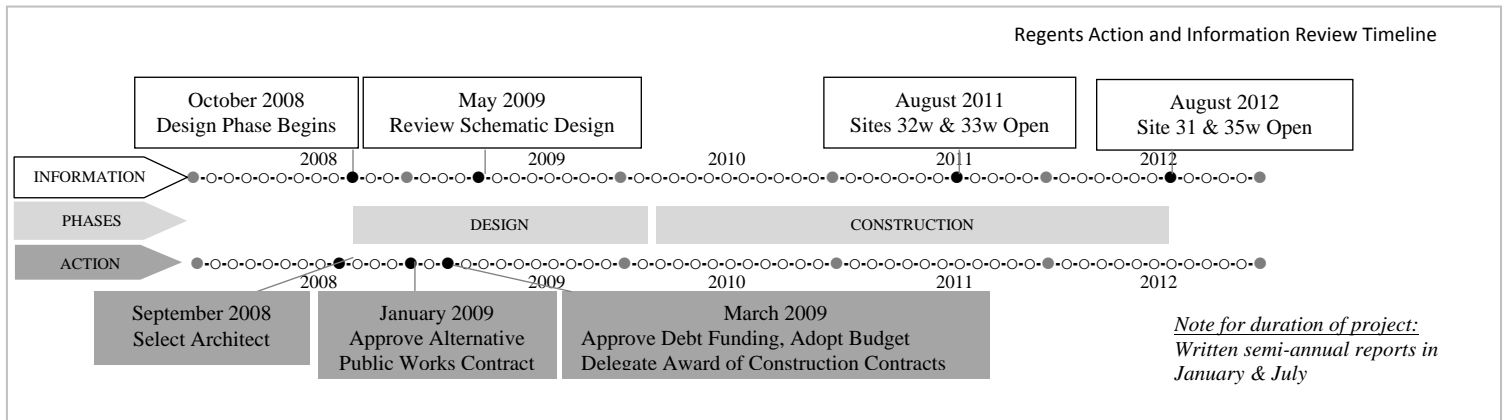


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Project Phase 1 – Approve Use of Alternative Public WorksRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that on the Student Housing Phase I project the use of alternative public works utilizing the General Contractor/Construction Manager (GC/CM) method of contracting be approved for each of the two sets of Phase 1 Residence Halls.

After the completion of the predesign phase at the end of January we will return in March to present the project, establish the project budget, approve debt funding and request approval to award the GC/CM contracts.

BACKGROUND:

The project purpose is to construct four student residence halls, primarily for undergraduate students, on four sites 31W, 32W, 33W, and 35W. The project was previously reported as three residence halls on three sites. A fourth residence hall on site 31W, located just north of Condon Hall on NE 41st Street and 12 Ave NE (parking lot W2) was added to the project. The additional residence hall will increase the number of student beds from 1,200 to 1,700 and increase the estimated project from \$114 million to \$158 million. The anticipated occupancy dates are August 2011 for sites 32W and 33W, and August 2012 for sites 31W and 35W.

The addition of the fourth residence hall will further assist in alleviating the currently overcrowded conditions within student housing and will also provide

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Project Phase 1—Approve Use of Alternative Public Works (continued p. 2)

surge space to allow renovation of existing residence halls, which are slated to begin in 2014.

The estimated project budget of \$158 million will be funded by the Department of Housing and Food Services through the University's Internal Lending Program.

PREVIOUS ACTION:

At the September 2008 Board of Regents meeting, the President was delegated authority to award design contracts to Mahlum Architects for this project.

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 many of our recent buildings including the Foege Research Building, PACCAR Hall and the Molecular Engineering Building. Having a GC/CM contract for this first phase is the only public works contracting method available to the University which would allow the possibility of an August 2011 occupancy date.

During the design phase the GC/CM provides 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, it is an excellent time to seek bids from contractors for specified fees and general conditions costs. To improve competition, the project will be divided into two packages of two sites each for solicitation of bids for each separate package. The intent is to have GC/CM's chosen and under contract for preconstruction services before the completion of the schematic design phase.

Attachment:
Campus Map

