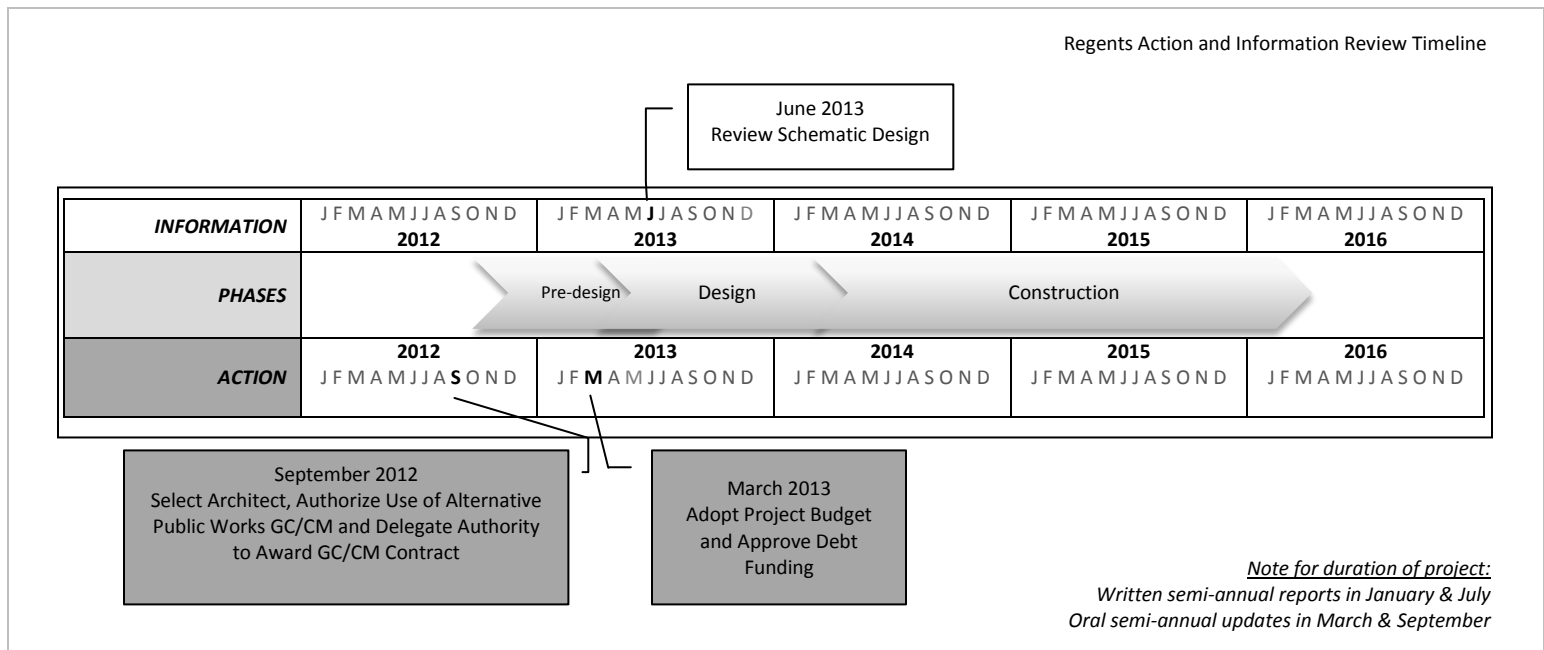


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Animal Research and Care Facility – Select Architect, Authorize Use of Alternative Public Works GC/CM and Delegate Authority to Award GC/CM Contract



RECOMMENDED ACTIONS

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Board of Regents:

- 1) Delegate authority to the President to award a design contract for the Animal Research and Care Facility project to ZGF/Flad, subject to successful negotiation of an architectural agreement. In the event of an unsuccessful negotiation with ZGF/Flad, it is requested that authority be delegated to open negotiations and award a design contract with LMN/Ballinger, the firm recommended as the first alternate;
- 2) Authorize the use of the General Contractor/Construction Manager (GC/CM) Alternative Public Works contracting method; and
- 3) 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.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Animal Research and Care Facility – Select Architect, Authorize Use of Alternative Public Works GC/CM and Delegate Authority to Award GC/CM Contract (continued, p. 2)

PROJECT DESCRIPTION

In 2010, a University of Washington work group charged with developing a master plan for the University's core research facilities identified the need to develop future facilities capable of supporting the UW commitment to outstanding research, education, and animal care. The work group also identified the need for increasing the animal census at the UW and to implement a centralized animal care and procedure operating model. During a recent and more in-depth UW Animal Care Facilities Master Plan Feasibility Study, the proposed solutions to increase animal census capacity and the process for implementing the new centralized animal care and procedure operating model were examined in more detail. As a result of the Feasibility Study, the work group made several recommendations, including construction of a new Animal Research and Care Facility (ARCF). The ARCF project is intended to provide a capacity solution for UW animal research for the next 10 years.

The Feasibility Study identified a site in the Portage Bay Vista, just east of the William H. Foege Building, for a new, state-of-the-art, ARCF (see attachment). The concept plan for this facility is a two-story, below-grade building, connecting to both the Foege building and Hitchcock Hall at the first level below grade. The building will provide flexible housing for large and small animals (principally rodents) and non-human primates. The feasibility study identified a preliminary program of space types which include laboratories, procedure rooms, imaging facilities, cage and equipment wash facilities, storage and other support spaces.

ARCHITECT SELECTION

In May 2012, the Capital Projects Office (CPO) advertised for firms interested in providing architectural services. Twelve firms responded to the request for qualifications and three of those firms were interviewed by the Architectural Commission on September 10, 2012: LMN/Ballinger; Perkins+Will; and ZGF/Flad. It is the Commission's recommendation that ZGF/Flad be appointed design architect for this project. The Architectural Commission is charged with identifying the most qualified firm as well as one or two alternate qualified firms, if any, ensuring that negotiations can continue in a timely manner. The alternate firm recommended by the Architectural Commission is LMN/Ballinger.

The partnership of ZGF Architects and Flad Architects is particularly well suited as the ARCF project architect. ZGF established their Seattle office over 25 years ago. They have an extensive resume of biomedical laboratory facilities for major

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Animal Research and Care Facility – Select Architect, Authorize Use of Alternative Public Works GC/CM and Delegate Authority to Award GC/CM Contract (continued, p. 3)

research universities and other clients, including the entire South Lake Union campus of the Fred Hutchinson Cancer Research Center. ZGF is the design architect for the UW's recently completed Molecular Engineering and Science Building. Based in San Francisco, Flad is recognized as a national leader in animal research and care facilities design. Flad has planned and designed over 15 million square feet of animal research and care facilities for over 30 top research universities and government agencies in North America. ZGF and Flad are currently working together on the design of the U.S. Army Public Health Command laboratory and animal care facility near Washington D.C.

The ARCF will be designed to accommodate future below-grade expansion of the animal care and procedure space to the south and to support a future life sciences building above a portion of this initial facility, not within the Portage Bay Vista.

CONSTRUCTION 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 on the ARCF project.

CPO will commence the GC/CM selection process in September 2012, with the expectation of entering into a preconstruction services agreement with the highest scoring firm in January 2013. It is proposed that the Board of Regents will be informed of the selected GC/CM at their February 2013 meeting in a report of actions taken under specific delegated authority.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Animal Research and Care Facility – Select Architect, Authorize Use of Alternative Public Works GC/CM and Delegate Authority to Award GC/CM Contract (continued, p. 4)

SCHEDULE

Forecasted completion dates:

Predesign	March 2013
Design	June 2014
Construction	June 2016
Occupancy	October 2016

BUDGET AND FUNDING PLAN

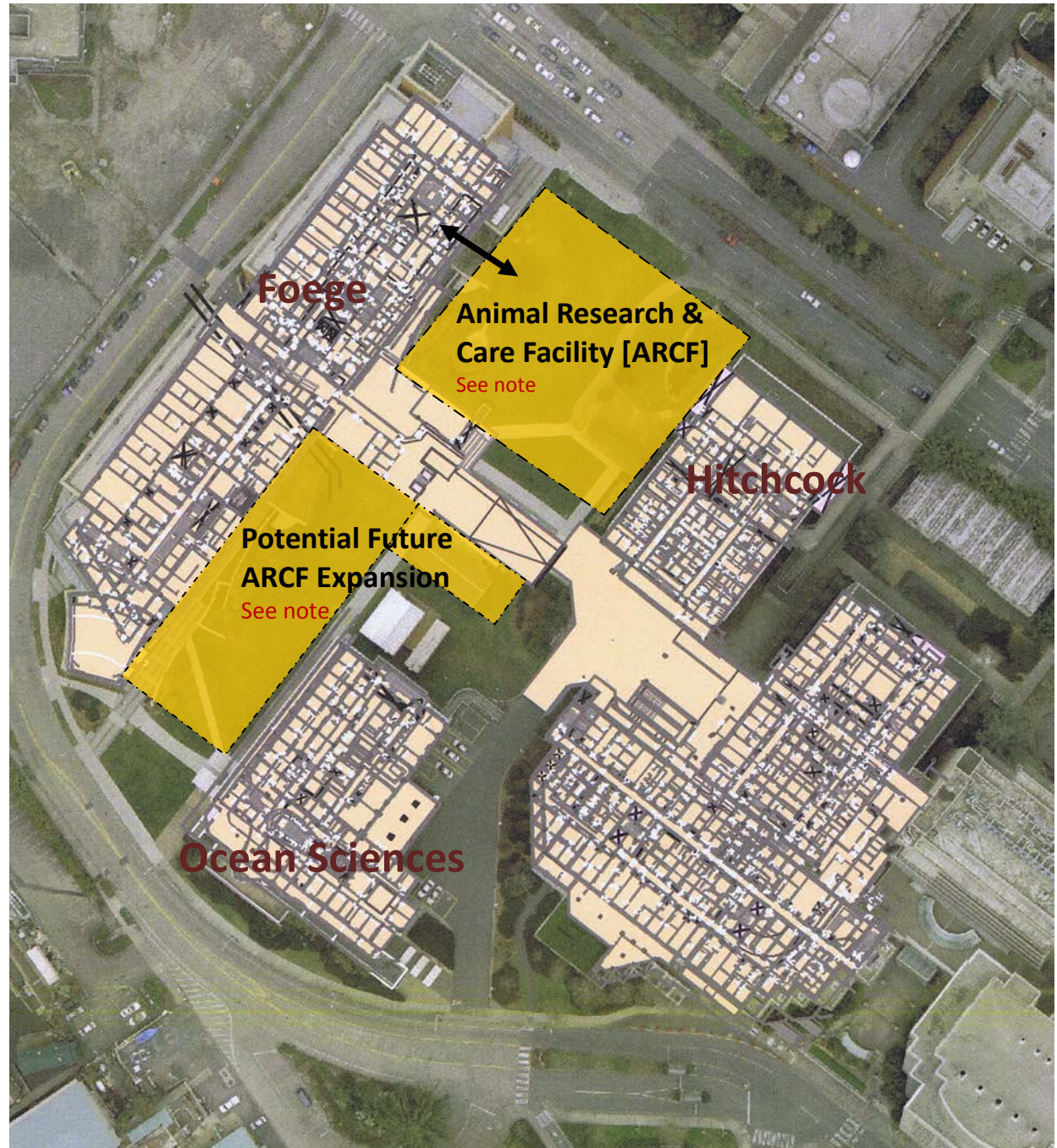
The project budget recommendation and accompanying funding plan will be presented for approval to the Board at its March 2013 meeting. In the meantime, based on the results of the Feasibility Study, CPO and the project team will work toward a target project budget of \$85M. Pre-design activities not to exceed \$5M will be funded from a central fund account reserved for critical research facility needs.

Since a portion of this project will be debt funded and the debt service will be paid from existing indirect cost recovery (ICR), the Treasury Office will work with the Provost's Office to assure that ICR is sufficient to pay the debt.

Attachment
Site Plan

Animal Research & Care Facility

Site Plan



Note:

The ARCF site is underground to preserve the Portage Bay Vista per the UW/City agreement.