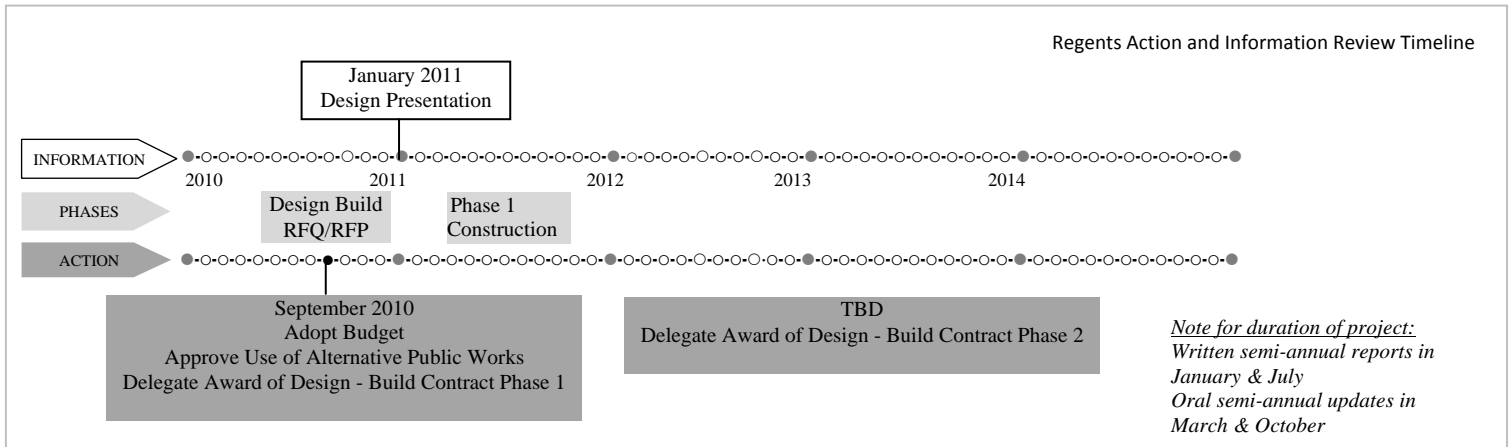


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Husky Ballpark Project – Adopt Budget, Approve the Use of Alternative Public Works and Delegate Authority to Award Design Build Contract



RECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the project budget be established at \$13,509,000 for the Husky Ballpark Project; that the use of alternative public works utilizing the Design-Build process be approved; and that the President be delegated authority to award a design-build contract including Phase 1 for the Team Building, subject to the scope, budget and funding remaining within 10% of the established budget.

PROJECT DESCRIPTION:

The Husky Ballpark field was relocated in 1995 to its current location on the east campus, and a new playing field with an artificial infield surface was constructed. Over the years a number of improvements have been added; field lighting; an enclosed practice batting facility; upgraded infield playing surface; dugouts; and batter’s eye. Facilities for the coaches and players have remained off site in the Graves Annex building and the Hec Edmundson Pavilion. Spectator facilities consist of “temporary” wooden bleachers, portable toilets, a small concessions trailer and gravel walking surface. Attempts to build a proper grandstand with adequate team and spectator facilities have not been successful, and the overall ballpark, though having probably the best physical location in the Pac 10, is considered one of the worst overall ballparks.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Husky Ballpark Project – Adopt Budget, Approve the Use of Alternative Public Works and Delegate Authority to Award Design Build Contract (continued p. 2)

##### PROJECT SCOPE:

The Husky Ballpark Project will add on to the present playing field in its current location. The project is envisioned as two phases. Phase 1 Team Building will construct an 8,000 gross square feet two-story building located adjacent to the right field foul line to provide a home for the baseball team. Included will be a team locker room, training room, showers and toilets, meeting rooms, offices for coaches, a locker room for umpires, an elevator and a field-viewing deck. Funding is in place for Phase 1 Team Building, and work will start as soon as possible.

Phase 2 Grandstand will construct facilities for spectators and press located behind home plate and extending down each foul line. Included will be 2,500 to 3,200 chair-back seats including a partial roof; a press box; home and visitor dugouts; ticketing office, concessions, public restrooms; site development including grading, paving, drainage, fencing, utilities, lighting, and signage. Funding has yet to be raised for this work, though the goal is have adequate funding in place in approximately one year. Prior to initiating Phase 2 Grandstands, we will return with a funding plan and request to proceed. See the attachment for budget details.

##### CONTRACTING STRATEGY:

The recommendation of the Capital Projects Office (CPO) is to use the alternate public works contracting procedure, Design-Build, authorized by RCW 39.10 for design and construction of this project. The use of the Design-Build process is appropriate for a number of reasons. The space program, site planning and conceptual design has been previously completed as a gift in place to the University, and will result in minimal user feedback during the design completion effort. This previous work will form the basis for the project proposal performance specifications. The grandstand seating system technology is highly specialized and a design-build approach is critical in developing the construction methodology. There are a number of advantages with this process. By completing the design process for both phases at one time, the overall ballpark design will be coordinated and integrated as one complete design. The competitive proposal process will result in a number of design options that will allow the University to choose based on design appropriateness, technical quality and cost effectiveness. The University will have a design and associated cost for Phase 2 to inform the funding raising, and to be able to initiate the completion of this phase quickly.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Husky Ballpark Project – Adopt Budget, Approve the Use of Alternative Public Works and Delegate Authority to Award Design Build Contract (continued p. 3)

##### PREVIOUS ACTION:

At the July 2009 meeting, the Board of Regents approved naming the baseball field at Husky Ballpark “Chaffey Field” to honor Mr. Herb Chaffey’s significant contributions to Husky baseball.

##### NAMING GUIDELINES:

The funding for Phase 1 Team Building, a combination of Intercollegiate Athletics (ICA) and donor funds, is in place and the funding for Phase 2 Grandstand is still to be raised, and is anticipated to also be a combination of ICA and donor funds. If, as part of the fund raising process, naming in recognition of benefactors is appropriate, ICA will have a strong preference for individual naming and will follow the Facilities and Spaces Naming Policy as summarized in the following. For the naming of buildings and outdoor areas: the target gift amount is 50% of the project cost. For the naming of interior spaces: the target gift amount is the cost to provide and equip the space. If circumstances develop that suggest a modification to these guidelines, ICA will seek approval from the Board of Regents.

##### PROPOSED SCHEDULE

Issue Request for Qualifications (RFQ)	September 17, 2010
Finalists Selected for Proposals (RFP)	October 11, 2010
Best and Final Proposals Due	November 18, 2010
Architectural Commission Review	December 6, 2010
Contract Award	December 2010
Phase 1 Notice to Proceed	December 2010
Phase 1 Construction	March to September 2011
Phase 2 Construction	Dependent on funding

##### SIGNIFICANT RISKS OR OPPORTUNITIES:

With the completion of the Team Building and Grandstand, the Husky Ballpark will be among the top baseball facilities in the Pac 10.

Funding for the Phase 1 Team Building is available, but the funding for Phase 2 Grandstand still needs to be raised.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Husky Ballpark Project – Adopt Budget, Approve the Use of Alternative Public Works and Delegate Authority to Award Design Build Contract (continued p. 4)

The current slow construction economy provides a very competitive design-build market to receive design ideas and a very competitive price proposal.

*Attachment*  
Summary Project Budget

## SUMMARY PROJECT BUDGET

### Project Budget

	<u>Phase 1</u> <u>Team Building</u>	<u>Phase 2</u> <u>Grandstands</u>	<u>Total</u> <u>Both Phases</u>	<u>% of Total</u> <u>Project Cost</u>
Consultants	\$74,774	\$125,226	\$200,000	1.5%
<b>Predesign</b>	<b>\$74,774</b>	<b>\$125,226</b>	<b>\$200,000</b>	<b>1.5%</b>
Design	\$164,145	\$422,667	\$586,812	4.3%
Construction	\$2,584,610	\$6,784,231	\$9,368,841	69.4%
Hazardous materials	\$0	\$110,000	\$110,000	0.8%
Contingencies	\$180,923	\$990,844	\$1,171,767	8.7%
Sales Tax	\$262,726	\$748,922	\$1,011,648	7.5%
<b>Design-Build</b>	<b>\$3,192,404</b>	<b>\$9,056,664</b>	<b>\$12,249,068</b>	<b>90.7%</b>
Equipment	\$0	\$105,000	\$105,000	0.8%
Furnishings	\$0	\$100,000	\$100,000	0.7%
Special Construction	\$0	\$61,000	\$61,000	0.5%
Sales Tax	\$0	\$25,270	\$25,270	0.2%
<b>Furnishings/Equip.</b>	<b>\$0</b>	<b>\$291,270</b>	<b>\$291,270</b>	<b>2.2%</b>
Fees	\$0	\$10,000	\$10,000	0.1%
In-Plant Services	\$10,341	\$14,659	\$25,000	0.2%
Permits	\$20,498	\$82,404	\$102,902	0.8%
Insurance	\$3,002	\$8,998	\$12,000	0.1%
UW Technology	\$5,125	\$24,875	\$30,000	0.2%
Campus Engineering	\$12,299	\$27,701	\$40,000	0.3%
Project Management	\$181,557	\$366,929	\$548,486	4.1%
<b>Other</b>	<b>\$232,822</b>	<b>\$535,566</b>	<b>\$768,388</b>	<b>5.7%</b>
<b>Total Project Cost*</b>	<b>\$3,500,000</b>	<b>\$10,008,726</b>	<b>\$13,508,726</b>	<b>100.0%</b>

### Source of Funds

	<u>Phase 1</u>	<u>Phase 2</u>	<u>Total</u>
ICA Reserves	\$2,000,000	\$0	\$2,000,000
Donor Gifts	\$1,500,000	\$0	\$1,500,000
<b>Total</b>	<b>\$3,500,000</b>	<b>\$0</b>	<b>\$3,500,000</b>

\* The project budget includes \$357,500 of escalation to February 2012