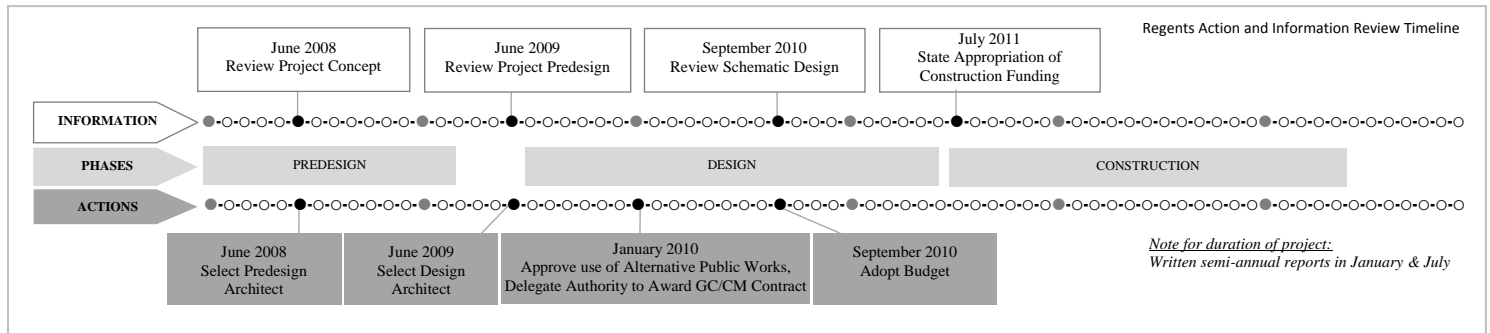


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Bothell Phase 3 – Adopt Project BudgetRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Board of Regents adopt a project budget of \$68,000,000 for the UW Bothell Phase 3 project.

In conjunction with the presentation of this action item at its September 2010 meeting, the Board of Regents will receive an informational presentation of the project schematic design and an update of the UW Bothell campus master plan.

PROJECT DESCRIPTION:

The UW Bothell Phase 3 project will provide additional academic space of approximately 74,800 gross square feet, along with required campus infrastructure development to support new and expanded degree programs at the Bothell campus. The Phase 3 project is necessary to accommodate an increased campus capacity of at least 600 new full-time equivalent (FTE) students.

PREVIOUS ACTIONS:

In June 2008, the Board of Regents delegated authority to the President to award a predesign contract to Mithun Architects. At its June 2009 meeting, the Board of Regents approved the award of the design contract to THA Architecture. In January 2010, the Board of Regents approved the use of the General Contractor/Construction Manager (GC/CM) alternative public works process and delegated authority to the President to award a GC/CM construction contract to the selected firm, subject to the contract being within the approved project budget and funding being in place.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Bothell Phase 3 – Adopt Project Budget (continued p. 2)

PROJECT SCOPE:

This project will provide for general capacity expansion, including instructional labs necessary to support new science and technology programs, a 200-seat lecture hall, and classrooms that are sized and configured to meet the needs of the lower division curriculum that was initiated in 2006. 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.

Required campus infrastructure is also included as part of this third phase of the development of UW Bothell facilities. These infrastructure improvements include drainage, site, and utilities work, as well as access improvements for deliveries and emergency vehicles. This infrastructure will serve the proposed third building as well as future buildings in this area of the campus.

PROJECT SCHEDULE:

Initial efforts of the architect were focused on an update to the Bothell campus master plan, project site selection and functional and technical programming, all of which are now complete. Schematic design commenced in July 2010. 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.

PROJECT BUDGET:

The proposed project budget is \$68,000,000. Predesign funding of \$150,000 for this project was appropriated by the legislature in the 2007-09 biennium, and design funding of \$5,000,000 was appropriated by the legislature in the 2009-2011 biennium. It is anticipated that the 2011-2013 UW capital request will include construction funding of \$62,850,000 for the Phase 3 project. A Summary Project Budget is attached.

CURRENT PROJECT STATUS:

Site selection and programming are complete. Schematic Design will be complete at the end of September 2010.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Bothell Phase 3 – Adopt Project Budget (continued p. 3)

The Capital Projects Office (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, CPO completed its GC/CM selection process in sufficient time to have the selected firm join the project team concurrent with the commencement of schematic design.

Eleven firms responded to the request for proposals for GC/CM services. Four of those firms were invited to interviews with the UW selection committee. Three of the four firms were invited to submit final proposals. The firm with the highest scoring proposal was Lease Crutcher Lewis, followed by Hoffman Construction in second place and Sellen Construction in third place.

Lease Crutcher Lewis (LCL) is a leading Northwest construction firm, founded in 1886 and based in Seattle since 1939. LCL has a long history of successful major projects for public and private owners in the Northwest. LCL has completed projects as the GC/CM at the UW Seattle and Tacoma campuses and as a major subcontractor at the UW Bothell campus.

A construction contract will not be awarded to the GC/CM until the Board of Regents has approved the project budget and total funding for the project has been provided.

Attachment

Summary Project Budget

**UNIVERSITY OF WASHINGTON
CAPITAL PROJECTS OFFICE - SUMMARY PROJECT BUDGET
ALTERNATE PROCUREMENT - GCCM**

PROJECT: UW Bothell Phase 3

Project Number: 202235

ESTIMATED DATE OF COMPLETION: July 2013

	<u>Total Escalated Cost</u>	<u>% of TPC*</u>
BUDGET SUMMARY:		
PREDESIGN	\$ 946,000	1%
BASIC DESIGN SERVICES	\$ 3,097,000	5%
EXTRA SERVICES/REIMBURSABLES	\$ 847,000	1%
OTHER SERVICES	\$ 1,654,000	2%
DESIGN SERVICES CONTINGENCY	\$ 350,000	1%
CONSULTANT SERVICES **	\$ 6,894,000	10%
CONSTRUCTION CONTRACT	\$ 42,267,000	62%
OTHER CONTRACTS	\$ -	
CONSTRUCTION CONTINGENCY	\$ 4,918,000	7%
SALES TAX	\$ 4,624,000	7%
CONSTRUCTION COST	\$ 51,809,000	76%
EQUIPMENT	\$ 5,710,000	8%
ARTWORK	\$ 159,000	0%
OTHER COSTS	\$ 1,154,000	2%
PROJECT ADMINISTRATION	\$ 2,266,000	3%
RELATED PROJECTS/MITIGATION	\$ -	0%
OTHER COSTS	\$ 9,289,000	16%
TOTAL PROJECT COST (TPC)*	\$ 68,000,000	100%
<u>Included in Above:</u>		
Escalation to Mid-point of Construction	\$ 2,784,000	
SOURCE OF FUNDS:		
State Bldg Constr Acct (07/09)	\$ 150,000	
State Bldg Constr Acct (09/11)	\$ 5,000,000	
State Bldg Constr Acct (11/13)*	\$ 62,850,000	
TOTAL SOURCE OF FUNDS	\$ 68,000,000	

* Included in UW 2011-2013 Biennium State Capital Budget Request

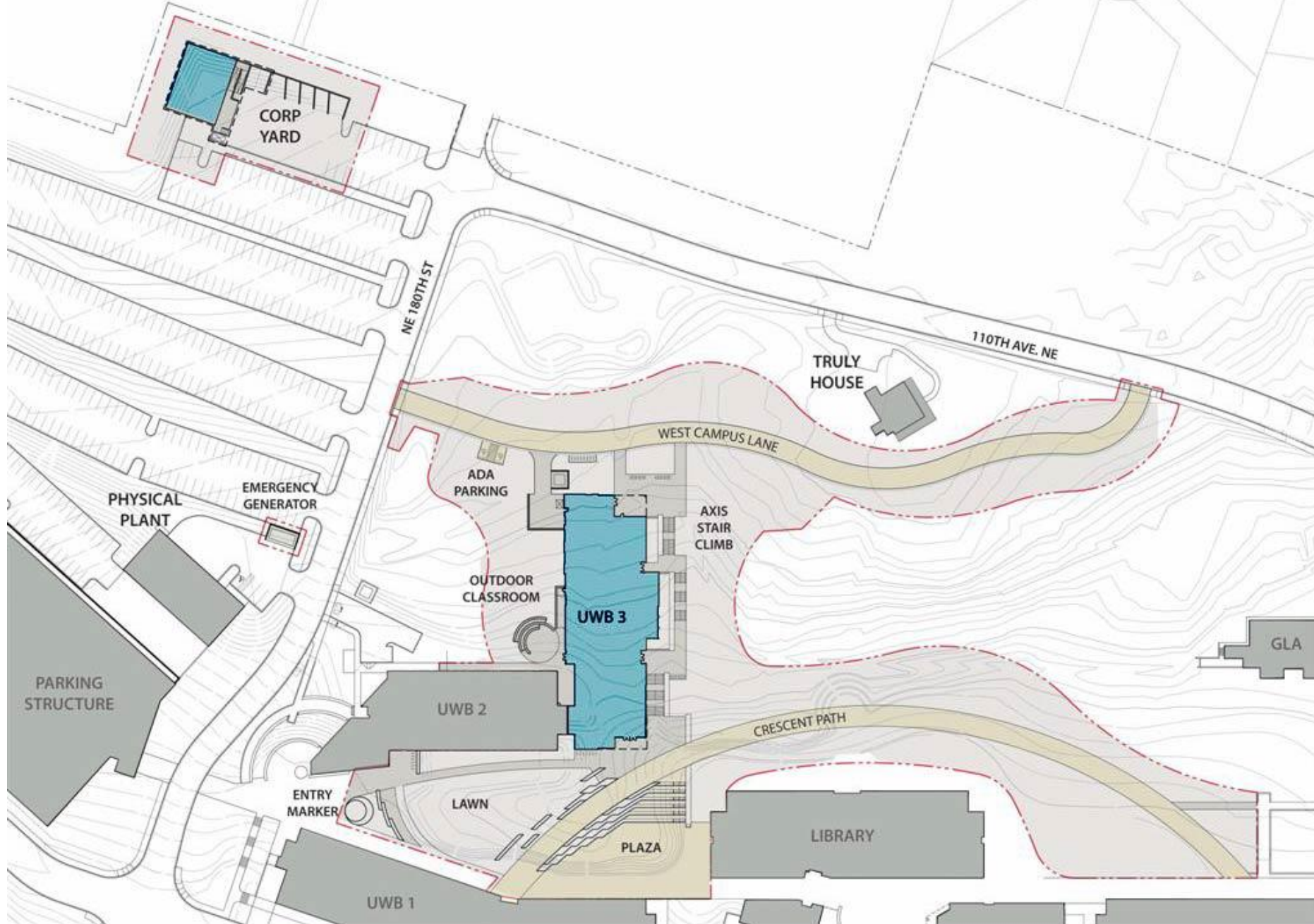
UW Bothell Phase 3 Science & Academic Building Schematic Design Review

University of Washington
Board of Regents

September 16, 2010

UW Bothell Phase 3 Project Goals/Challenges

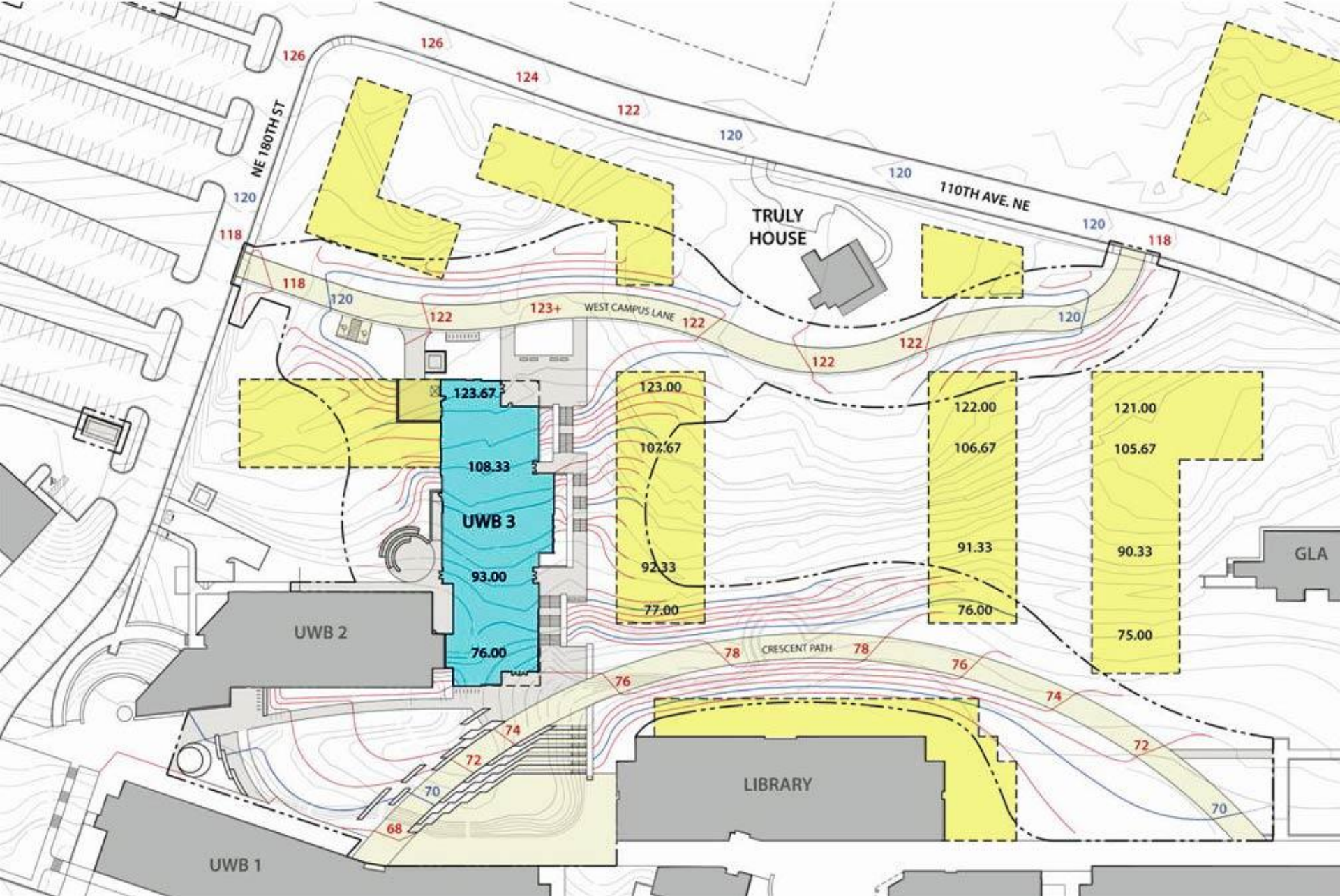
- Express the Dynamic, Collaborative, Student-centered spirit of the UWB Community
- Accommodate the needs for growth in student enrollment and the evolution as a four-year institution
- Give science a highly visible and approachable presence on campus
- Make a welcoming place for students, the campus community, and the broader community of neighbors and industry partners that encourage interaction, collaboration and discovery
- Create flexible and adaptable, yet still practical and efficient spaces for teaching, learning and student-centered research
- Be an example of sustainability to the community with cost effective strategies to minimize operations and maintenance cost and promote a healthy internal and external environment for students, faculty and staff
- Improve universal access and emergency and service access



Schematic Design Limits of Work

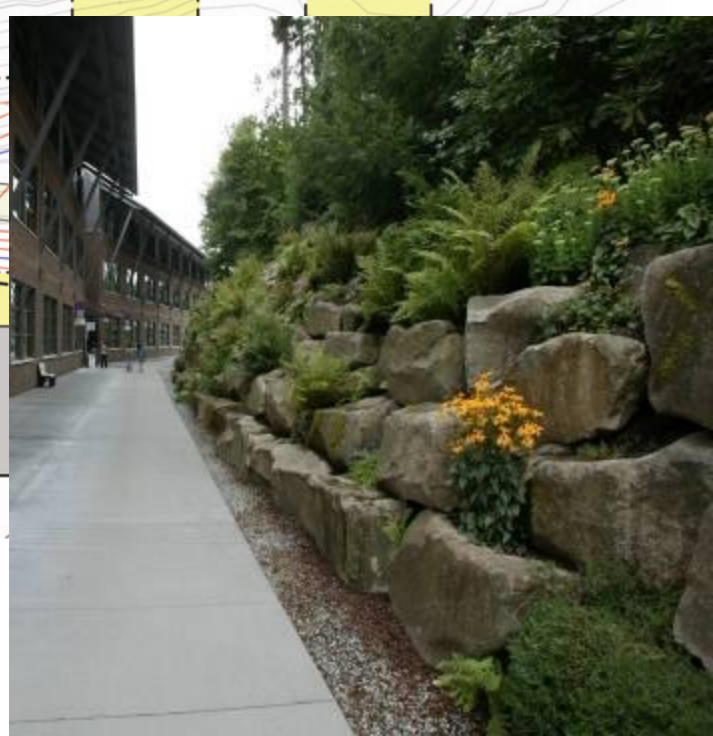
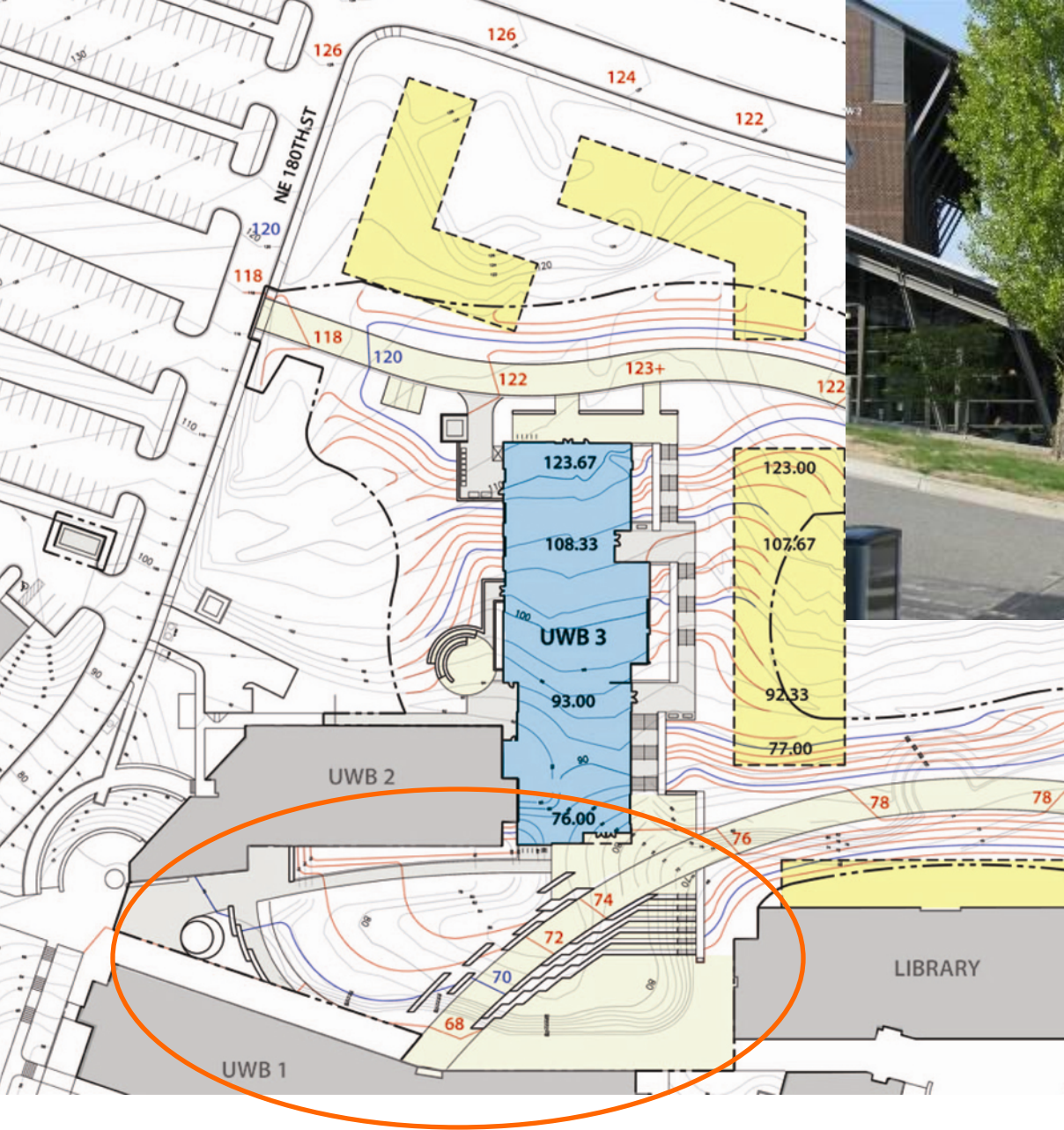
North





Campus Conceptual Grading



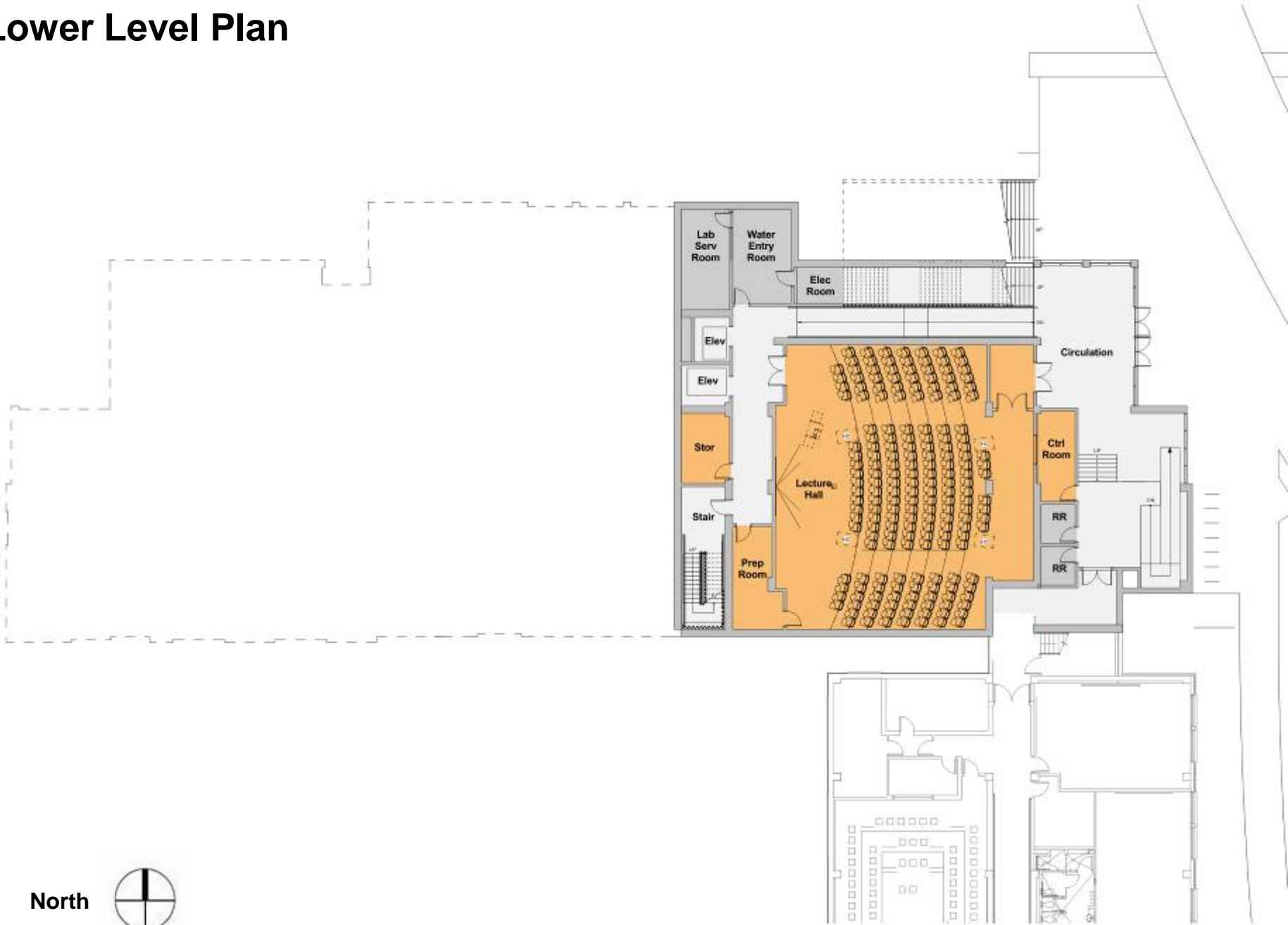


Entrance and Plaza

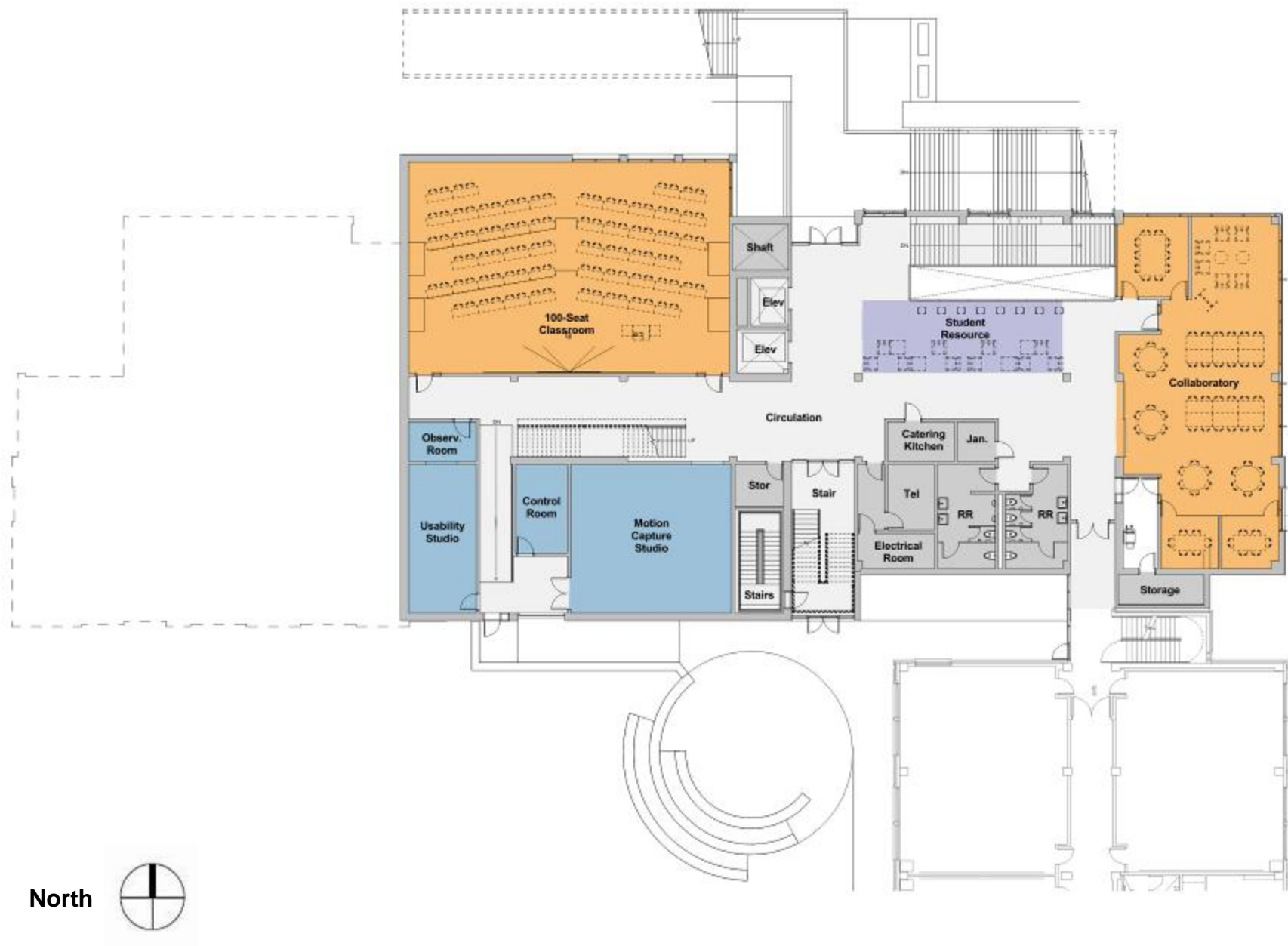


Plaza Perspective

Lower Level Plan



Level 1



Level 2



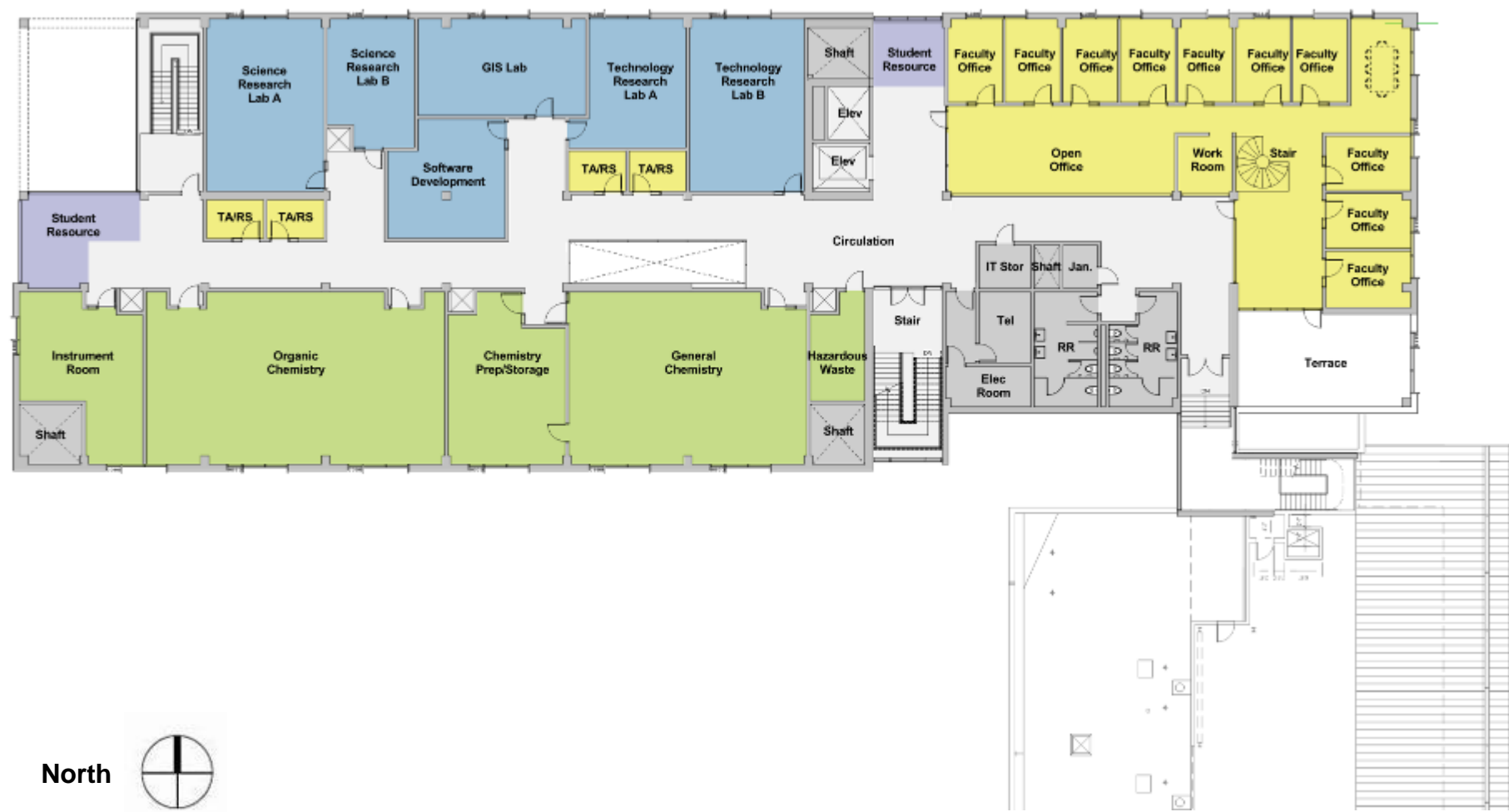
North



Level 3



Level 4





Building Section Looking North



Perspective - Looking Southwest



Perspective - Looking East from Upper Plaza

END