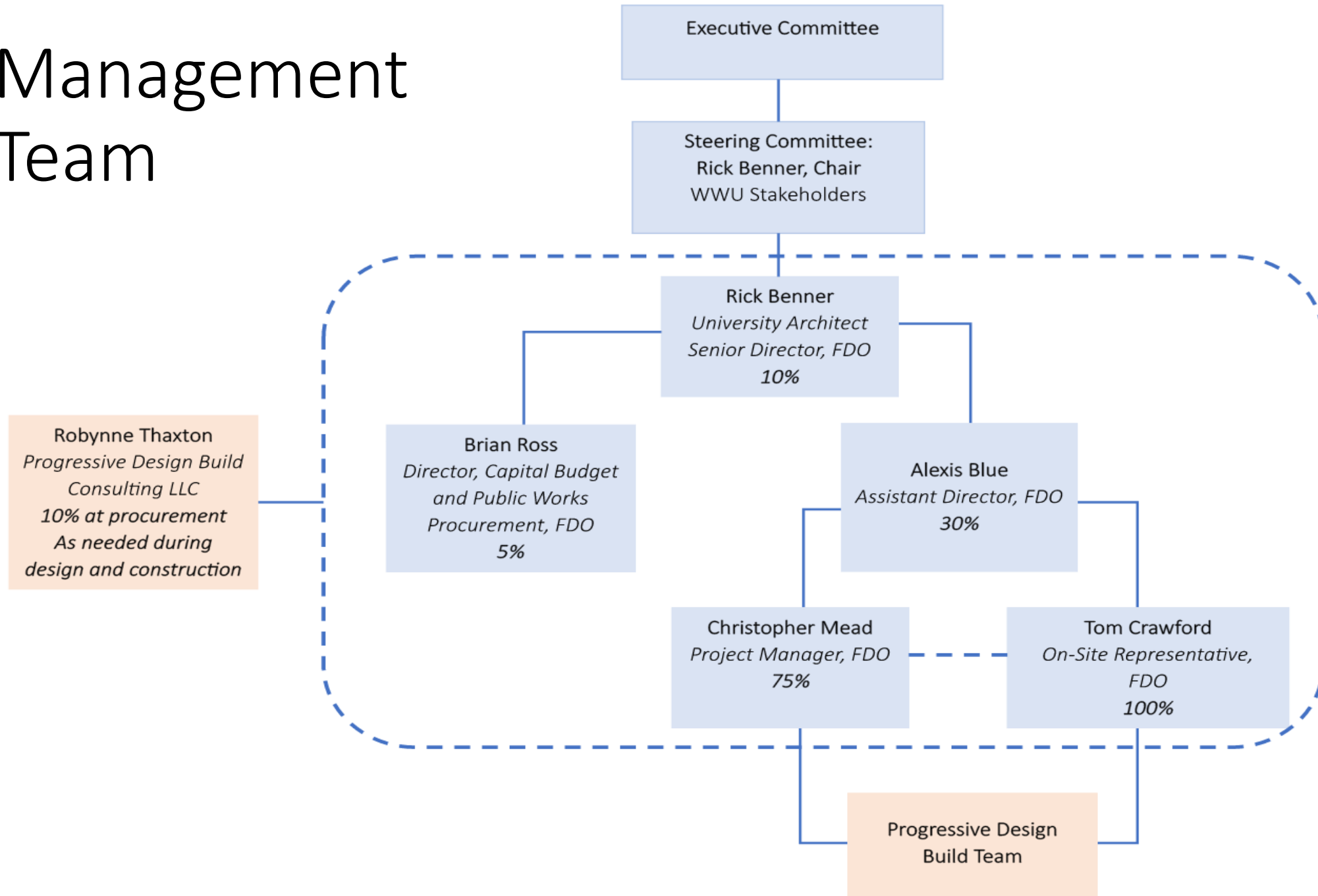
Western Washington  
University's  
**Student  
Development &  
Success Center**

**PRC Presentation**  
November 30, 2023

# Public Body has necessary experience or team

- Rick Benner, FAIA
  - University Architect. Involved in all public works projects, including all alternative deliveries to date.
- Brian Ross, MPF
  - Director of Capital Budget & Public Works Procurement. Contract experience, reporting and administration. Policy level guidance.
- Alexis Blue, PE, MS, PMP
  - Assistant Director. Involved in all public works projects, including most recent alternative delivery projects. Associate DBIA certification in process.
- Chris Mead, AIA
  - Project Manager/Architect. Associate DBIA certification in process.
- Tom Crawford, BA
  - Construction Coordinator. 25 years with King County. Worked at WWU on first PDB project, currently on GC/CM project (EECS). Associate DBIA certification in process.
- Robynne Thaxton, JD, FDBIA
  - PDB Consultant. Mentoring, support services, templates for RFQ and RFP contract documents, industry best practices.

# Management Team



# The Proposal

- Coast Salish People's Acknowledgement
- Build a new Student Development & Success Center of approximately 40,000 GSF on Western's campus.



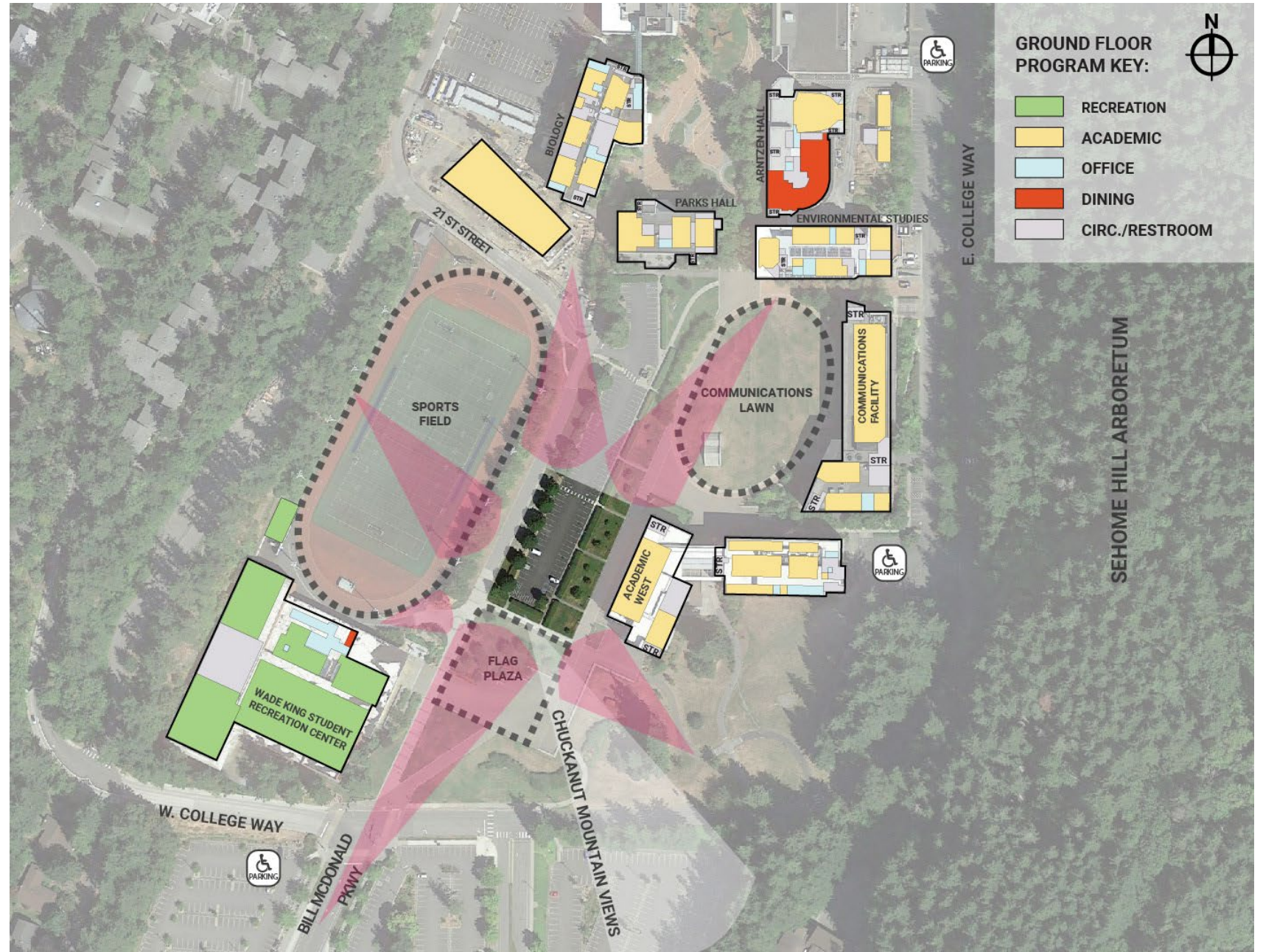


# Why Progressive Design-Build?

- Maximize fixed project budget.
- Construction site is restrictive with a high traffic volume.
- Ambitious goals including:
  - High MWBE participation.
  - Active participation by Western's faculty, staff and student groups.
  - Low-impact development strategies.
  - Use of locally sourced material and products in construction.
- DB team collaboration, including trade partners and subcontractors, maximizes project innovation.
- Successful use by University on past projects.

# Site

Located at the more accessible southern entrance to campus, adjacent to Flag Plaza, the new building is envisioned as a greeting point and welcome center for visitors arriving on campus and as a hub of student life at the south end of campus.



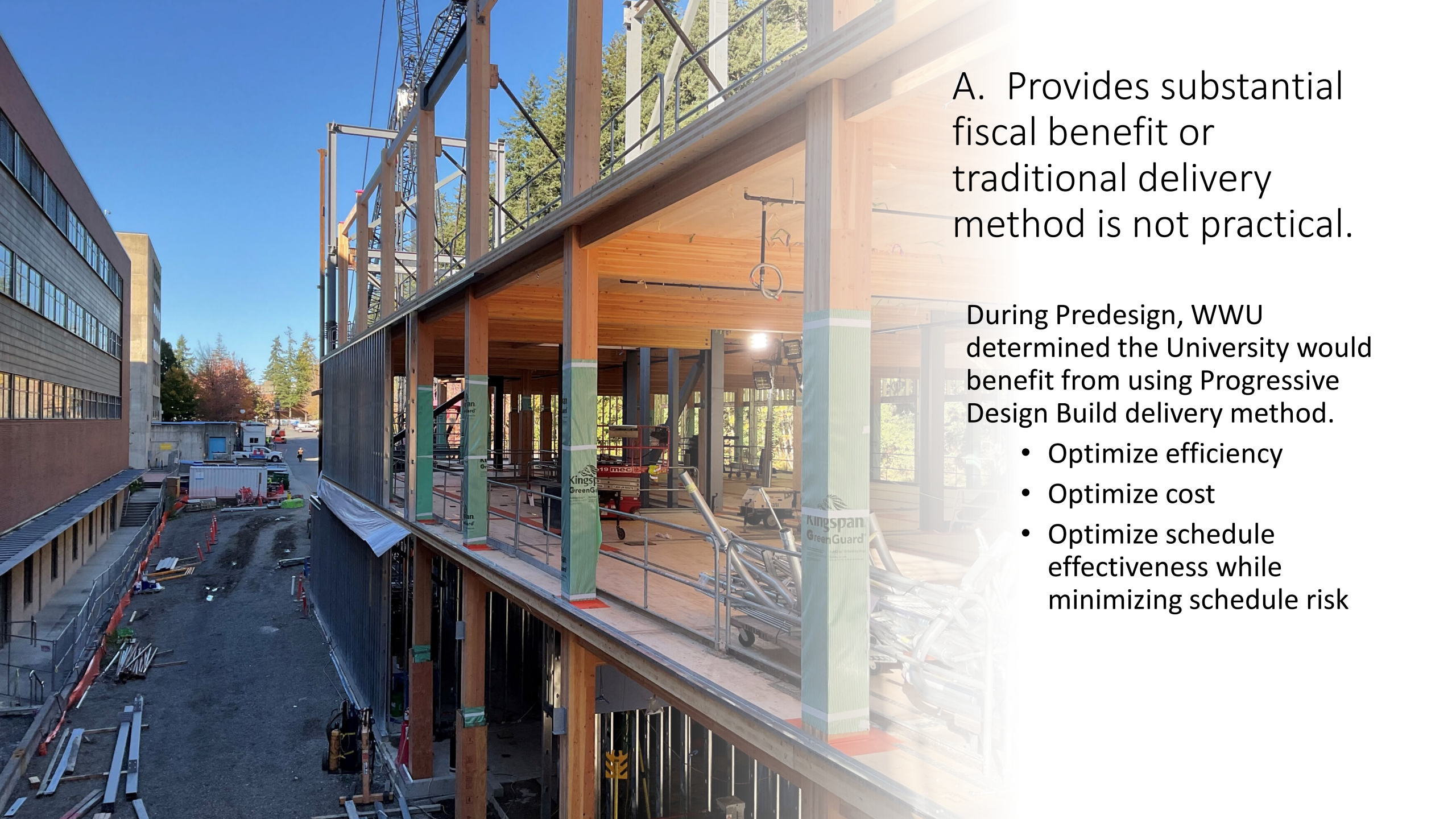
# Budget

Costs for Professional Services (specialties, legal)	\$4,220,000
Estimated project construction costs (including PDB contingency)	\$38,717,000
Equipment and furnishing costs	\$1,933,000
Contract administration costs	\$1,486,000
Contingency (owner)	\$2,069,000
Other related project costs - permits, in-house assist, artwork	\$1,865,000
Sales Tax	\$3,710,000
<b>Total</b>	<b>\$54,000,000</b>

Western has resolved past audit findings relative to previous projects.








A. Provides substantial fiscal benefit or traditional delivery method is not practical.

During Predesign, WWU determined the University would benefit from using Progressive Design Build delivery method.

- Optimize efficiency
- Optimize cost
- Optimize schedule effectiveness while minimizing schedule risk



## B. Project meets qualifying criteria under RCW 39.10.300.

Public bodies may utilize the DB procedure for public works projects in which the total project cost is over two million dollars and where:

- The project team determined the use of PDB will provide significant savings in project delivery time.
  - Ability to set the GMP and use Target Value Design from the beginning
  - Early procurement of long-lead items

## B. Project meets qualifying criteria under RCW 39.10.300.

The project provides opportunity for greater innovation and efficiencies between the designer and the builder

- Maximum innovation
  - Subcontractor buyout based on qualifications rather than solely on low bids
  - Allows for higher MWBE participation and enhancement
  - High sustainability goals



# C. Public Body has necessary experience or team

WWU has successfully managed over 800 public works projects valuing over a billion dollars, including:

## 5 GC/CM

Miller Hall Renovation

Carver Renovation

Multicultural Center

Interdisciplinary Science Building

Electrical Engineering & Computer Science (Kaiser Borsari)

## 3 Progressive Design Build

Alma Clark Glass Residence Hall

Administrative Support Services (cancelled after design phase)

House of Healing

This project (SDSC) will be the fourth PDB project.

Construction personnel independent of the DB team are knowledgeable in DB process & capable to oversee & administer the contract	✓
Project delivery knowledge and experience;	✓
Sufficient contract administration personnel with construction experience;	✓
Written management plan with clear & logical lines of authority;	✓
Necessary & appropriate funding and time to carry out the project;	✓
Continuity of project management team with project type & scope experience;	✓
Necessary and appropriate construction budget.	✓

# MWBE Outreach & Enhancement


- RFQ will request successful past use of minority, women, disadvantaged, small, and veteran certified businesses.
- RFP will require responders to submit their plan that includes experience and strategies for enhancement.
- Design-Build is the best delivery method to achieve high participation.



A man in a dark suit stands at the front of a modern, brightly lit room with large floor-to-ceiling windows. He is addressing a group of people seated in rows of green chairs. The room has a high ceiling with exposed wooden beams. The windows offer a view of a landscape with green fields and distant mountains under a clear sky. The overall atmosphere is professional and collaborative.

# Lessons Learned

- Invest in up-front prep
- Establish a culture of trust
- Align team members with project goals
- Early inclusion in decision-making, such as site selection
- Select team with a history of applying an effective TVD process
- Enforce robust communication regarding development of cost, scope and schedule
- Involve key subcontractors as early in design as possible
- Pay attention to pre-con handoff into construction
- Early procurement requires coordination between entire PDB team

An architectural rendering of a modern, multi-story building with a prominent green roof. The building has large glass windows and a concrete facade. A sign above the entrance reads "WELCOME". Several people are shown walking on a wide, paved walkway in front of the building. The sky is blue with some clouds.

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**QUESTIONS?**