UW Bothell | Cascadia College
Phase 4 STEM Building

Pre-Submittal Meeting
May, 24 2019
Agenda

- Introductions
- Goals
- Program & Scope
- Site
- Schedule & Budget
- Business Equity
- Integrated Design Build
- DB Selection Process
- Architect Selection
Goals

- Create learning environments that support collaboration, active learning, and faculty innovation while building community across students and faculty.
- Design a physical environment that promotes interactions between UWB and CC faculty, staff, and students.
- Display the campus’ commitment to environmental and economic sustainability, including by seeking to minimizing building life-cycle costs and carbon footprint.
- Redistribute STEM facilities across the campus as appropriate to improve operational efficacy, student access and relationships.
Program & Scope

Estimated building size: 100,000 GSF (65,000 ASF)
Total project budget: $79.4M (Construction $60M+WSST)

- Budget based on community college science buildings such as:
  - Edmonds Community College STEM Building
  - WSU Everett University Center
  - Grays Harbor College STEM Building

Programming

- Classrooms
- Class labs
- Collaborative faculty offices and student collaboration space
Site – Preferred Site

- Centrally located on the combined campus
- Large enough to accommodate the full build-out of the combined facility.
- Lessens the impact on the significant grove stand.
- Continues Discovery Hall pattern to facilitate slope access from the campus core to upper campus.
- Less impact on previously installed campus utility infrastructure.
- Most cost-effective development site.
Schedule & Budget

Anticipated Schedule

- Selection of Design Architect: Jul. – Aug. 2019
- Occupancy: Aug. 2022

UWB Funding: $38.3M
CC Funding: $41.1M
Total Project Budget: $79.4M (Construction Budget $60M + WSST)
Business Equity

Business Equity = Participation by Business Equity Enterprise design and construction firms commensurate with their availability to do the work.

The UWB & CC Approach:
- “Inclusive” Inclusion
- Capture Utilization at all tiers
- Project-specific, collaborative aspirational goal-setting
- UWB & CC-Approved Inclusion Plan a condition of award
- Monitoring and reporting on progress of Inclusion Plan
- Incentive Distribution

Expectations
- Shared Values
- Commitments to success
- Collaborative effort
Integrated Design Build

- Belief that Together Everyone Achieves More.

- Both institutions desire an active role in project definition, design and construction decisions.

- Positively impact cost, schedule, building performance and quality, and maximize value by incorporating value added incentive items to the base program.

- Increase predictability and manage expectations.
Best Practices

- Clear project governance
- Clear goals and objectives
- Project Charter
- Co-location of the project team – Big Room
- Target Value Design (TVD)
- Risk register and value-add list
- Incentives through shared risk and reward
- Integrated Building Information Modeling (BIM), BIM execution plan and transition to operations.
Project Governance

Governance Structure, Timely Decision, Project Advancement

**Responsible Party** – High level administrator responsible for ensuring that overall institutional objectives are met.

**Project Executive Committee** – All major project decisions, recommendations, and trade-offs within the established parameters of the project (site, budget, schedule, financing).

**Project Management Team (PMT)** – Day-to-day project management decisions, such as change order reviews, and minor design changes, will be made by the Project Management Team, consisting of project manager from the UW, Cascadia director of facilities and capital projects, UWB PPSM, and project managers from the contractor and architecture firm.

**Senior Management Team (SMT)** – A separate team consisting of principals from the construction and architecture company and the project director will meet quarterly to ensure that the team is working and communicating effectively and is being supported appropriately.

**Project Working Teams** – These subgroups lead the development of various parts of the design. These teams make recommendations to the PMT and the Project Executive Committee.
Design Build Contract

Initial Contract – Project Definition Phase
Compensation: chargeable costs, NTE an agreed amount, and provisionally earned incentive.

- Target Program
- Base Target Cost
- Value Added Incentive Items
- Task Matrix
- Milestones
- Incentive Distribution
Design Build Contract

Amendment #1 – Design/Preconstruction Phase
Compensation: chargeable costs, NTE an agreed amount, and provisionally earned incentive.

- Implementation Documents
- Final Target Cost
- Updated:
  - Value Added Incentive Items
  - Task Matrix
  - Milestones
  - Incentive Distribution Spreadsheet
Design Build Contract

Amendment #2 – Construction Phase
Compensation: chargeable costs, NTE Final Cost, and possible earned incentive.

- Construction of the building
Design Build Contract

Risk and reward shared by the parties, including risk/reward trade and consultant partners.

- **Chargeable Costs**: actual costs, including overhead, incurred by the Design-Builder and Risk-Reward Team Members in the performance of the Work, subject to the Final Target Cost.

- **Incentive Compensation**: an amount that is based on Project outcome and may be provisionally earned upon timely achievement of a Milestone and/or incorporation of an Added Value Incentive Item.
  - IC may be provisionally earned but will not be due until Final Completion.
Design Build Contract

- **Incentive Compensation (IC)**
  - If Final Actual Cost is less than Final Target Cost, IC increased by 10% of the difference (Savings)
  - If Final Actual Cost exceeds Final Target Cost, IC is reduced dollar for dollar by the amount of the difference until IC has been eliminated.

Any remaining excess Chargeable Costs are split between Owner and Design Builder until Maximum Contract Amount (MCA) is spent

If MCA is exceeded, Design Builder and Owner share responsibility for all other Chargeable Costs
Design Builder Selection Process

- Shortlisted Finalists based upon written SOQ, group discussion and references.

- Each Finalist will be invited to respond to the RFP. Meetings at each of the Finalists’ offices will be conducted. Insights from these meetings will be shared with the PEC before selection.
Design Builder Selection Process

Last day for request for information       May 30
Last addendum issued for RFQ            May 31
SOQ due at 3:00pm                      June 6
Notification to selected Finalists      June 13
Issue request for proposals             June 17
Finalist contract review meeting        June 25
RFP Proposals due at 3:00pm             July 16
Finalists interviews                    July 17-24
UW initiates negotiations w/ highest scorer July 31
Architect Selection

- Motives for the 2 part selection process.

- UWB & CC will work collaboratively with the selected builder to select a design architect.

- Involvement of the University’s Architectural Commission.
Questions

Please direct all questions to
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