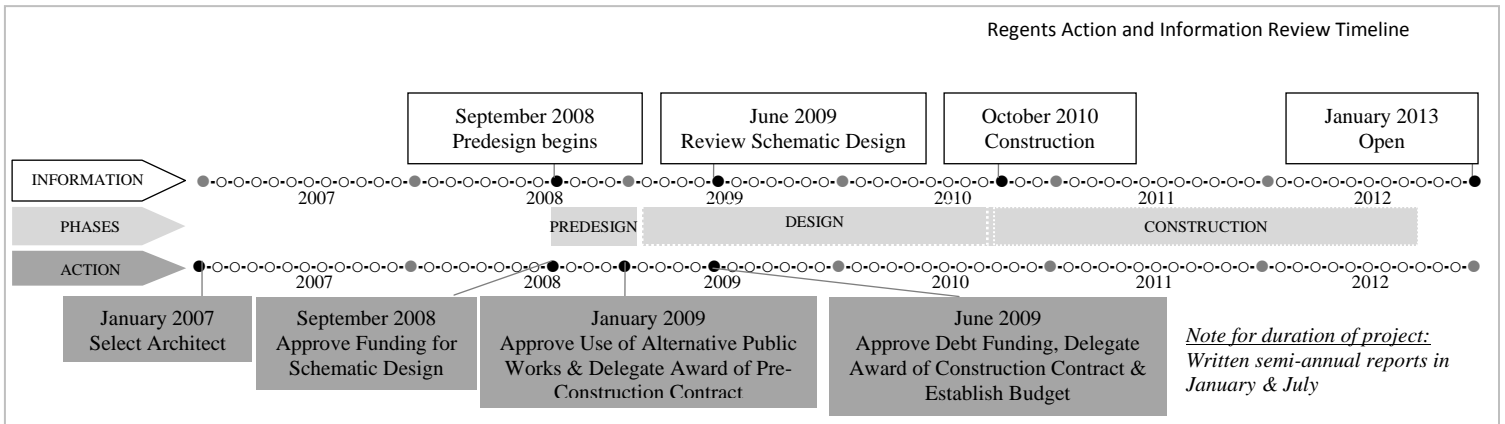


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Husky Union Building Renovation and Addition—Approve Use of Alternative Public Works and Delegate Award of Pre-Construction Contract



RECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that on the Husky Union Building (HUB) Renovation/Addition project the use of alternative public works utilizing the General Contractor/Construction Manager (GC/CM) method of contracting be approved; and that the President be delegated authority to award the pre-construction contract to the selected contractor.

Following an affirmative second vote by students at the end of the Spring 2009 quarter, we will return to present the project and funding plan, and to request approval to establish the budget, award the GC/CM construction contract and the debt funding.

BACKGROUND

The mission of the HUB is to serve as the primary campus community center for students, faculty, staff, alumni and guests; provide and support a program of cultural, educational, social, and recreational service activities; offer amenities and services for the diverse needs and activities of the campus community; and to create a sense of community. This project seeks to achieve University and HUB goals such as: strengthening campus community by increasing programs and services; encouraging interactions between students, faculty and staff; cultivating engagement between student leaders; fostering tradition and affiliation; and enhancing student involvement.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Husky Union Building Renovation and Addition—Approve Use of Alternative Public Works and Delegate Award of Pre-Construction Contract (continued p.2)

A master plan for the HUB renovation/addition was completed in Spring 2008. This project is currently in the predesign phase that is anticipated to be complete by January 2009. Construction is anticipated to start in October 2010 with completion in November 2012 for occupancy in January 2013.

The preliminary project cost is \$140 million. A funding plan is being developed that combines student fee supported General Revenue Bonds, University funds, and private contributions.

PREVIOUS ACTION

At the January 2007 Board of Regents meeting, the President was delegated authority to award design contracts to Perkins + Will for this project.

In September 2008 at the Board of Regents meeting, predesign and schematic funding was approved.

CONTRACTING STRATEGY

The recommendation of the Capital Projects Office is to use the alternative public works contracting procedure, General Contractor/Construction Manager (GC/CM), authorized by RCW 39.10 for construction of this project. The use of a GC/CM during design has been absolutely critical to the success of our previous renovation and Restore the Core projects such as Architecture Hall, Clark Hall, Johnson Hall, Guggenheim Hall, Savory Hall and Suzzallo Library. During the design phase the GC/CM has been able to provide detailed construction scheduling, input into design constructability issues, coordination of construction documents, determination of construction logistics and needed lay-down areas, detailed cost estimates and investigation of existing construction as-built conditions. To help meet the overall project schedule, the GC/CM is able to bid out and start construction on early work packages before the construction documents are 100% complete, if there are compelling reasons to do so. In today's construction market contraction now is an excellent time to seek bids from contractors for its specified fee and general conditions costs. The intent is to have the GC/CM chosen and under contract for preconstruction services before the completion of the schematic design phase.