

VII. STANDING COMMITTEES

C. Capital Assets Committee

Guggenheim Hall Renovation - GC/CM Contract AwardRECOMMENDED ACTION:

It is the recommendation of the administration and the Capital Assets Committee that the Executive Vice President be delegated the authority to award the General Contractor/Construction Manager (GC/CM) contract for the Guggenheim Hall Renovation project to Skanska USA Building, Inc., subject to the successful negotiation of the Guaranteed Contract Cost (GCC).

BACKGROUND:

Constructed in 1929, Guggenheim Hall occupies a central location on campus facing Frosh Pond. It currently houses the Department of Aeronautics and Astronautics, the Department of Applied Math and several general assignment classrooms, including a major auditorium. The 56,200 gross square foot building has never had a significant renovation. This renovation would address seismic deficiencies, accessibility including providing an elevator, exterior shell renovation, upgrading all major building systems, asbestos abatement, and updates to the facility needed to improve instruction and research.

In September 2003, the Board of Regents awarded a design contract to Bassetti Architects, a well recognized Seattle architectural firm. A pre-design study was submitted to the State in April 2004, requesting additional funding in the amount of \$24,931,000. In July 2004, the Board of Regents approved the inclusion of this project as part of the 2005-07 capital budget request and final determination of this as a GC/CM project with a total project cost of \$28,143,765.

In July 2004, Bassetti Architects began the schematic design based on the approved program and budget. In September 2004, the University advertised for proposals to provide GC/CM services; seven construction firms responded, and four firms were subsequently interviewed. Based on the combined scoring of the proposals submitted and interviews of short-listed firms, two finalists, Skanska and Turner Construction were selected in October 2004, and invited to submit bids for fee and specified general conditions. Skanska was the firm with the highest overall score.

Skanska has built numerous projects for the University of Washington. They were the GC/CM for the Dempsey Indoor Practice Center and the UW Medical

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Guggenheim Hall Renovation - GC/CM Contract Award (continued p. 2)

Center's Pacific Tower projects. They are currently the GC/CM for the Johnson Hall renovation.

Upon receipt of delegated authority, the University will award a GC/CM pre-construction services contract to Skanska. The Capital Projects Office anticipates awarding the GC/CM contract in Spring 2005 to Skanska subject to: (1) satisfactory performance of preconstruction services; (2) reaching a mutually agreed upon GCC; and (3) availability of funding.

ENCLOSURE:

Capital Projects Office Project Summary
Guggenheim Hall GC/CM Evaluation Criteria

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

PROJECT: **Guggenheim Hall Renovation**

Project Number

10419

ESTIMATED DATE OF COMPLETION:

Original Budget Agreement	Preliminary Design Estimate	Contract Award	Final Costs
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BUDGET SUMMARY:

A. ACQUISITION	0
B. CONSULTANT SERVICES	
1. PREDESIGN	176,370
2. BASIC DESIGN SERVICES	897,429
3. EXTRA SERVICES/REIMBURSABLES	546,894
4. OTHER SERVICES	1,061,307
5. DESIGN SERVICES CONTINGENCY	411,171
TOTAL CONSULTANT SERVICES	3,093,171
C. PRIMARY CONSTRUCTION CONTRACTS	
1. MAX.ALLOW.CONST.COST (MACC)	14,498,754
2. GC/CM OR DB COSTS	2,018,675
3. SALES TAX ON CONSTRUCTION	1,453,534
GUARANTEED CONTRACT COST	17,970,963
4. CONSTRUCTION CONTINGENCY	3,247,924
5. SALES TAX ON CONTINGENCY	285,817
TOTAL CONSTRUCTION COSTS	21,504,704
D. EQUIPMENT	1,174,342
E. ARTWORK	65,914
F. OTHER COSTS	653,849
G. PROJECT ADMINISTRATION	1,651,785
H. RELATED PROJS/MITIGATION	
TOTAL PROJECT BUDGET	28,143,765
SOURCE OF FUNDS:	
UW BUILDING ACCOUNT/BRF	
STATE GEN'L FUND GO BONDS/NOTES	28,143,765
UW NON-STATE REVENUE	
NON-STATE REVENUE GRANT/GIFT	
TOTAL SOURCE OF FUNDS	28,143,765

C-3.1/211

11/18/2004



GC/CM Selection - Tabulation Form

Guggenheim Hall Renovation Project, #10419

Proposal Evaluations	GC/CM Name						
	Skanska	Mortenson	Turner	Hoffman	Bayley	Korsmo	Wright
Reviewer A	50.00	37.00	45.00	39.00	19.00	16.00	28.00
Reviewer B	42.00	37.00	50.00	29.00	20.00	9.00	25.00
Reviewer C	47.00	43.00	44.00	41.00	39.00	28.00	37.00
Reviewer D	47.00	43.00	47.00	44.00	41.00	37.00	40.00
Reviewer C	47.00	39.00	45.00	37.00	32.00	19.00	29.00
Average Score (max. 50)	46.60	39.80	46.20	38.00	30.20	21.80	31.80

Interviews

Interviewer A	30.00	15.00	27.00	21.00
Interviewer B	28.00	20.00	30.00	21.00
Interviewer C	35.00	30.00	33.00	31.00
Interviewer D	35.00	28.00	29.00	24.00
Interviewer E	35.00	28.00	31.00	29.00
Interviewer F	35.00	20.00	29.00	25.00
Average Score (max. 35)	33.00	23.50	29.83	25.17
Total Proposal and Interview	79.60	63.30	76.03	63.17

Final Proposals (\$15,000,000 MACC)

Contractor's Fee Percentage	5.50%		5.20%	
Contractor's Fee Amount	\$825,000		\$780,000	
Specified General Conditions Amount	\$809,000		\$720,000	
Final Proposal Bid Number	\$1,634,000		\$1,500,000	
Low Conforming Proposal	\$1,500,000		\$1,500,000	
Difference	\$134,000		\$0	
Percentage Within Low Proposal	8.93%		0.00%	
Proposal Score* (max. 15)	12		15	

Total Score (max. 100)	91.60		91.03	
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Final Proposal Scoring Key*

Low Conforming Proposal	15 points
Proposals within 5% of Low Proposal	14 points
Proposals within 10% of Low Proposal	12 points
Proposals within 15% of Low Proposal	9 points
Proposals within 20% of Low Proposal	5 points
Others	0 points

Final Ranking

1st	<u>Skanska</u>
2nd	<u>Turner</u>
3rd	_____
4th	_____