

TRANSMITTAL RECORD

To: Robyn Hofstad
General Administration - Engineering & Architectural Services
PO Box 41012
Olympia, WA 98504-1012

From: Oliva Yang, AIA

Date: March 01, 2011

Project: Waller II Student Housing

Subject: Application for Project Approval - Design-Build Methodology

- For Action Per Your Request Per Our Conversation
- For Approval For Your Info/Use For Your Comments

We are enclosing the following items:

1	Executed Application Form - Application for Project Approval, Design-Build
1	Exhibit A - Staff Biographies
1	Exhibit B - Personnel Experience - Design-Build Projects
1	Exhibit C - Personnel Construction Experience
1	Exhibit D - Design-Build Process Diagram
1	Exhibit E - Public Body Construction History
1	Exhibit F - Preliminary Sketches (Sheets F-1 thru F-4 ; 4 sheets total)

Remarks:

Submitted for review and action by the Project Review Committee of the Capital Projects Advisory Review Board at the next scheduled meeting of the PRC.

Electronic copy is being forwarded to rhofsta@ga.wa.gov

If there are any questions or additional information is needed, please feel free to contact Mike Leonas, Director - Capital Project Services, WSU Capital Planning & Development at 509.335.5527 or mlleonas@wsu.edu.

Thank You

cc: M. Leonas, WSU-CPD



Olivia Yang

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL
TO USE THE
DESIGN-BUILD (D-B) ALTERNATIVE
CONTRACTING PROCEDURE

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9. A Public Body that is certified to use the DB procedure and is seeking approval to use this procedure on a DB project with a total project cost of less than \$10 million is not required to submit information for Questions 7 or 8.

1. Identification of Applicant

- (a) Legal name of Public Body (your organization): **Washington State University**
- (b) Address: **110 Commons Building, PO Box 643611, Pullman, WA 99163-3611**
- (c) Contact Person Name: **Michael L. Leonas** Title: **Director-Capital Project Services**
- (d) Phone Number: **509-335-5571** Fax: **509-335-6875** E-mail: **mleonas@wsu.edu**

2. Brief Description of Proposed Project

Please describe the project in no more than two short paragraphs.

The proposed project, currently referred to as Waller II, will provide for a new student housing facility on the WSU-Pullman campus. The project will provide for approximately 300 beds in a mixture of living units ranging from single bed units to 4-bed suites. The facility will also include areas to support public, common, and building system program needs. Anticipated total size of the facility will be approximately 95,500 square feet.

3. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 3,180,000
Estimated project construction costs (including construction contingencies):	\$ 21,568,160
Equipment and furnishing costs	\$ 2,425,500
Off-site costs	\$ -0-
Contract administration costs (owner, cm etc)	\$ 824,000
Contingencies (design & owner)	\$ 2,503,000
Other related project costs (Permits, testing, advertising, misc.)	\$ 274,700
Sales Tax	\$ <u>1,824,640</u>

Total **\$ 32,600,000**

B. Funding Status

Please describe the funding status for the whole project.

Funding has been approved by the Board of Regents. Source of funding is from WSU Housing & Dining Services bonds and cash reserves.

4. **Anticipated Project Design and Construction Schedule**

Please provide:

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.

Pre-Design/ Program Development Complete	March 15, 2011
Design-Build Team Selection	August 01, 2011
Complete Construction Documents	February 28, 2012
Complete Construction	July 01, 2013

- If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the D-B contracting procedure.

The design efforts thus far represent a substantially developed schematic level of design and program/system requirements. Design development and construction documents development will be completed by the Design-Build Team.

5. **Why the D-B Contracting Procedure is Appropriate for this Project**

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If the design and construction activities, technologies, or schedule to be used are highly specialized and a D-B approach is critical in developing the construction methodology or implementing the proposed technology, (1) What are these highly specialized activities, technologies or schedule, and (2) Why is D-B critical in the development of the methodology or the implementation of the proposed technology?
- If the project design is repetitive in nature and an incidental part of the installation or construction, why is the design repetitive and incidental to the installation or construction?
- If regular interaction with and feedback from facilities users and operators during design is not critical to an effective facility design, why is regular interaction and feedback not critical?

Student housing is an ideal opportunity for Design Build because of the repetitive nature of the construction. This project is no different in as much as it provides for repetitive floor plans from the first through upper floors, providing typical room layouts on typical floor plates.

The schedule for this project is fairly aggressive. It is desired to have the facility on line in July of 2013. To meet this aggressive schedule it is believed that a Design-Build approach will best suit the project approach. Even though the design is considered repetitive, the nature, complexity, and the need for a highly coordinated and integrated construction schedule will require a direct mutually responsible relationship between the consultant(s) and the contractor to ensure that issues involving design, construction, cost, and schedule are identified and resolved prior to the completion of design development and the preparation of a cost proposal. This relationship will also allow the Design-Build team the opportunity to phase components of the construction work to best deal with the local climate and academic schedules.

As stated earlier, schematic design and program development have been completed for the Waller II project. As part that process, there has been substantial interaction between CPD, the design consultant disciplines, and the various user groups within Housing & Dining Services and other University groups to identify, prioritize, and incorporate the program needs and amenities for the project. This information will be provided to the potential design-build teams as part of the RFQ/RFP and is expected to minimize the need for regular interaction with and feedback from these groups during the design. The involvement of user groups has already been established and while some additional interaction is anticipated, it is not a critical element to further design development.

6. Public Benefit

In addition to the above information, please provide information on how use of the D-B contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (the "design-bid-build method") is not practical for meeting desired quality standards or delivery schedules.

Under the traditional design-bid-build methodology there are inherent risks for increased costs and extensions of schedule after construction contract award for projects that require highly coordinated and complex construction schedules even though the design may be repetitive in nature. Current student housing facilities require an expanded degree of integration of the building systems to meet the needs of the residents. For example, the requirements for wireless communication system availability in the facility as well as the number of hardwired data ports for each resident add a layer of complexity to the traditional MEP coordination/integration. This requirement in addition to others add to the complexity of the construction schedule that necessitates the need to control cost and schedule issues to the maximum extent possible prior to the completion of a cost proposal.

Furthermore, this project is crucial to the renovation plans for existing housing facilities on the campus. The renovation of the existing facilities identified in the 10-Year Housing Plan will necessitate the displacement of residents in some of those facilities. It is the intent of this project to help minimize the loss of residents (revenue) during the renovation of existing facilities by being able to provide alternate housing to the displaced residents. These renovations plans cannot move forward effectively and cost efficiently without this project being online expeditiously.

Given that the project is funded through bond sales and fixed cash reserves, a limited resource level is defined. It is important that the project delivery methodology minimize the fiscal risk of increased costs during construction and maintains the integrity of the schedule as well as the revenue/marketing plan for the facility. The design-build methodology provides a direct responsibility and relationship between the consultant(s) and the contractor and defines the primary responsibility for communication and coordination within the design-build team. This provides for the most effective and expeditious means of exchanging ideas for resolving and coordinating design, construction, schedule, and cost issues as part of the cost proposal preparation phase. This will mitigate the risk of increased costs during construction.

7. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the D-B contracting procedure.

Over the past twelve years, Washington State University has a demonstrated track record of successfully managing design and construction of quality projects utilizing the traditional Design-Bid-Build project delivery method as well as the alternative General Contractor/Construction Manager and Design-Build methods. WSU is one of the public agencies originally authorized to utilize alternative contracting procedures. Since 1997, WSU Capital Planning and Development has successfully delivered nearly fifty projects, including 17 projects utilizing alternative project delivery methods, with a total value in excess of \$380 million.

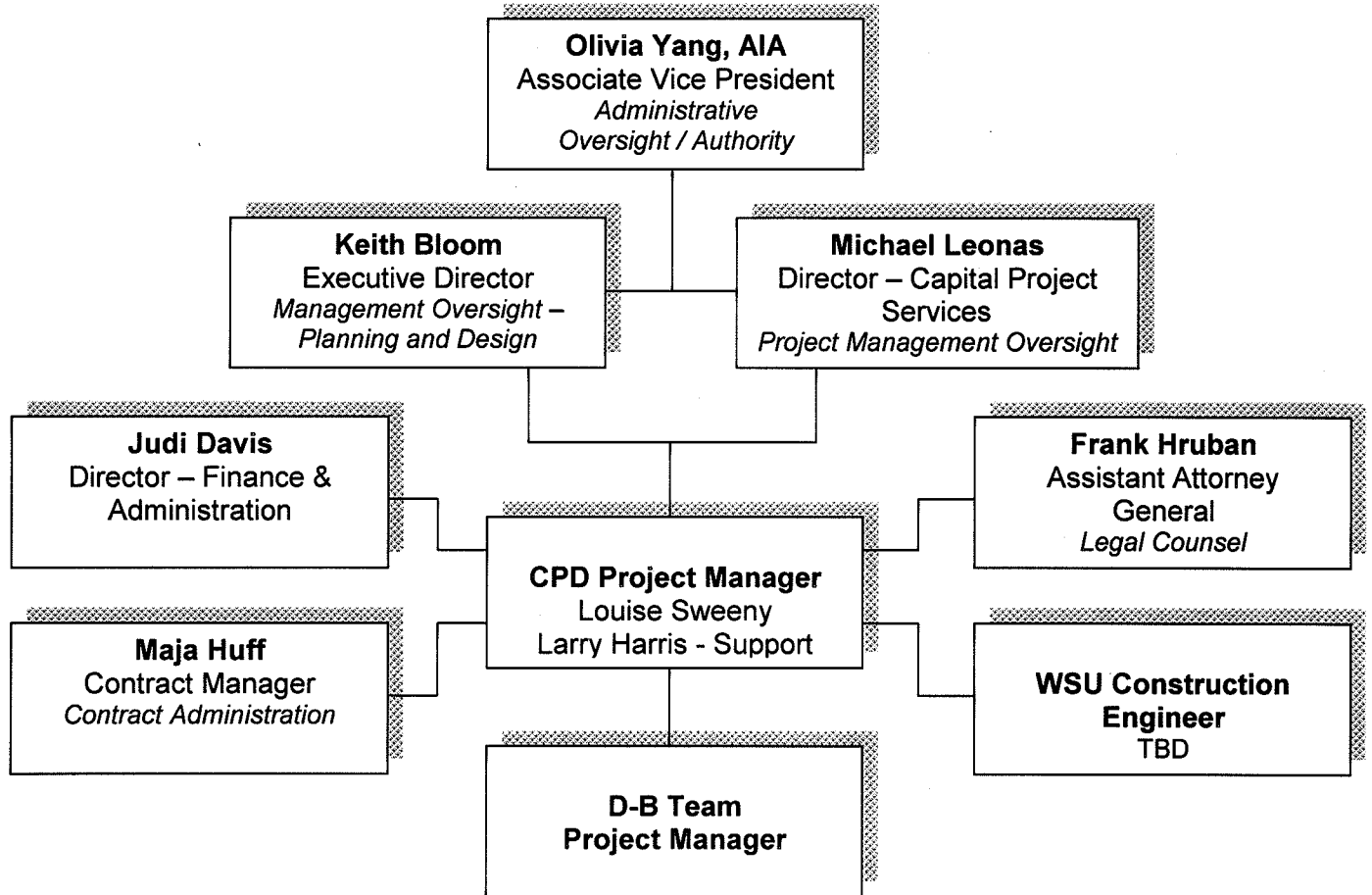
The Capital Planning and Development department has consistently delivered high quality projects that meet functional needs while consistently meeting the demands of both schedule and budget. As outlined in Exhibit B, the management and staff of the department include professional architects and engineers with significant experience managing public works projects.

Washington State University has managed the design and construction of technically complex projects ranging from agricultural and biomedical research laboratories to new energy plants and athletic facilities. The staff and management of WSU Capital Planning and Development have successfully balanced the schedule, budget, and scope demands of these complex projects.

Over the past several years, Washington State University has continued to refine procedures, contracts, and agreements to specifically address the alternative contracting methods. These refined processes establish a strong framework that promotes partnerships throughout the design and construction of quality facilities and infrastructure.

- A project organizational chart, showing all existing or planned staff and consultant roles.

Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)



Associate Vice President: Administrative Oversight and Final Project Authority
Campus Architect and Campus Planner

Executive Director & Capital Project Services Director: Management & Oversight during Planning, Design, and Construction – Design Resource for Project Managers.

CPD Project Manager: Project Lead and Point of Contact for all project-related issues and activities
Responsible for Project schedule, budget, program, design, documentation

Director – Finance & Administration: Oversight of funding and budget; Project Liaison with OFM

Contract Manager: Administers all A/E and GC, GCCM, and DB proposals and contracts

Legal Counsel: Review of all legal documents and contracts

Construction Engineer: On-site observation of all construction-related activities

- Staff and consultant short biographies that demonstrate experience with D/B contracting and projects (not complete résumés).

Please refer to Exhibit A – Staff Biographies

- Provide the ***experience and role on previous D-B projects*** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.
(See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)

Please refer to Exhibit B – Personnel Experience

- The qualifications of the existing or planned project manager and consultants.
Note: For design-build projects, you must have personnel who are independent of the design-build team, knowledgeable in the design-build process, and able to oversee and administer the contract.

Washington State University is proud of its history of delivering technically complex and challenging projects. In addition to the strong leadership and seasoned experience of the department's management, the Capital Planning and Development staff is mostly made up of licensed professionals. Over the past ten years, WSU has successfully recruited architects, mechanical engineers, electrical engineers, structural engineers, civil engineers, and code specialists. This internal expertise has proven to be of significant value to both the University and the State of Washington. A significant number of these professionals have experience in delivering projects with alternative contracting methods including the design-build methodology.

With the depth in experience combined with open communication between the management team and project managers, Capital Planning and Development will have the ability to provide both a Project Manager and a Construction Engineer in addition to internal resources with the qualifications, knowledge, and experience to effectively execute a design-build project.

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

Capital Planning and Development does not anticipate the need to employ the services of an interim project manager at this time.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Please refer to Exhibit C – Personnel Construction Experience and Exhibit E – Public Body Construction History

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

Capital Planning and Development is structured so that the Associate Vice President, Executive Director, and Director of Capital Project Services are integrated into the planning, design, and execution of each and every project. In addition to weekly manager meetings, bi-weekly staff meetings are held where ideas and knowledge are shared within the department. Over the past ten years, WSU has also implemented “Lessons Learned” staff meetings where issues are discussed and the positive results of open communication are realized. Quarterly Project Manager Review Meetings have also been a consistent avenue for PM’s to share the details of their projects with management of the department. WSU has also developed a strong quality control program that includes detailed reviews at each phase of a project.

In addition to these internal reviews, WSU consistently implements value-added strategies into each project including constructability reviews, VE studies and peer reviews. WSU CPD has a Code Specialist with ICC certification as a Building Official as a key member of the staff. The Code Specialist works with the WSU Fire Marshall and CPD staff to confirm that life-safety issues remain the highest priority.

To augment the above practices, CPD will conduct outreach activities to the Design-Build community for briefings and training on state-of- the art practices to reinforce our current understanding of this alternative delivery method.

- A brief description of your planned D-B procurement process.

Please refer to Exhibit D – Design-Build Process Diagram

- Verification that your organization has already developed (or provide your plan to develop) specific D-B contract terms.

Capital Planning & Development has already developed and is utilizing standard agreements/contracts for alternative construction delivery methodologies including design-build. The standard contracts were developed internally with oversight and review by senior WSU management. Additional reviews and oversight were conducted in conjunction with the WSU Attorney General’s Office. This contract was successfully used by WSU in the design-build process for the Martin Stadium – Phase III project. However, due to funding issues, the project was never constructed.

WSU plans to review the current form of the agreement and will conduct a similar outreach activity to the other institutes of higher education that have successfully used the DB methodology to verify that the agreement is congruent with current design-build practices.

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: (See Attachment E. The applicant shall use the abbreviations as identified in the example in the attachment.)

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Please refer to Exhibit E – Public Body Construction History

9. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

Please refer to Exhibit F – Preliminary Sketches (F1-F4)

Note that the sketches provided represent only a limited summary of the information in the Program Development/Schematic Design Package for the Waller II Project.

10. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

Washington State University has been audited on multiple occasions by the Washington State Auditor's Office. Consistently there have been no findings.

Caution to Applicants

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.


Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the D-B contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the D-B process. You also agree that your organization will complete these surveys within the time required by CPARB

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: _____



Name: (please print) : **Michael L. Leonas for Olivia O. Yang**

Title: **Associate Vice President – Capital Planning & Development**

Date: **March 01, 2011**

Exhibit A – Staff Biographies

Olivia O. Yang, AIA

29 Years Experience

Associate Vice President, Capital Planning & Development – Washington State University (1 Year)

Director – Special Projects, - University of Washington (9 Years)

Project Manager , University of Washington (11 Years)

Current CPARB Member representing Higher Education (6 Years)

Masters of Architecture – University of Washington

Keith Bloom

28 Years Experience

Executive Director, Capital Planning & Development – Washington State University (6 Years)

Director – Construction Services, Capital Planning & Development – WSU (8 Years)

Bachelor of Science –Construction Management, Boise State University

Michael L. Leonas, P.E (IL, GA)

30 Years Experience

Director – Capital Project Services, Capital Planning & Development – WSU (1 Year)

Senior Project Manager – Major Capital, Capital Planning & Development – WSU (3 Years)

Bachelor of Science – Civil Engineering, North Carolina State University

Lawrence C. Harris, RA

34 Years Experience

Project Manager, Capital Planning & Development – Washington State University (14 Years)

Bachelor of Architecture, University of Idaho

Louise Sweeney, RA

21 Years Experience

Project Manager, Capital Planning & Development – Washington State University (5 years)

Bachelor of Architecture, University of Idaho

Exhibit B – Personnel Experience – Design-Build Projects

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construction		
1 Olivia Yang, AIA	Associate Vice President 29 years experience	Benjamin Hall Research Building	\$150.0M	DB	PM	PM	PM	2002	2005
		Education Outreach	\$17.2M	DB	PM	PM	NA		
		Rainer Vista Pedestrian Landbridge	\$18.7M	DB	PM	PM	PM		
2 Keith L. Bloom, LEED @ AP	Executive Director 32 years experience	Post Family Housing (708 Units) Ft Drum, NY	\$48.0M	DB	QCM	QCM	QCM	1988	1990
		Post Family Housing (208 Units) Aberdeen, MD	\$24.0M	DB	QCM	QCM	QCM	1986	1988
		Post Family Housing (50 Units) Forsyth, MT	\$5.0M	DB	QCM	QCM	QCM	1984	1985
4 Michael L. Leonas	Director - Capital Project 30 years experience	Maintenance Facility - Ft. Gordon, GA	\$6.0M	DB	AE	AE	AE	1995	1997
		F-16 Maintenance Hanger - McIntyre AGB, SC	\$15.0M	DB	AE	AE	AE	1997	1999
		East Chiller Plant & Utility Upgrades - WSU	\$12.0M	DB/ESCO	PM	PM	PM	2007	2009
		Regional Postal Center-Dekalb Co., GA	\$1.5M	DB	AE	PM	PM	1999	2000

KEY	
AE	Architect/Engineer
PM	Project Manager
QCM	Quality Control Manager

Exhibit C – Personnel Construction Experience

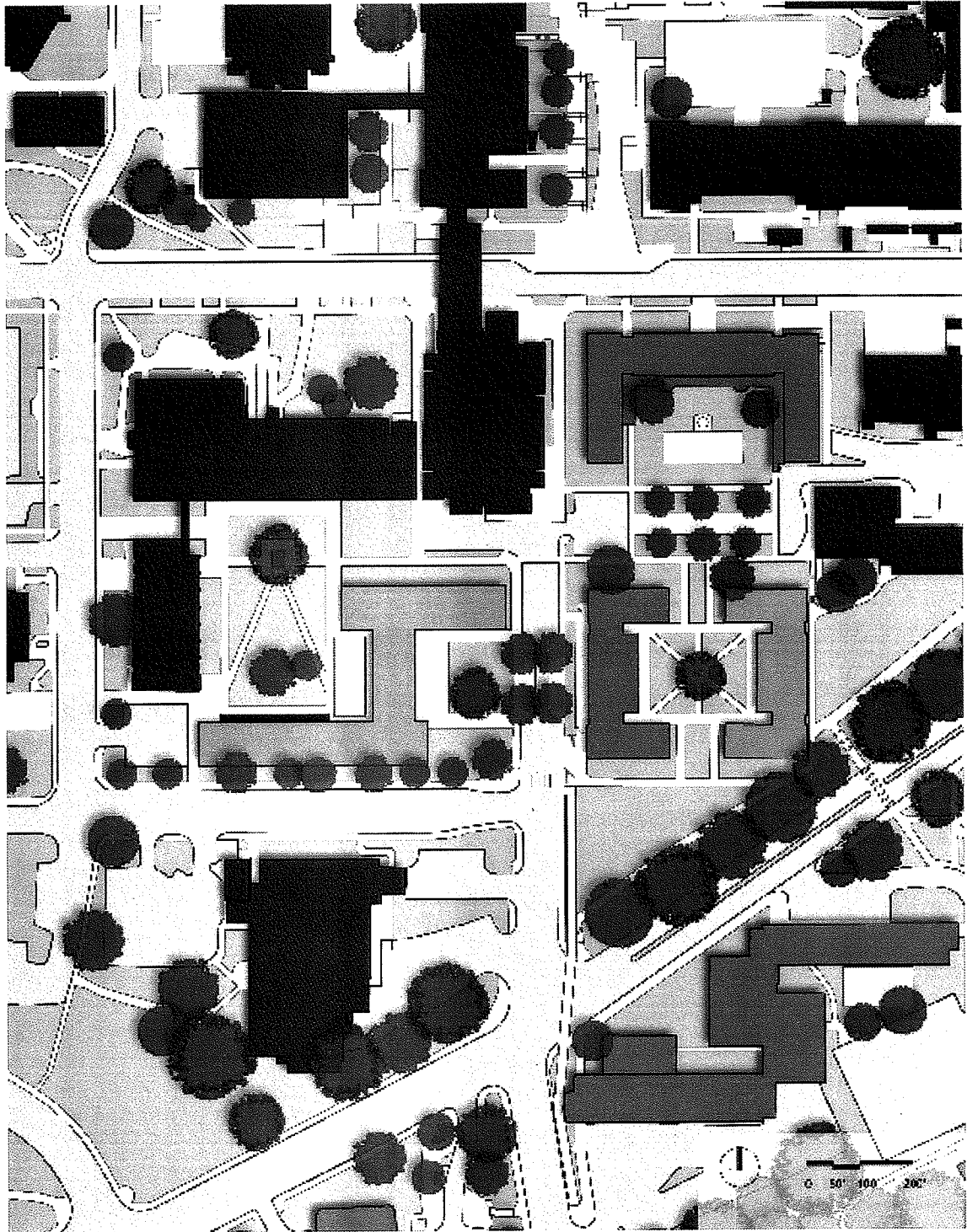
<i>Name</i>	<i>Summary of Experience</i>	<i>Project Names</i>	<i>Project Size</i>	<i>Project Type</i>
1 Keith L. Bloom, LEED® AP	Director - Construction Services 32 years experience	Student Recreation Center	\$39.00 M	GCCM
		Teaching and Learning Center (Smith)	\$40.60 M	GCCM
		Engineering Life Sciences Building - Vancouver	\$29.90 M	GCCM
		Multimedia Classroom Building - Vancouver	\$17.50 M	GCCM
		Student Services Facility - Vancouver	\$14.63 M	GCCM
		School of Communication Addition	\$11.71 M	GCCM
		Plant Biosciences Building (REC1)	\$39.00 M	GCCM
		Steam Plant Redevelopment	\$41.00 M	GCCM
		Health Sciences Building - Spokane	\$39.00 M	GCCM
		Academic Center - Spokane	\$33.90 M	GCCM
		WSU Nursing Center - Spokane	\$34.60 M	GCCM
		Biotechnology/Life Sciences Facility	\$72.60 M	GCCM
		Martin Stadium Renovation	\$24.00 M	GCCM
		Compton Union Building Renovation	\$86.00 M	GCCM
Indoor Practice Facility	\$6.20 M	GCCM		
Bioproducts, Science and Engineering Lab	\$24.75 M	GCCM		
2 Larry C. Harris, RA, LEED® AP	Project Manager 38 years experience	Bioproducts, Science and Engineering Lab	\$24.75 M	GCCM
		School of Communication Addition	\$11.71 M	DBB/GCCM
		Martin Stadium Phase III	\$40.0 M	DB
3 Michael L. Leonas	Project Manager 30 years experience	East Chilled Water Plant & Utility Upgrades	\$12.0M	DB/ESCO
9 Louise A. Sweeney, RA, LEED® AP	Project Manager 14 years experience	Martin Stadium Renovation	\$24.00 M	GCCM
		Outdoor Tennis Courts	\$3.60 M	GCCM
		Olympia Ave. Student Housing	\$25.0M	GCCM

Exhibit E- Public Body Construction History

Washington State University - Construction History

All Projects Located at the Pullman Campus Unless Noted Otherwise

Project #	Project Name	Project Description	Total Project Cost	Contracting Method	Lead Design Firm	General Contractor or GC/CM	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Construction Budget	Actual Budget	Reason for Budget or Schedule overrun
1	Biotechnology/Life Sciences Facility (REC2)	128,000 GSF Higher Education Facility Research/Teaching Lab	\$ 72,650,000	GCCM	LMN Architects	Lydig Construction	May-06	May-09	Jul-06	N/A	\$ 45,949,820	N/A	
2	Compton Union Building Renovation	230,000 GSF Higher Education Facility Student Union	\$ 86,000,000	GCCM	Integrus Architecture	Hoffman Construction	May-06	Aug-08	May-06	N/A	\$ 51,000,000	N/A	
3	WSU Nursing Center - Spokane	85,000 GSF Higher Education Facility Research/Teaching Lab	\$ 34,600,000	GCCM	Integrus Architecture	Graham Construction	Oct-05	Oct-07	Oct-06	N/A	\$ 25,271,000	N/A	Program Revisions
4	Bioproducts Science and Engineering Lab - Tri-Cities	57,000 GSF Higher Education Facility Research/Teaching Lab	\$ 24,750,000	GCCM	SRG Partnership	Bouten Construction	Mar-06	Sep-07	Apr-06	N/A	\$ 17,776,678	N/A	Availability of Funding
5	Martin Stadium Renovation	Higher Education Facility Athletic Facility	\$ 24,000,000	GCCM	Madsen Mitchell Everson & Conrad	Graham Construction	Dec-06	Sep-08	Dec-06	N/A	\$ 17,000,000	N/A	
6	Student Services Facility - Vancouver	18,000 GSF Higher Education Facility Student Service	\$ 14,626,000	GCCM	ZGF Architects	Hoffman Construction	Mar-06	Mar-07	Feb-04	Jul-07	\$ 8,723,539	\$ 8,723,539	
7	Rounda Dining Hall Renovation	30,000 GSF Higher Education Facility Dining Hall Renovation	\$ 10,200,000	DBB	URS Corporation	Lydig Construction	May-06	Apr-07	Jan-07	N/A	\$ 6,985,000	N/A	
8	Golf Course Expansion	18 hole Golf Course Expansion	\$ 8,400,000	DBB	John Harbottle Design	Oliphant Golf Construction	Jun-06	May-08	Jun-06	N/A	\$ 6,500,000	N/A	
9	Regents Dining Hall Renovation	19,000 GSF Higher Education Facility Dining Hall Renovation	\$ 8,200,000	DBB	URS Corporation	Lydig Construction	Aug-04	Jul-05	Aug-04	Aug-05	\$ 5,800,000	\$ 5,650,102	
10	Multimedia Classroom Building - Vancouver	49,200 GSF Higher Education Facility Research/Teaching Lab	\$ 17,500,000	GCCM	ZGF Architects	Baugh Construction	Jun-01	Jan-03	Jun-01	Jan-03	\$ 12,265,729	\$ 12,224,155	
11	Academic Center - Spokane	106,000 GSF Higher Education Facility General University Classroom	\$ 33,900,000	GCCM	NAC Architecture	Graham Construction	Jun-04	Sep-06	Jun-04	N/A	\$ 20,251,024	N/A	
12	Education Addition	27,700 GSF Higher Education Facility General University Classroom	\$ 12,700,000	DBB	Thomas Hacker Architects	Graham Construction	May-04	Apr-05	May-04	May-05	\$ 6,528,101	\$ 7,285,202	Additional Project Scope
13	Plant Biosciences Building (REC1)	92,380 GSF Higher Education Facility Research/Teaching Lab	\$ 39,000,000	GCCM	ZGF Partnership	Skanska Construction (Baugh)	Jul-03	Apr-05	Jul-03	May-05	\$ 28,417,669	\$ 28,538,228	Final MACC Negotiation
14	Steam Plant Redevelopment Project	26,000 GSF Higher Education Facility Operational Support	\$ 41,000,000	GCCM	Harris Group / Wood-Harbinger	Hoffman Construction	Apr-03	Oct-03	Apr-03	Oct-03	\$ 33,341,000	\$ 31,981,717	
15	School of Communication Addition	26,000 GSF Higher Education Facility Research/Teaching Lab	\$ 11,713,000	GCCM	NAC Architecture	Baugh Construction	Oct-02	Nov-03	Oct-02	Nov-03	\$ 7,828,130	\$ 7,500,656	
16	Health Sciences Building - Spokane	145,000 GSF Higher Education Facility Research/Teaching Lab	\$ 39,000,000	GCCM	Integrus Architecture	Shea-Graham Construction	Sep-99	Aug-01	Sep-99	Sep-01	\$ 26,562,463	\$ 25,610,195	
17	Shock Physics Building	33,330 GSF Higher Education Facility Research/Teaching Lab	\$ 12,665,000	DBB	Miller Hull Partnership	Lydig Construction	Sep-02	Feb-03	Sep-02	Feb-03	\$ 8,920,500	\$ 9,788,459	Additional work and unforeseen conditions
18	Smith Center for Undergraduate Education (Teaching & Learning Center)	95,000 GSF Higher Education Facility Multipurpose Building	\$ 40,800,000	GCCM	YGH Architecture	Lydig Construction	Jul-99	Aug-01	Jul-99	Oct-01	\$ 24,275,224	\$ 24,275,224	Added Scope
19	Engineering Life Sciences Building - Vancouver	80,000 GSF Higher Education Facility Research/Teaching Lab	\$ 29,900,000	GCCM	ZGF Architects	Baugh Construction	Oct-99	Jul-01	Jul-97	Dec-00	\$ 19,183,789	\$ 17,670,705	
20	Student Recreation Center	165,513 GSF Higher Education Facility Athletic Facility	\$ 39,000,000	GCCM	YGH Architecture	Gilbane Building Co.	Mar-99	Dec-00	Jul-97	Jan-01	\$ 29,930,293	\$ 30,069,170	Contractor Performance
21	Bohler Gym Addition	127,000 GSF Higher Education Facility Athletic Facility	\$ 20,683,465	DBB	Sasaki Associates	Garco Construction	Oct-98	Jul-00	Oct-98	Nov-00	\$ 16,815,920	\$ 16,801,286	Unforeseen site conditions
22	White Hall Renovation (Honors Hall)	57,700 GSF Higher Education Facility Multipurpose	\$ 15,300,000	GCCM	Kovalenko Hale	Baugh Construction	Jun-00	Jul-01	Jun-00	Jul-01	\$ 10,708,389	\$ 10,321,726	
23	McCroskey Hall Renovation	30,832 GSF Higher Education Facility Multipurpose	\$ 5,000,000	DBB	Kovalenko Hale	Garco Construction	Dec-00	Dec-00	Dec-00	Jan-01	\$ 3,838,200	\$ 3,482,538	
24	Kimbrough Hall Addition/Remodel	47,825 GSF Higher Education Facility Classroom Building	\$ 11,733,000	DBB	Thompson Vaivoda	Shea Construction	May-98	Dec-99	May-98	May-00	\$ 8,760,500	\$ 8,843,360	Contractor Performance
25	Mount Vernon Ag Research and Technology Building	19,000 GSF Higher Education Facility Research/Teaching Lab	\$ 8,000,000	DBB	ARC Architects	Impero Contracting	May-05	Sep-06	Aug-05	Feb-07	\$ 6,348,000	\$ 6,489,000	



mahlum

SOUTHSIDE DISTRICT CONCEPT
WALLER II
WSU - 21 FEBRUARY 2011

Exhibit F – Preliminary Sketches (F-1) – Potential Site Location

Revised 02/02/2011

Massing Concept 1

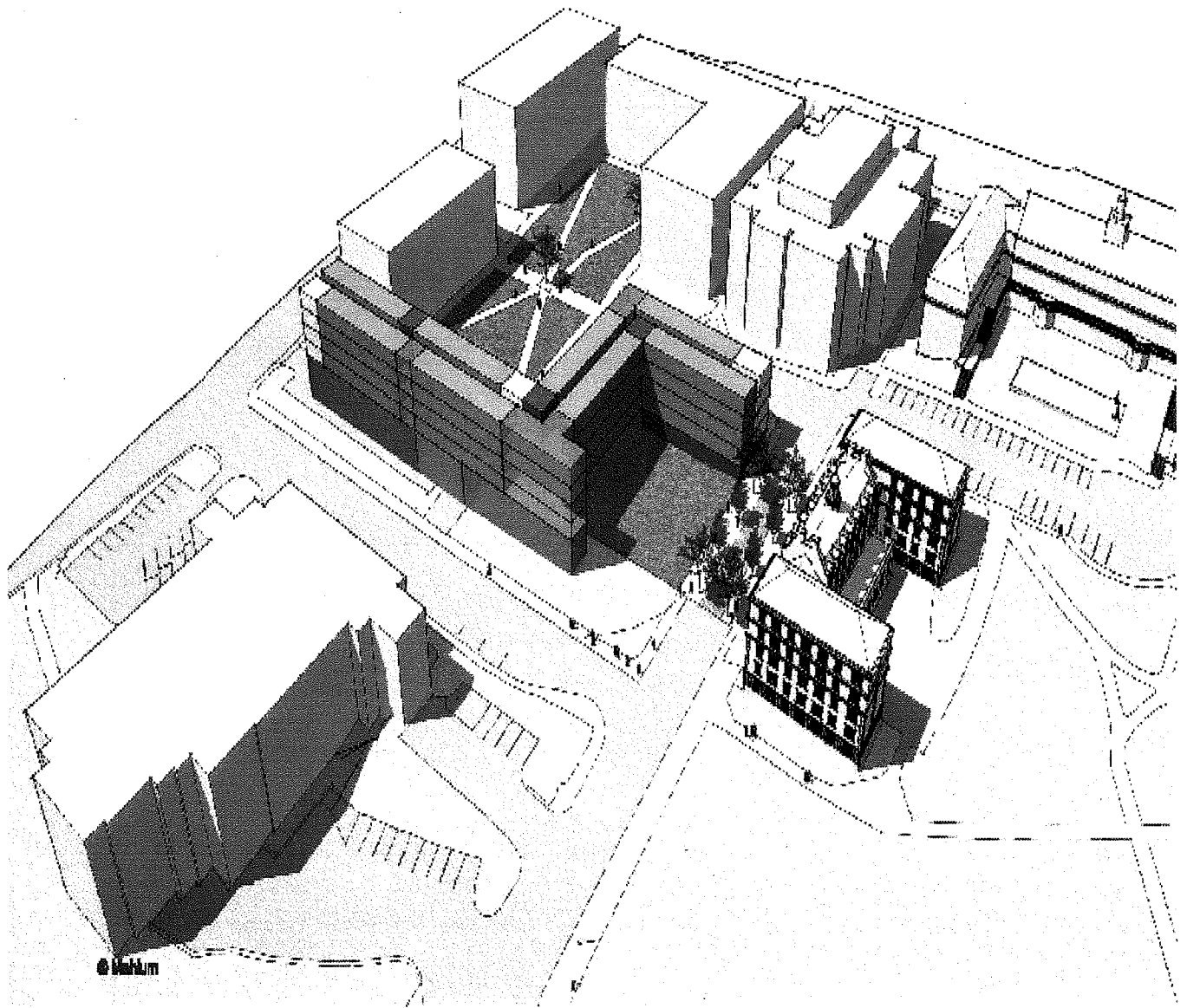
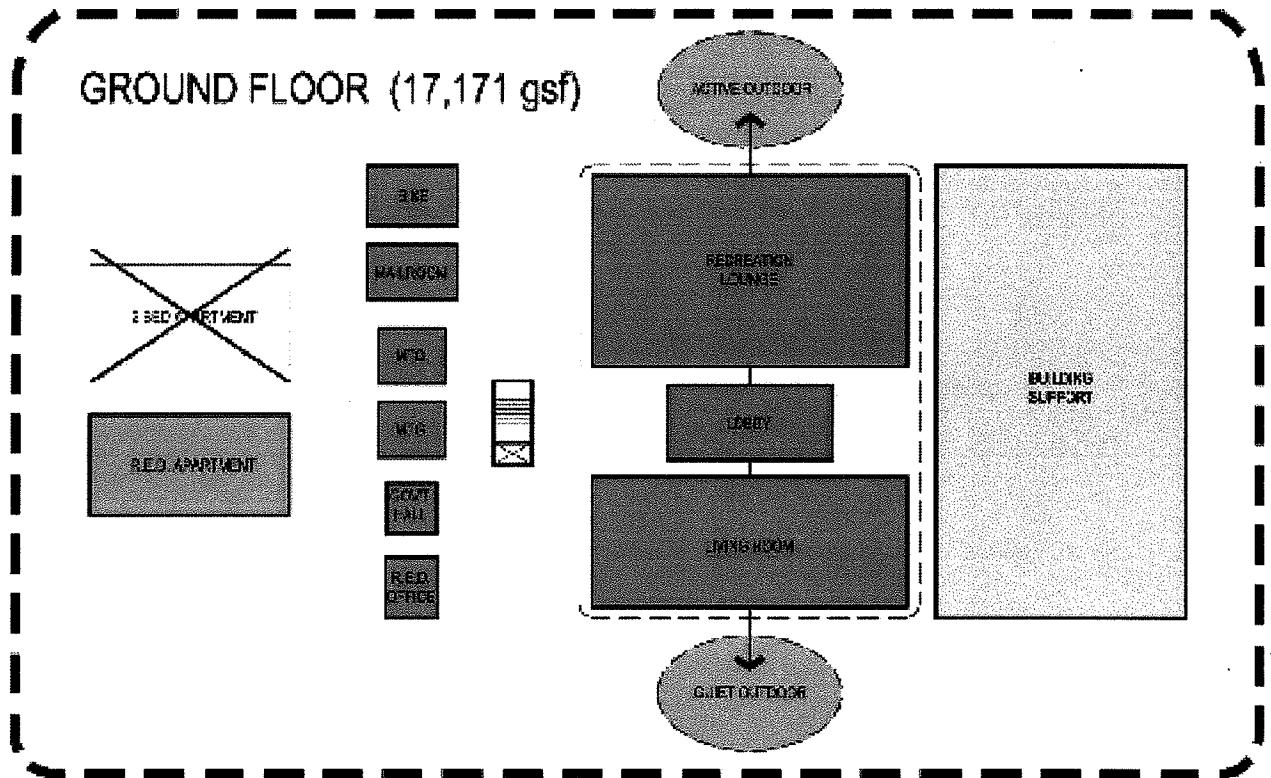


Exhibit F – Preliminary Sketches (F-2) – Massing Concept

PROGRAM DIAGRAM



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Exhibit F – Preliminary Sketches (F-3) – Ground Floor Program

A

4 FLOORS
= 304 BEDS

IDEAL MIX

S = 8

D = 16

SB = 4

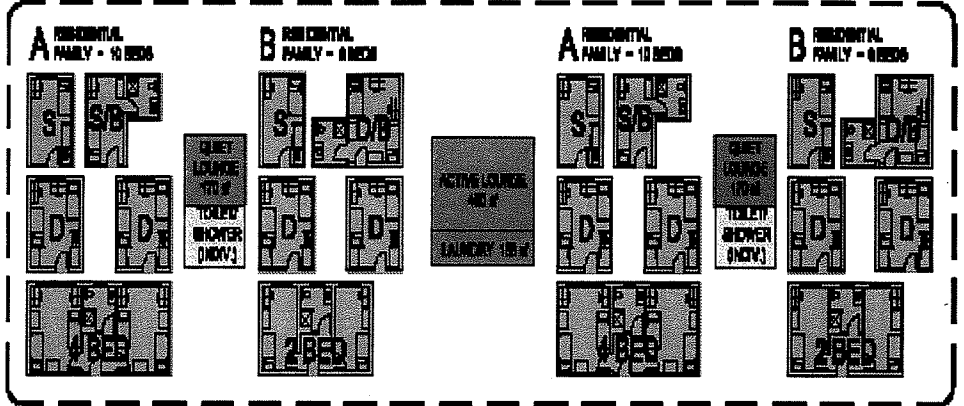
D/B = 4

2 BED = 4

4 BED = 4

RESIDENTIAL FLOOR = 76 BEDS (19,582 gsf)

COMMUNITY = 38 BEDS



COMMUNITY = 38 BEDS

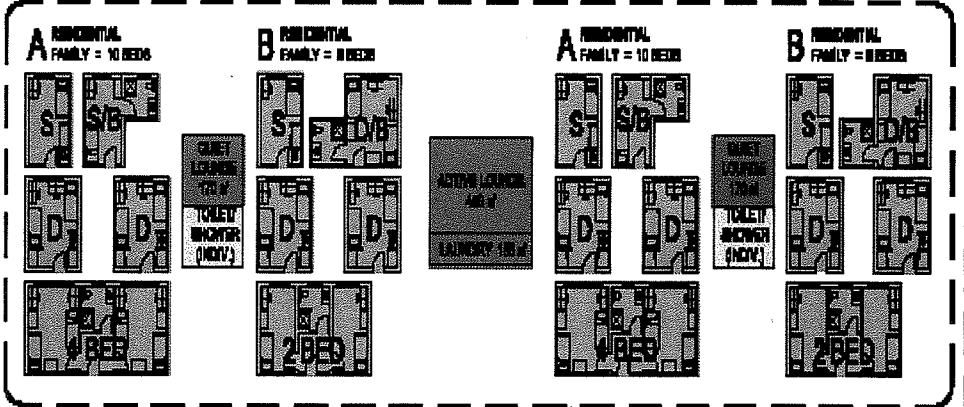


Exhibit F – Preliminary Sketches (F-4) – Residential Floor Program