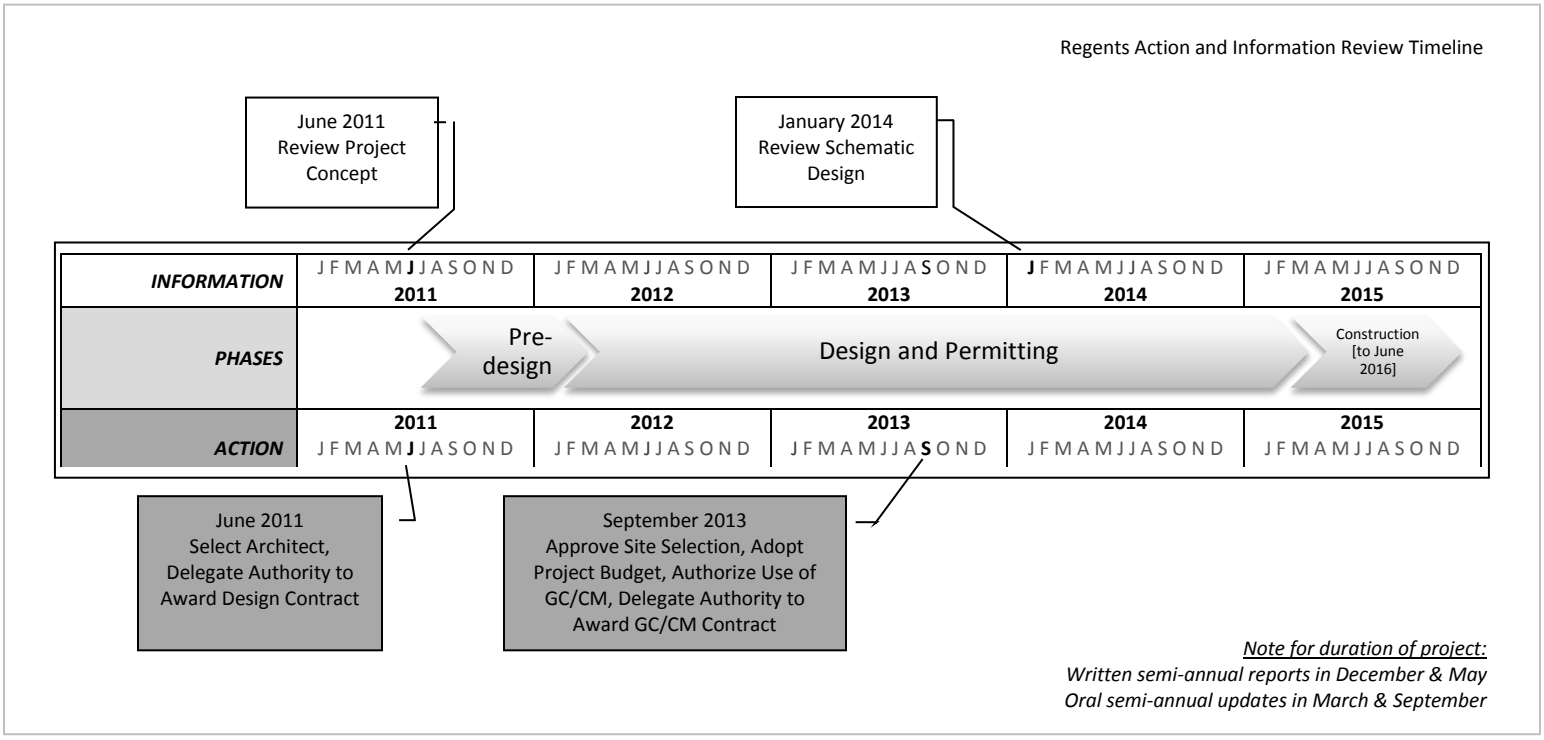
VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Police Department Facility – Approve Site Selection, Adopt Project Budget, Approve 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) approve the recommended site for the new UW Police Department (UWPD) Facility;

2) adopt a project budget of $19.5 million;

3) authorize the use of the Alternative Public Works General Contractor/Construction Manager (GC/CM) contracting method; and

4) delegate authority to the President or his designee to award a GC/CM contract, subject to the contract sum being within the approved project budget.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Police Department Facility – Approve Site Selection, Adopt Project Budget, Approve Use of Alternative Public Works GC/CM, and Delegate Authority to Award GC/CM Contract (continued pg. 2)

PREVIOUS ACTIONS

At its June 2011 meeting, the Board approved the selection of The Miller Hull Partnership as the project architect and delegated authority to the President to award a design contract. In March 2013, the Board authorized the administration to enter into the Memorandum of Agreement noted above.

BACKGROUND

As part of the SR 520 mitigation strategy, the UW has been participating in inter-agency discussions intended to result in the transfer of ownership of the Bryants Building property for the purpose of constructing a waterfront park, to be built and operated by the City of Seattle. This land transfer will necessitate the relocation of the Police Department and other Bryants Building tenants. The WSDOT mitigation payment will partially fund the new police station.

A Memorandum of Agreement has been signed by all three parties and has been sent to the National Park Service—the federal authority that must approve a conversion of the protected Arboretum property from recreation to transportation use, and its replacement by the Bryants Building property. Assuming approval by the NPS in December 2013, the park on the Bryants Building site must be constructed and opened by the end of calendar year 2018. To allow sufficient time for the City to demolish the Bryants Building and construct the park, the UWPD must be relocated to their new facility by mid-2016.

The University conducted a comprehensive process to determine the appropriate location for the new UWPD Facility. After establishing a detailed set of selection criteria, an advisory committee led by the University Architect evaluated nineteen potential sites on and around the Seattle campus. Four finalist sites were presented to multiple University and community stakeholder groups, and ultimately to the senior administration for a final recommendation. The recommended site for the UWPD Facility is the parcel immediately to the south of Gould Hall between University Way NE and 15th Avenue NE, referred to in the UW Seattle Campus Master Plan as development site 36W (see attachment 1). The site is currently occupied by the W14 parking lot and two small buildings to be demolished.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Police Department Facility – Approve Site Selection, Adopt Project Budget, Approve Use of Alternative Public Works GC/CM, and Delegate Authority to Award GC/CM Contract (continued pg. 3)

PROJECT DESCRIPTION

Located in the growing and increasingly lively west campus and near a primary campus entrance, the site offers improved visibility and access to the police station. The approximately 38,000 square foot building is envisioned to be architecturally significant, with a program and features to support a modern and highly capable UWPD facility for decades to come. The conceptual design envisions two stories of police office use, with a basement level garage for fleet vehicles. The program includes police offices, a dispatch and communications center, records, evidence room and lab, suspect processing, interview rooms, report taking rooms, juvenile waiting rooms, police lockers, fitness rooms, a community multipurpose meeting/training room, and fleet parking. The project is targeting LEED Silver Certification.

CONTRACTING STRATEGY

The costs and schedule for this project are based upon using the GC/CM alternative public works contracting procedure, as authorized by RCW 39.10..

During design, the GC/CM will provide detailed construction scheduling, input into procedures and specifications, input into design constructability issues, investigation of existing conditions, detail cost estimates, and coordination of construction documents. The GC/CM will also determine construction logistics and needed lay-down areas.

To help meet the overall project schedule, the GC/CM will 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 UWPD project, given its challenging budget and schedule objectives.

The Capital Projects Office will commence the GC/CM selection process in September 2013, with the expectation of entering into a preconstruction services agreement with the highest scoring firm in December 2013. It is proposed that the Board of Regents will be informed of the selected GC/CM at their January 2014 meeting in a report of actions taken under specific delegated authority.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Police Department Facility – Approve Site Selection, Adopt Project Budget, Approve Use of Alternative Public Works GC/CM, and Delegate Authority to Award GC/CM Contract (continued pg. 4)

SCHEDULE

Forecast completion dates for the UWPD Facility:

Pre-design	Complete
Design	March 2015
Construction	June 2016
Occupancy	July 2016

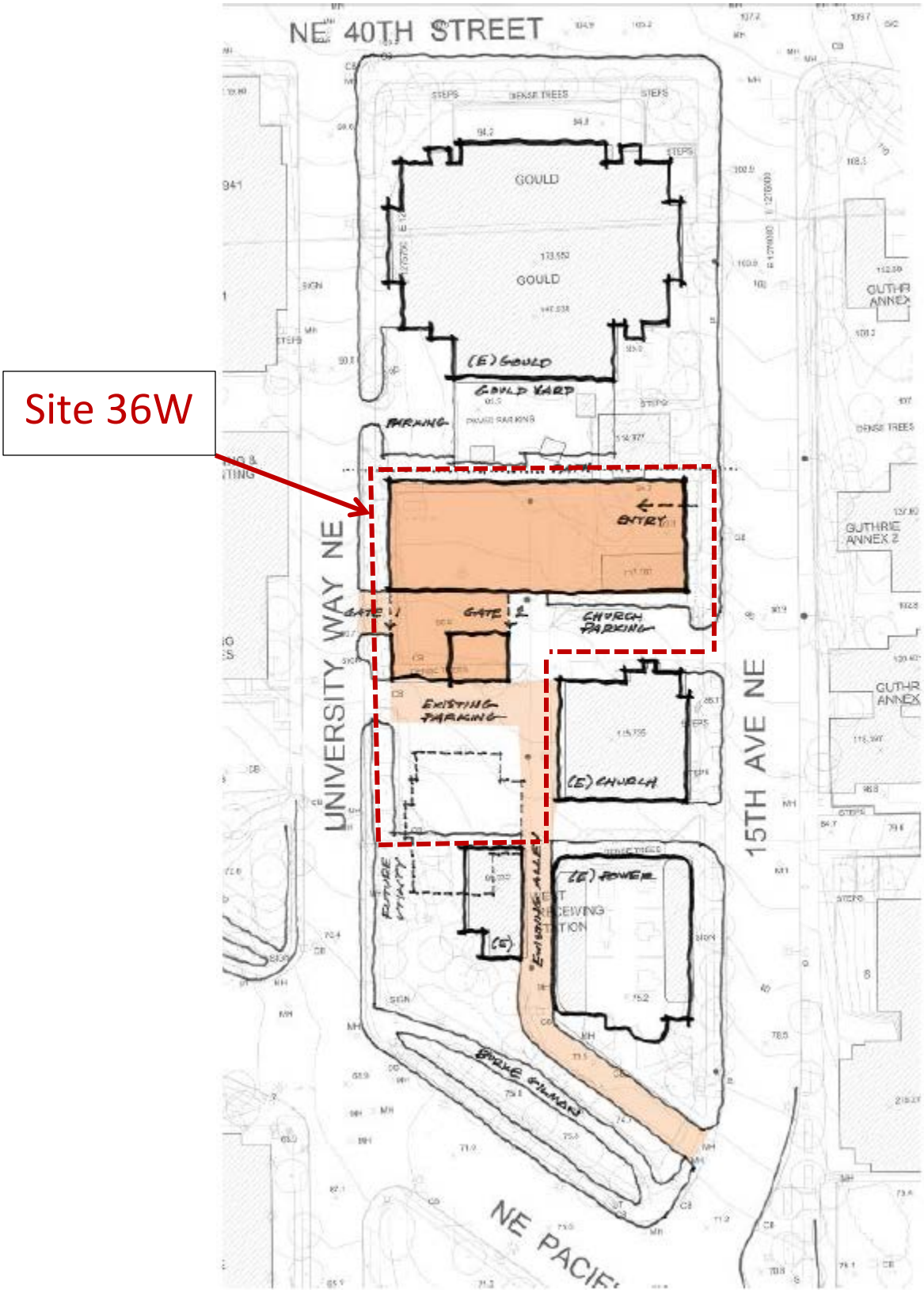
PROJECT BUDGET AND FUNDING

The proposed total project budget is $19.5 million (Attachment 2)

The sources of funds are $15.5 million from the WSDOT SR 520 mitigation payment and $4.0 million from UW central funds.

Attachments
1. UWPD Site Plan
2. UWPD Project Summary Budget

Site Plan



ATTACHMENT 1

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

PROJECT: New UW Police Station

Project Number: 203612

ESTIMATED DATE OF COMPLETION: June 2016

Project Budget		**Total Escalated Cost**	**% of TPC***
Pre-Schematic Design Services	$	292,000	1.5%
A/E Basic Design Services	$	1,015,000	5.2%
Additional Services	$	396,000	2.0%
Other Services	$	404,000	2.1%
Design Services Contingency	$	171,000	0.9%
Consultant Services	**$**	**2,278,000**	**11.7%**
GC/CM Construction Cost	$	13,477,000	69.1%
Other Contracts	$	97,000	0.5%
Construction Contingencies	$	687,000	3.5%
Sales Tax	$	1,355,000	6.9%
Construction	**$**	**15,616,000**	**80.1%**
Equipment & Furnishings			0.0%
Other Costs	$	786,000	4.0%
Project Management	$	820,000	4.2%
Other	**$**	**1,606,000**	**8.2%**
Total Project Cost (TPC)*	**$**	**19,500,000**	**100.0%**

Included in Above:

Escalation at 3.5% per year through August 2015	$	1,259,446	6.9%