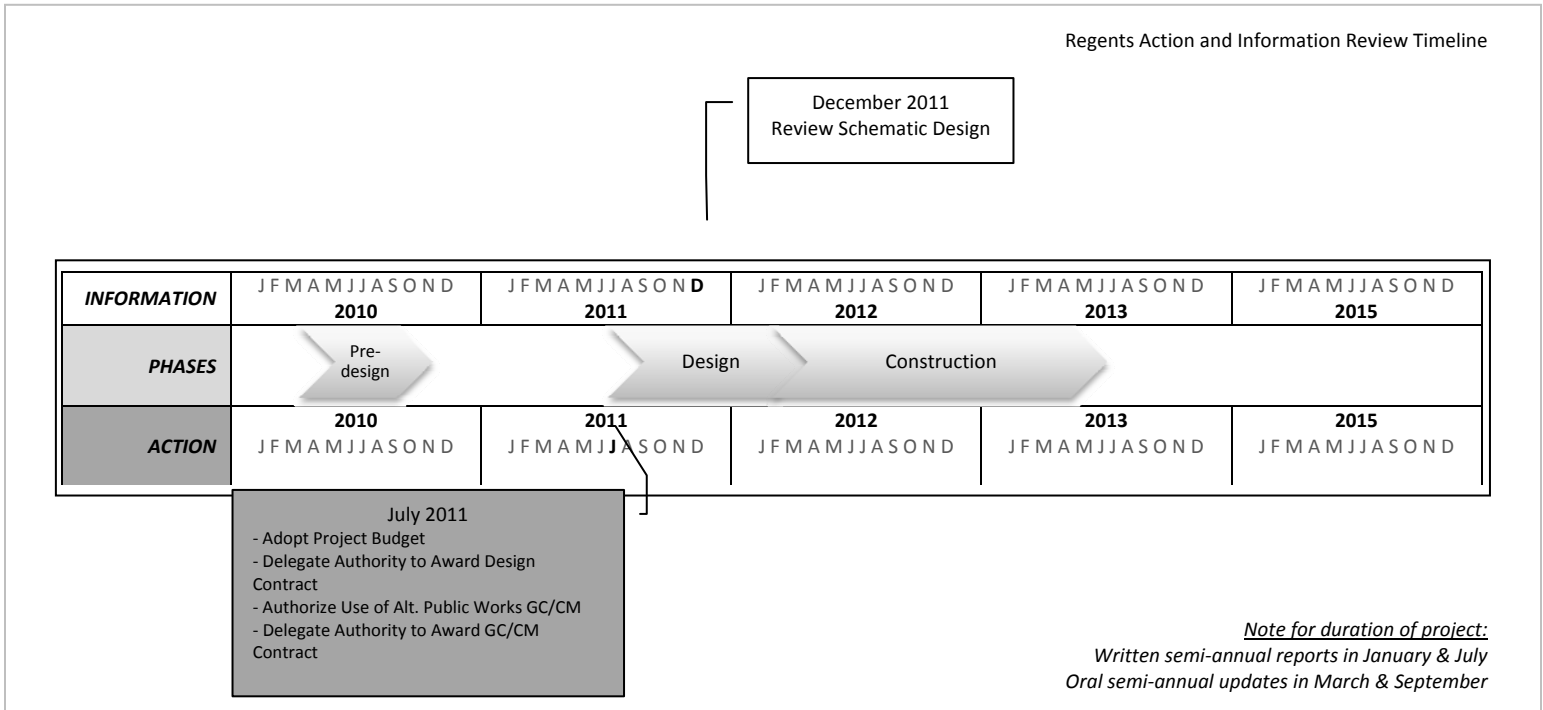


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Odegaard Undergraduate Learning Center (OULC) Phase 1 Renovation – Adopt Project Budget, Delegate Authority to Award Design Contract, Authorize Use of Alternative Public Works GC/CM 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:

- 1) Adopt a project budget of \$16,575,000 for the OULC Phase 1 Renovation project;
- 2) Delegate authority to the President to award a design contract to the selected architectural firm. In the event of an unsuccessful negotiation with the selected firm, it is requested that authority be delegated to open negotiations with the firm recommended as the first alternate;
- 3) Authorize the use of the General Contractor/Construction Manager (GC/CM) Alternative Public Works contracting method; and

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Odegaard Undergraduate Learning Center (OULC) Phase 1 Renovation – Adopt Project Budget, Delegate Authority to Award Design Contract, Authorize Use of Alternative Public Works GC/CM and Delegate Authority to Award GC/CM Contract (continued, p. 2)

- 4) Delegate authority to the President to award a GC/CM contract, subject to the contract sum being within the approved project budget and funding being available.

PROJECT DESCRIPTION:

Odegaard Undergraduate Library has served the students of the University of Washington as a critical academic facility since it was first constructed in 1972. Almost forty years later, it remains the most utilized student study and research space on campus with more than 10,000 students per day passing through its doors. Renovation of Odegaard will significantly increase classroom and study area utilization of one of the UW's most important student learning facilities. The project will provide an operationally efficient, one-stop learning environment that supports formal and informal learning. It will provide flexible and dedicated areas for undergraduate teaching and discovery, while renewing an important existing facility in the heart of the UW undergraduate education environment.

The renovation of Odegaard is envisioned to be accomplished in two or more phases, depending upon funding. In Phase 1 (this project), the work will include necessary improvements to existing building mechanical, electrical, and structural systems. Academic program changes are anticipated to include new and enhanced learning spaces which will provide improved utilization of existing space to meet undergraduate teaching requirements. The Phase 1 program changes will focus on the first floor and extend to other portions of the building as the budget allows.

Subject to available funding, a future phase or phases (not part of this project) will complete the building renovation as well as provide additional improvements to the building site, building infrastructure and entrances. In this phased approach, it is anticipated that the portions of the building not being renovated will be occupied and in use.

BACKGROUND:

In June 2010, the administration completed a Predesign report for the OULC Phase 1 Renovation. The report envisioned a two-phase renovation of the building, in which the first phase total project budget was established at \$19,570,000. Funding for Phase 1 was included in the University's 2011-13 capital budget request. The Legislature included \$16,575,000 for the Phase 1

VII. STANDING COMMITTEES

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project in the 2011-13 appropriation. The University has committed to fully expending these funds no later than June 30, 2013.

In close cooperation with the Office of Planning and Budgeting (OPB), the Capital Projects Office (CPO) commenced in June 2011 with a process to select the project architect. That process is expected to result in selection of a design firm and commencement of early schematic design activities in early August 2011. Because this project includes no exterior building modifications that will affect the aesthetic character of the campus, the Architectural Commission will not participate in the selection. It is anticipated that the Commission will review the schematic design prior to its presentation to the Board of Regents in December 2011. It is proposed that the Board of Regents will be informed of the selected architect at their September 2011 meeting in a report of actions taken under delegated authority.

It is intended that the firm selected as the architect for Phase 1 will remain as the project architect for future phases of the Odegaard renovation.

CONTRACTING STRATEGY:

The recommendation of CPO is to use the GC/CM alternative public works contracting procedure, as 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 packages before all of the project construction documents are 100% complete, if there are compelling reasons to do so. All of these aspects of the GC/CM process will be especially important in the Odegaard renovation, given its challenging budget and schedule objectives.

CPO will commence the GC/CM selection process in July 2011, with the expectation of entering into a preconstruction services agreement with the highest scoring firm by the first week of September. It is proposed that the Board of Regents will be informed of the selected GC/CM at their September 2011 meeting in a report of actions taken under delegated authority.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Odegaard Undergraduate Learning Center (OULC) Phase 1 Renovation – Adopt Project Budget, Delegate Authority to Award Design Contract, Authorize Use of Alternative Public Works GC/CM and Delegate Authority to Award GC/CM Contract (continued, p. 4)

SCHEDULE:

Forecasted completion dates:

| | |
|--------------|----------------|
| Predesign | Complete |
| Design | May 2012 |
| Construction | June 2013 |
| Occupancy | September 2013 |

BUDGET AND FUNDING:

The proposed total project budget is \$16,575,000. The source of funds is an appropriation of \$16,575,000 in the 2011-13 State Capital Budget.

Attachment
Summary Project Budget

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

PROJECT: Odegaard Undergraduate Learning Center Renovation- Phase 1

Project Number: 203579

ESTIMATED DATE OF COMPLETION: September 2013

| | <u>Total Escalated Cost</u> | <u>% of TPC</u> |
|---|-----------------------------|-----------------|
| BUDGET SUMMARY: | | |
| PREDESIGN | \$ 35,000 | 0% |
| BASIC DESIGN SERVICES | \$ 694,000 | 4% |
| EXTRA SERVICES/REIMBURSABLES | \$ 497,000 | 3% |
| OTHER SERVICES | \$ 699,000 | 4% |
| DESIGN SERVICES CONTINGENCY | \$ 244,000 | 1% |
| CONSULTANT SERVICES ** | \$ 2,169,000 | 13% |
| CONSTRUCTION CONTRACT | \$ 9,941,000 | 60% |
| OTHER CONTRACTS | \$ 21,000 | |
| CONSTRUCTION CONTINGENCY | \$ 1,021,000 | 6% |
| SALES TAX | \$ 1,043,000 | 6% |
| CONSTRUCTION COST | \$ 12,026,000 | 73% |
| EQUIPMENT | \$ 987,000 | 6% |
| ARTWORK | \$ 37,000 | 0% |
| OTHER COSTS | \$ 368,000 | 2% |
| PROJECT ADMINISTRATION | \$ 987,000 | 6% |
| RELATED PROJECTS/MITIGATION | \$ - | 0% |
| OTHER COSTS | \$ 2,380,000 | 16% |
| TOTAL PROJECT COST (TPC)* | \$ 16,575,000 | 100% |
| <u>Included in Above:</u> | | |
| Escalation to Mid-point of Construction | \$ 511,000 | 3% |
| SOURCE OF FUNDS: | | |
| State Bldg Constr Acct (11/13) | \$ 16,575,000 | |
| TOTAL SOURCE OF FUNDS | \$ 16,575,000 | |

Note: all numbers are rounded