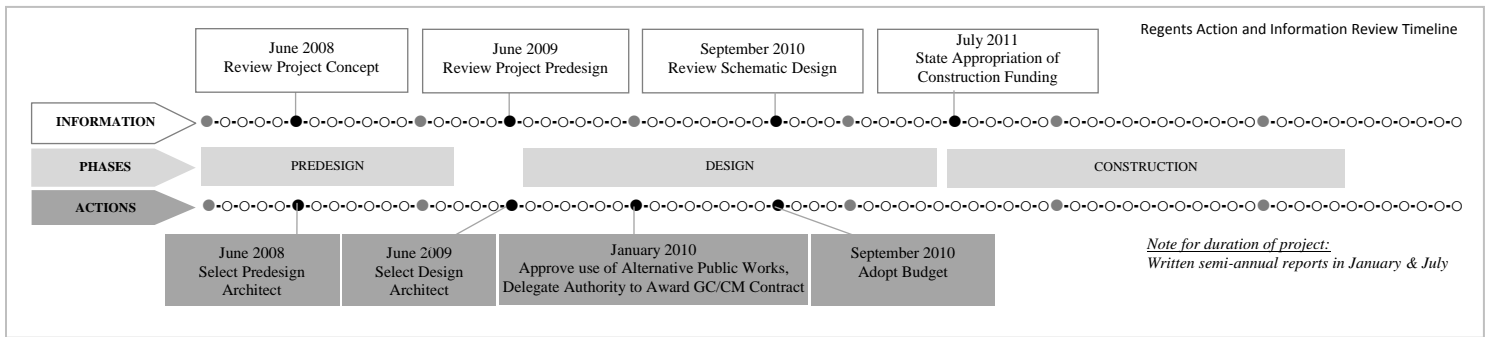


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Bothell Phase 3 – Approve Use of Alternative Public Works and Delegate Authority to Award GC/CM Contract



RECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Board of Regents approve the use of the GC/CM alternative public works process and that the President be delegated authority to award the GC/CM construction contract to the selected firm, subject to the contract being within the approved project budget and funding being in place.

PROJECT DESCRIPTION:

The UW Bothell Phase 3 project will provide additional academic space to support new and expanded degree programs at the Bothell campus and accommodate an increased campus capacity of at least 600 new full-time equivalent (FTE) students in approximately 71,000-85,000 square feet.

PREVIOUS ACTIONS:

In June 2008, the Board of Regents delegated authority to the President to award a pre-design contract to Mithun Architects. At its June 2009 meeting, the Board of Regents approved the award of the design contract to THA Architecture.

PROJECT SCOPE:

This project will provide for general capacity expansion, including instructional labs necessary to support new science and technology programs, a 250-seat lecture hall/performance space, and classrooms that are sized and configured to meet the needs of the lower division curriculum that was initiated in 2006.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### UW Bothell Phase 3 – Approve Use of Alternative Public Works and Delegate Authority to Award GC/CM Contract (continued p. 2)

The proposed facility will provide an efficient mix of new space to foster collaboration and meet the needs of the campus as a four-year institution. The increased capacity will facilitate the development of programs specifically targeted toward career paths in Science, Technology, Engineering and Math (STEM), and Health. Directly related infrastructure upgrades and site improvements will be considered part of the project.

#### PROJECT SCHEDULE AND BUDGET:

Design funding of \$5,000,000 was appropriated by the legislature in the 2009-2011 biennium. Initial efforts of the architect have been focused on an update to the Bothell campus master plan. Functional and technical programming is now underway, with schematic design scheduled to commence in April 2010.

It is anticipated that the 2011-2013 UW capital request will include construction funding for the Phase 3 project. Subject to construction funding in the 2011-2013 biennium, construction would commence in the summer of 2011, with occupancy occurring in the fall quarter of 2013.

As originally envisioned, construction funding for this project was anticipated in the 2013-15 biennium. With the expected mid-point of construction established as 2014, the total project cost for UW Bothell Phase 3 would be approximately \$68,000,000. Following completion of programming and preliminary design in the summer of 2010, a proposed project budget that reflects construction funding in the 2011-2013 biennium will be presented to the Board of Regents for approval.

#### CONTRACTING STRATEGY:

The recommendation of the Capital Projects Office (CPO) is to use the alternate 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 has been absolutely critical to the success of the University's large and complex projects. During design, the GC/CM will be able to provide detailed construction scheduling, input into procedures and specifications, input into design constructability issues, coordination of construction documents, determine construction logistics and needed lay-down areas, provide detailed cost estimates and investigation of existing conditions. To help meet the overall project schedule, the GC/CM is able to bid out and start construction on early work

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

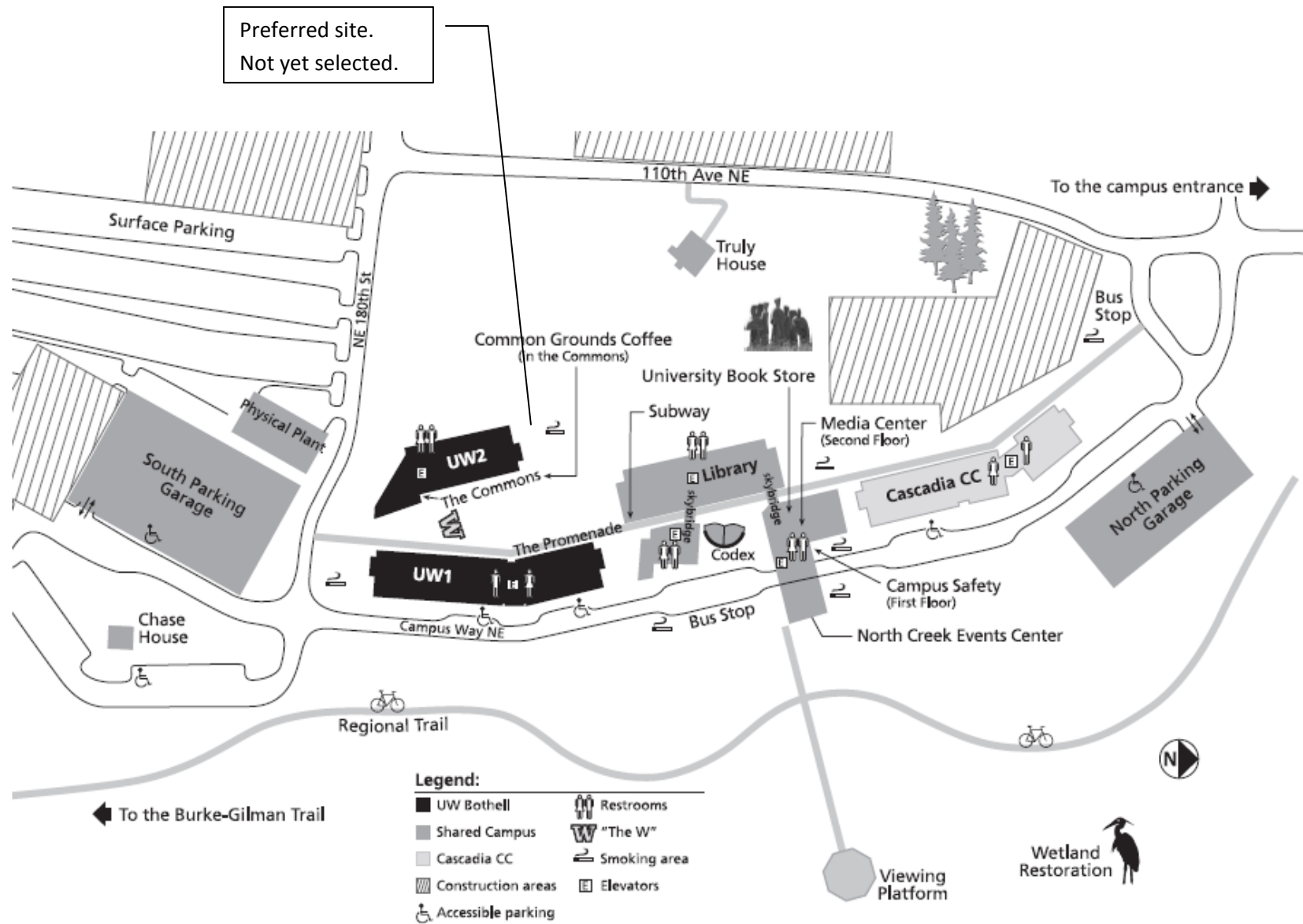
#### UW Bothell Phase 3 – Approve Use of Alternative Public Works and Delegate Authority to Award GC/CM Contract (continued p. 3)

packages before all of the project construction documents are 100% complete, if there are compelling reasons to do so.

CPO is continuously seeking to improve its delivery of capital projects by adopting industry best practices to the extent allowable by statute. One such practice is to form the core project team as early in the project as possible. To that end, the intent is to have a GC/CM chosen and under contract for preconstruction services concurrent with the commencement of schematic design. A construction contract will not be awarded to the GC/CM until the Board of Regents has approved the project budget and funding has been provided.

#### *Attachment*

UW Bothell campus map



Attachment 1