

Western Washington University Campus Decarbonization

Application for Project Approval
Progressive Design-Build
December 5, 2024



Agenda

- Introduction
 - About Western
 - Mission & Values
- Meets RCW 39.10
- Project Team
- Project Scope
- Schedule
- Budget & Funding
- Questions?



About

- Located in Bellingham, WA (population 93,910)
- Situated on the ancestral homelands of the Coast Salish Peoples
- Established 1893
- 14,651 Students
- 200+ undergraduate programs
- 40+ graduate programs
- 60 buildings (~3,000,000sf) over a 215-acre campus



About

- Mission & Values
 - Sustainability – Ranked 15th on the 25 Best Green Colleges in the U.S. rankings
 - MWBE – Committed to maximizing & growing participation



WWU Project MWBE Goals & Participation

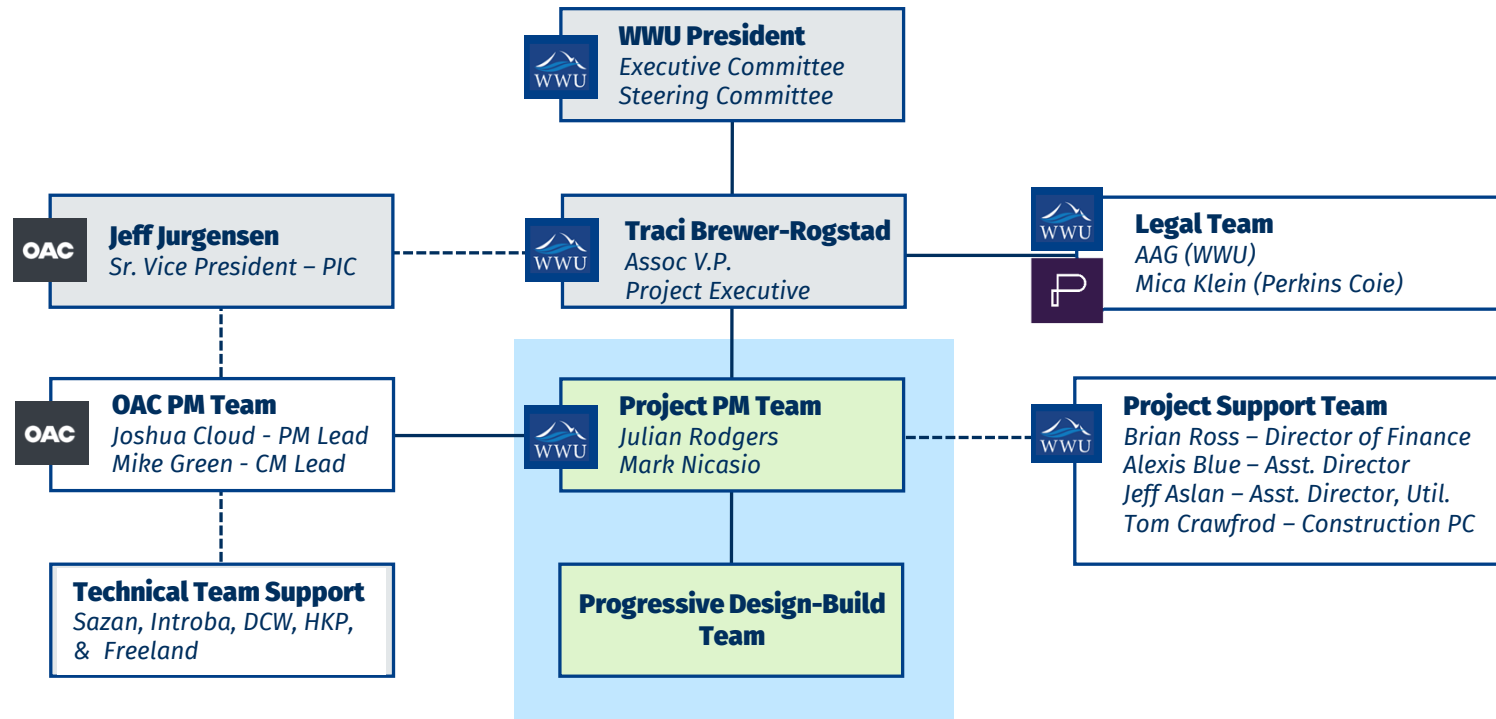
Project	MWBE Participation	Status
Student Development & Success Center (PDB)	Goals: 15% MBE, 6% WBE, 10% SBE (<i>Final participation TBD</i>)	In Progress
House of Healing Longhouse (PDB)	Goals: 15% MBE, 6% WBE, 10% SBE (<i>Final participation TBD</i>)	In Progress
Kaiser Borsari Hall (GC/CM)	5.7%	In Progress
Alma Clark Glass Residence Hall (PDB)	4.1%	Complete 
Interdisciplinary Science Building (GC/CM)	11.6%	Complete 

Why Progressive Design Build?

- Project team evaluated:
 - Heavy Civil GC/CM, GC/CM, and Traditional – Design/Bid/Build
- PDB - Best opportunity to meet project goals:
 - Predictability: Align Budget & Scope
 - Minimize length of impact to campus (Expedited Schedule)
 - Complex project phasing/sequencing
 - Earlier cost certainty
 - Single contact for Owner with PDB team
 - Technical Innovation for a complex project
- Community Partnerships



Project Team



Project Scope

Existing
Steam Plant
Boiler visible
through
window and
steam art at
right



Project Scope

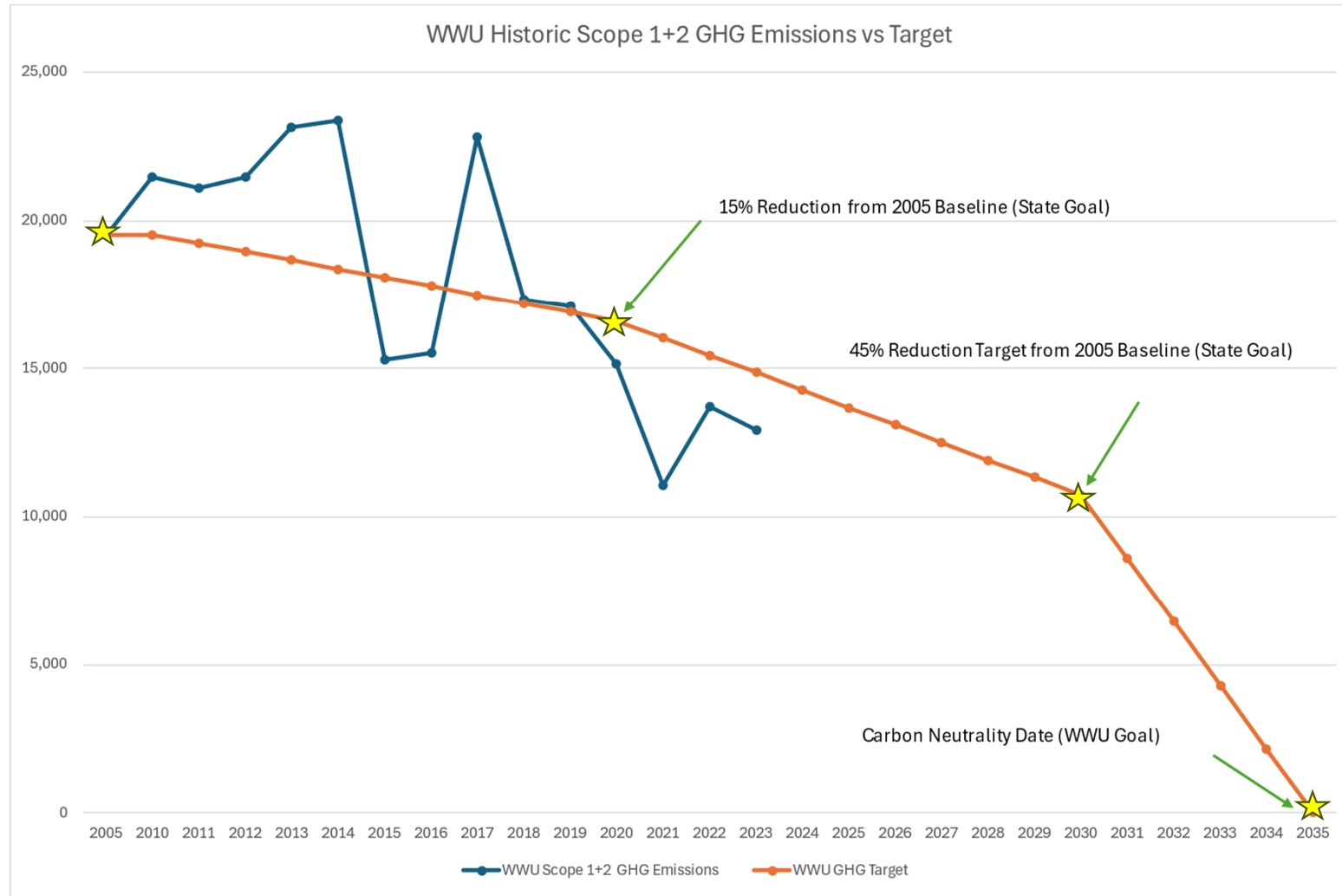
Greg Hough (Asst. Director for Facilities Asset Management)
Shows off the old steam plant



Project Scope

WWU Carbon Neutrality Goals

The State mandates a 45% decrease in Greenhouse Gas emissions by 2030. WWU intends to be Carbon Neutral by 2035.

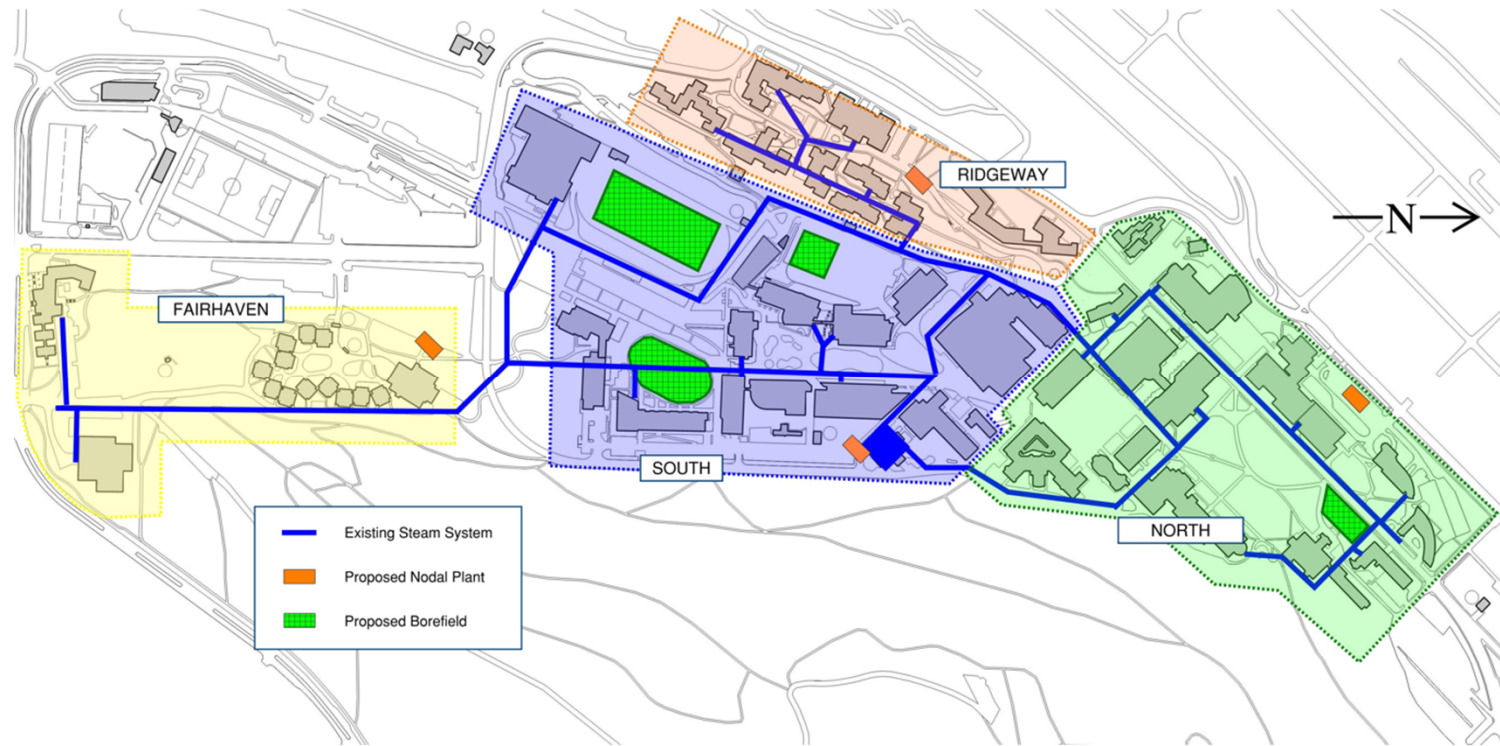


Project Scope

Campus Map

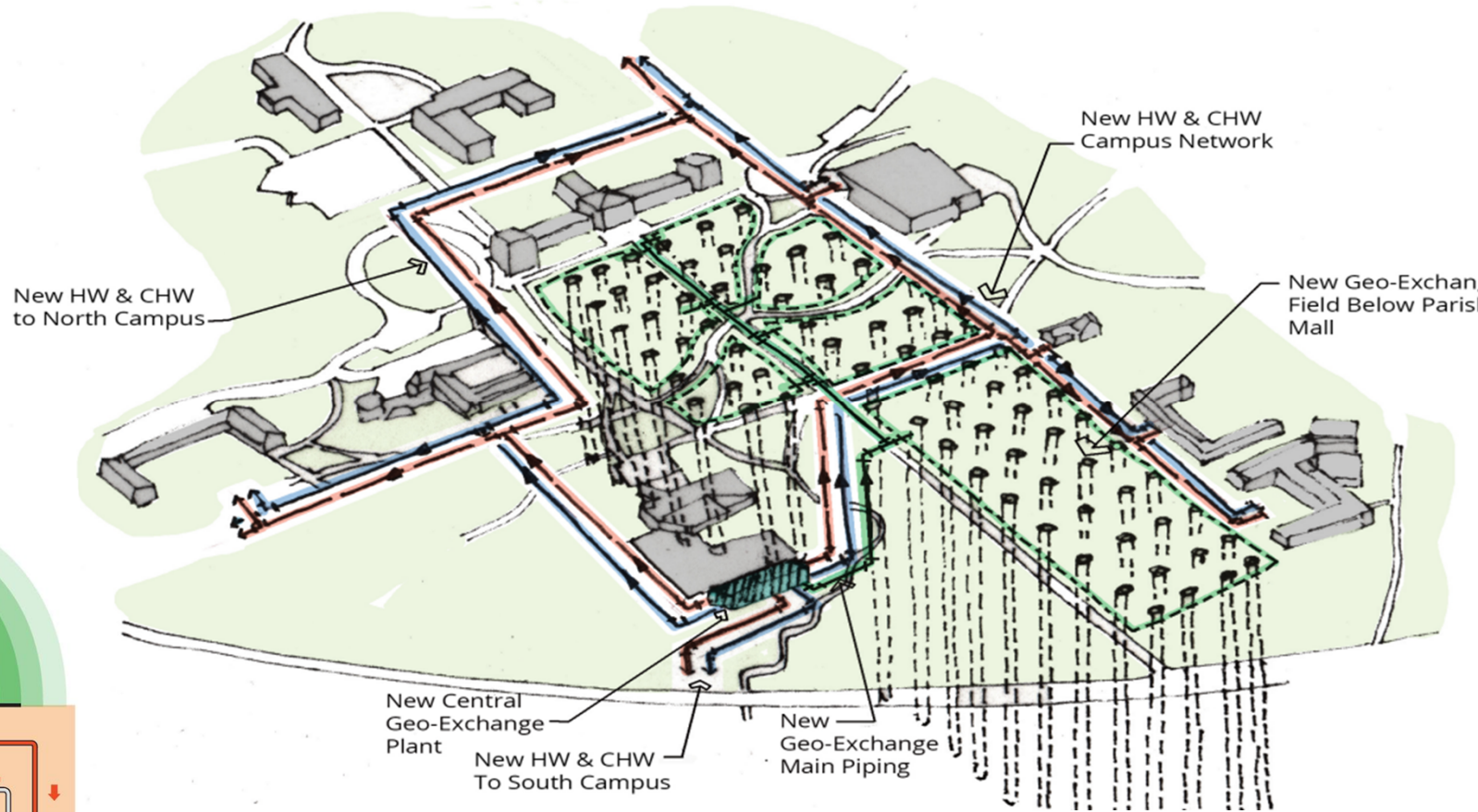
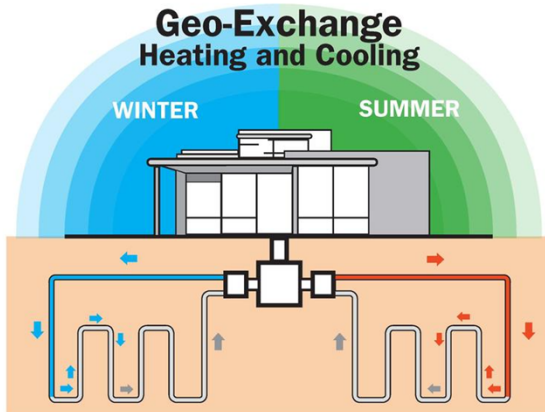
Existing central steam plant and distribution lines in blue. Areas served by potential nodal systems highlighted with geo-exchange fields shown in green and potential nodal plant locations in orange.

(All locations and sizing shown are for reference only and will be further refined during design.)



Project Scope

Western will be phasing out steam generation and implementing a geo-exchange system



Project Scope

5" bore holes usually require depths of 200-600 feet. Distribution piping will connect the geo-fields to the nodal plants and related buildings.



Project Scope

Campus impacts: PDB team will need to be a collaborative partner to maintain a safe campus environment during construction.



Schedule*

	OLD		NEW
• PDB RFQ Advertisement #1:	12/10/2024		1/10/2025
• PDB SOQ's DUE:	1/30/2025		3/4/2025
• RFP Issued to finalists:	2/18/2025		3/21/2025
• PDB Management Plan & Fee Due:	3/5/2025		4/25/2025
• Announce successful team:	3/12/2025		5/5/2025
• PDB NTP:	April 2025		June 2025
• Construction complete:			Fall 2030

**all dates are still estimates, final dates will be released in RFQ 1/10/2025*

Budget

Costs for Professional Services (A/E, Legal etc.)	\$19,071,133
Estimated project construction costs <i>(including construction contingencies):</i>	\$126,388,536
Equipment and furnishing costs	\$126,038
Off-site costs	\$0
Contract administration costs (owner, cm etc.)	\$5,867,056
Contingencies (design & owner)	\$7,583,198
Other related project costs (briefly describe)	\$2,669,916
<u>Sales Tax (Construction & Design)</u>	<u>\$13,294,123</u>
Total	\$175,000,000

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