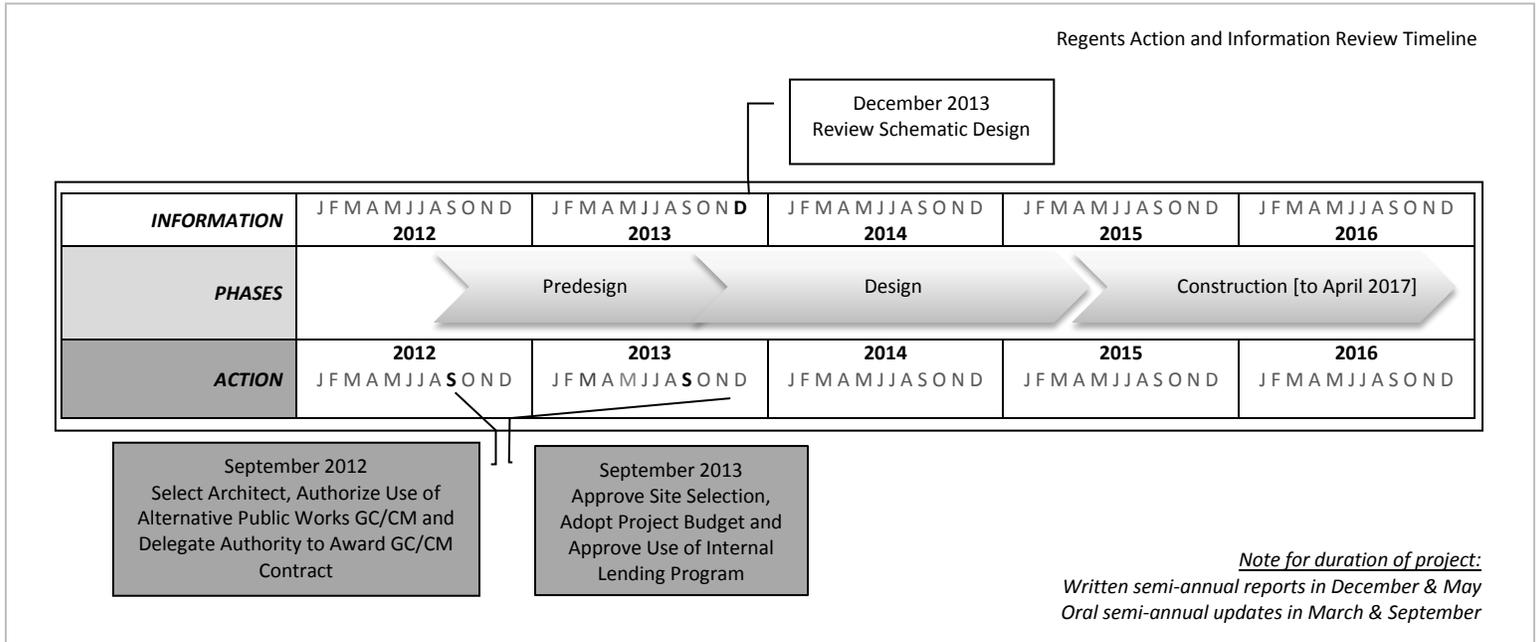


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Animal Research and Care Facility – Approve Site Selection, Adopt Project Budget, and Approve the Use of the Internal Lending Program



RECOMMENDED ACTIONS:

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

- 1) approve the recommended site for the Animal Research and Care Facility (ARCF);
- 2) adopt a project budget of \$123.5 million for the ARCF project; and
- 3) approve the use of the Internal Lending Program to fund up to \$99 million for design, construction and financing costs.

PREVIOUS ACTIONS:

In September 2012, the Board of Regents approved the selection of the project architect and delegated authority to the President to award a design contract with the selected architectural firm. The team of ZGF and Flad was selected and the team of LMN and Ballinger was the first alternate.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Animal Research and Care Facility – Approve Site Selection, Adopt Project Budget, and Approve the Use of the Internal Lending Program (continued, pg. 2)

In September 2012, the Board of Regents also authorized the use of the General Contractor/Construction Manager (GC/CM) Alternative Public Works contracting method and delegated authority to the President to award a GC/CM contract. In December 2012, Skanska USA was selected as the GC/CM for the project.

PROJECT BACKGROUND AND DESCRIPTION:

In 2010, a UW 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 as well as an explicit regulatory requirement 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 ARCF. The ARCF project is intended to provide a capacity solution for UW animal research for at least 10 years following its completion, maintain the University's commitment to outstanding research and teaching, and meet current and future regulatory requirements.

The Feasibility Study identified a site in the Portage Bay Vista, just east of the William H. Foege Building, for the new ARCF (see Attachment 1). The feasibility concept called for 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 preliminary program of space types included laboratories, procedure rooms, imaging facilities, cage and equipment wash facilities, storage, and other support spaces.

In October 2012, the ZGF/Flad design team began a series of user group workshops intended to validate and refine the preliminary program and set the framework for design of the facility. Multiple conceptual design schemes were developed and evaluated in an effort to optimize the program within the constraints of the site. Landscape architect, Michael Van Valkenburgh Associates, was engaged early in the process to ensure that the treatment of the Portage Bay Vista is fully integrated into the evaluation of alternatives. Integration of the landscape design into the final design solution is essential to ensuring that the University meets its commitments contained in an agreement

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Animal Research and Care Facility – Approve Site Selection, Adopt Project Budget, and Approve the Use of the Internal Lending Program (continued, pg. 3)

with the City of Seattle, which requires that the Portage Bay Vista be preserved in perpetuity as an important view corridor and pedestrian thoroughfare.

In January 2013, Skanska was engaged as the GC/CM for preconstruction services. Skanska immediately joined the project team in evaluating three final conceptual design schemes for cost, constructability and schedule implications. The analysis of the three alternative schemes was presented to the Office of Planning and Budgeting in April 2013.

Following the April presentation, the Office of Planning and Budgeting, in collaboration with the Capital Projects Office and Facilities Services, conducted a study to determine the feasibility and cost of constructing a remote Central Utility Plant (CUP) that could supply processed chilled water and emergency power to the ARCF and other facilities on the south and southwest campus. The intent was to examine the potential for the new CUP to save money on construction of the ARCF, address current and projected deficiencies for chilled water and emergency power across the south campus, and help settle on one of the three alternative ARCF design concepts. A feasibility study for such a plant had been completed in 2011, and it was re-opened to conduct this new examination. The results of this examination were favorable, enabling selection of the lowest cost alternative with the least impact on the future development of the campus in the ARCF vicinity.

The recommended design concept for the ARCF is a two-story below grade building as generally envisioned in the original feasibility study. Conceptual plans and sections of the proposed facility are at Attachments 2 and 3. The design concept depends upon processed chilled water and emergency power being supplied from a new Southwest Campus Central Utility Plant (SW CUP), which is the subject of a separate action being proposed to the Board simultaneously with the ARCF project. This dependency will necessitate close coordination of the design and construction schedules of the ARCF and the SW CUP to ensure there is no delay in the start-up of ARCF operations.

SCHEDULE:

Forecasted completion dates:

Predesign	August 2013
Design	April 2015
Construction	April 2017
Occupancy	May 2017

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Animal Research and Care Facility – Approve Site Selection, Adopt Project Budget, and Approve the Use of the Internal Lending Program (continued, pg. 4)

BUDGET AND FUNDING PLAN:

The proposed project budget is \$123.5 million. A project summary budget is shown on Attachment 4. Predesign costs of \$5M have been funded from a central account reserved for critical research facility needs.

Sources and uses for the project are as follows:

Sources of Funds

Internal Lending Program	\$ 98,475,000
Central Funds	\$ 26,000,000
Total, Sources of Funds	\$124,475,000

Uses of Funds

Project Design and Construction	\$116,484,000
Furnishings, Equipment and Other	\$ 7,016,000
Financing Costs	\$ 975,000
Total, Uses of Funds	\$124,475,000

Annual Debt Service for ILP Loan (30 Years, 5.5%)

ICR revenues	\$ 6,800,000
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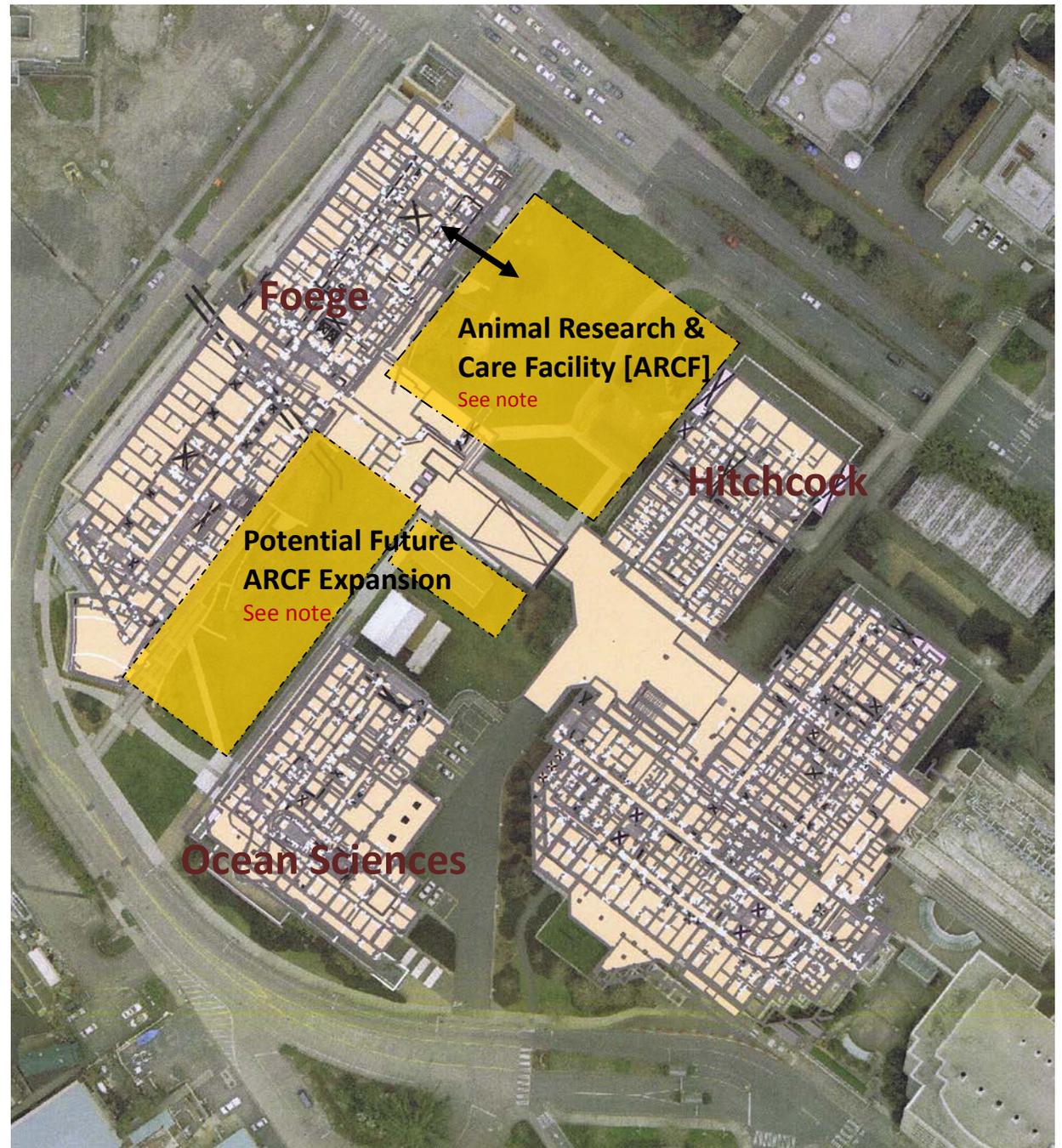
The ARCF has been identified as a Tier 1 Priority project on the One Capital Plan and the debt associated with the project has been factored into institutional debt capacity analysis. This project does not directly generate incremental revenue, but is critical to performing the university's research mission.

Attachments

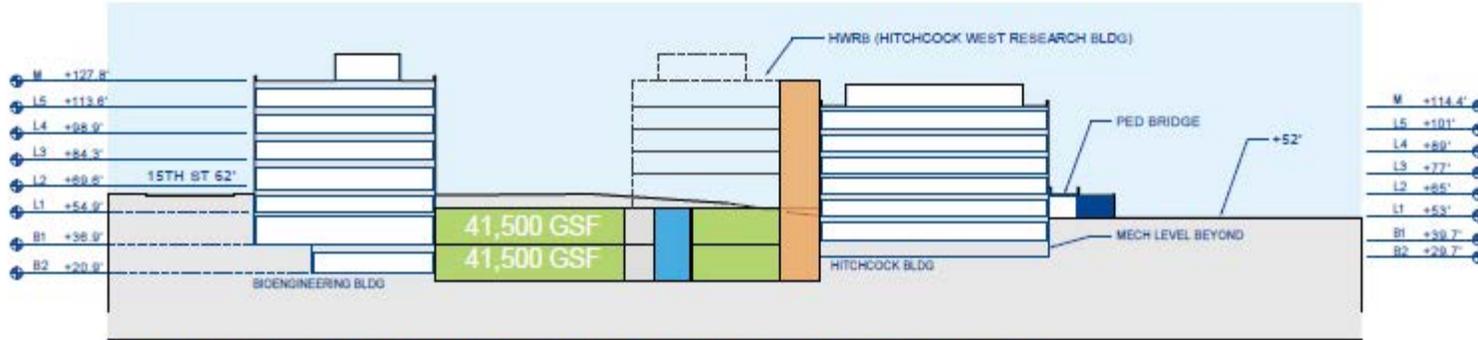
1. Site Plan
2. Proposed Conceptual Design – Plans
3. Proposed Conceptual Design – Sections
4. Project Summary Budget

Animal Research & Care Facility

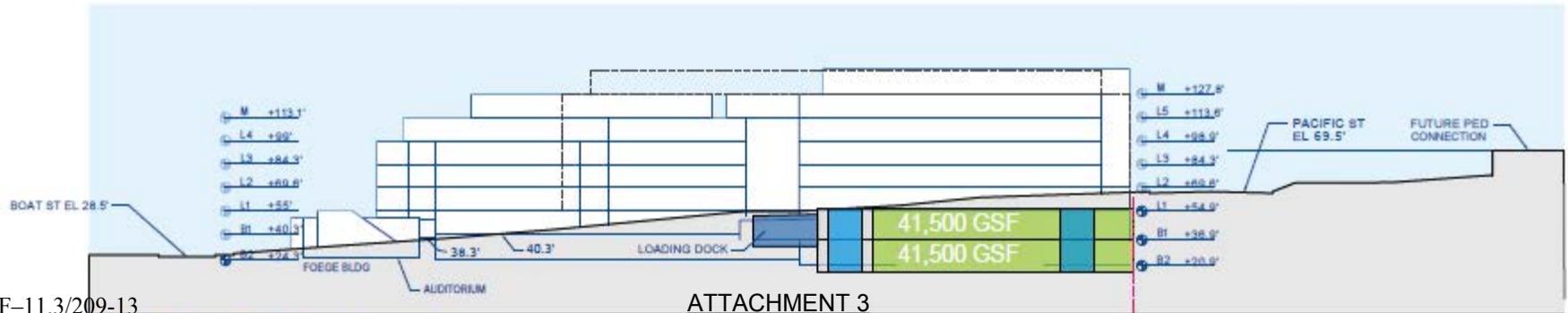
Site Plan



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



SECTION THROUGH FOEGE AND HITCHCOCK BUILDINGS



SECTION THROUGH VISTA

**UNIVERSITY OF WASHINGTON
CAPITAL PROJECTS OFFICE - SUMMARY PROJECT BUDGET
ALTERNATIVE PROCUREMENT (GC/CM)**

PROJECT: UW Animal Research and Care Facility

Project Number: 203928

ESTIMATED DATE OF COMPLETION: April 2017

<u>Project Budget</u>	<u>Total Escalated Cost</u>	<u>% of TPC*</u>
Pre-Schematic Design Services	\$ 1,478,000	1.2%
A/E Basic Design Services	\$ 6,771,000	5.5%
Extra Services	\$ 2,675,000	2.2%
Other Services	\$ 1,181,000	1.0%
Design Services Contingency	\$ 1,321,000	1.1%
Consultant Services	\$ 13,426,000	10.9%
GC/CM Construction Cost	\$ 90,725,000	73.5%
Other Contracts	\$ 363,000	0.3%
Construction Contingencies	\$ 6,200,000	5.0%
Sales Tax	\$ -	0.0%
Construction	\$ 97,288,000	78.8%
Equipment & Furnishings	\$ 7,016,000	5.7%
Other Costs	\$ 2,203,000	1.8%
Project Management	\$ 3,567,000	2.9%
Other	\$ 12,786,000	10.4%
Total Project Cost (TPC)*	\$ 123,500,000	100.0%
<u>Included in Above:</u>		
Escalation at 3.5% per year through April 2016	\$ 6,941,000	6.0%