

VII. STANDING COMMITTEES

C. Capital Assets Committee

Architecture 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 Architecture Hall Renovation project to Mortensen Construction, subject to the successful negotiation of the Guaranteed Contract Cost (GCC).

BACKGROUND:

Architecture Hall was originally constructed in 1909 as the Fine Arts Palace for the Alaska-Yukon Pacific Exposition. It is the only major remaining structure from the Fair, and at nearly a century old, is in need of a complete restoration. Architecture Hall was nominated to the State Historic Register in 1972. This project renovates and improves the existing approximately 47,500 gross square feet (GSF).

Currently the building houses the Construction Management program and spaces for the Department of Architecture, both within the College of Architecture and Urban Planning. Also within the building are three general assignment classrooms and a 355-seat auditorium. Approximately 2,800 gross square feet of circulation space will be added to improve ADA access to all floors. The completed project will renovate approximately 45,500 GSF and 27,000 assignable square feet in floor area.

Planned renovations address seismic, life safety, and other code deficiencies, ADA accessibility, hazardous materials abatement, exterior restoration, and replacement of all building mechanical and electrical systems as well as finishes, furnishings, and equipment.

In September 2003 the Board of Regents awarded a design contract to Thomas Hacker Architects, a well recognized Portland architectural firm. A pre-design study was submitted to the State in April 2004, requesting additional funding in the amount of \$22,641,000. 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 \$25,275,000.

VII. STANDING COMMITTEES

D. Capital Assets Committee

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

In June 2004, Hacker Architects began the schematic design based on the approved program and budget. Five construction firms responded to the University's Request for GC/CM Proposal, and three firms were subsequently interviewed. Based on the combined scoring of the proposals submitted and interviews of short-listed firms, two finalists, Mortenson and Turner Construction, were selected in October and invited to submit bids for fee and specified general conditions. Mortenson Construction was the firm with the highest overall score.

Mortenson Construction has built numerous projects for the University of Washington. They were the GC/CM for the Paul G. Allen Center for CSE and Harborview Medical Center Addition and Renovation projects and are currently part of the Research and Technology Design Build team. Additionally, they were the general contractor for the historic renovation of the Washington State Legislative Building.

Upon receipt of delegated authority, the University will award a GC/CM pre-construction services contract to Mortenson Construction. The Capital Projects Office anticipates awarding the GC/CM contract in Spring 2005 to Mortenson Construction 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
GC/CM Selection - Tabulation Form

C-4/211
11/18/04

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

PROJECT: **ARCHITECTURE HALL RENOVATION**

Project Number

10420

ESTIMATED DATE OF COMPLETION: **September-07**

Original Budget Agreement	Schematic Design GC/CM Selection Phase	Contract Award	Final Costs
---------------------------------	--	-------------------	----------------

BUDGET SUMMARY:

A. ACQUISITION	0	
B. CONSULTANT SERVICES		
1. PREDESIGN	225,675	223,000
2. BASIC DESIGN SERVICES	779,684	916,287
3. EXTRA SERVICES/REIMBURSABLES	713,352	975,528
4. OTHER SERVICES	853,414	766,901
5. DESIGN SERVICES CONTINGENCY	527,446	459,195
TOTAL CONSULTANT SERVICES	3,099,571	3,340,911
C. PRIMARY CONSTRUCTION CONTRACTS		
1. MAX.ALLOW.CONST.COST (MACC)	12,858,901	13,050,000
2. GC/CM OR DB COSTS	1,746,863	1,363,497
3. SALES TAX ON CONSTRUCTION	1,285,307	1,268,388
GUARANTEED CONTRACT COST	15,891,071	15,681,885
4. CONSTRUCTION CONTINGENCY	2,424,207	2,610,000
5. SALES TAX ON CONTINGENCY	213,330	229,680
TOTAL CONSTRUCTION COSTS	18,528,608	18,521,565
D. EQUIPMENT	1,062,185	979,200
E. ARTWORK	55,873	65,250
F. OTHER COSTS*	562,627	932,909
G. PROJECT ADMINISTRATION	1,553,081	1,644,165
H. RELATED PROJS/MITIGATION	413,055	0
TOTAL PROJECT BUDGET	25,275,000	25,484,000
SOURCE OF FUNDS:		
UW BUILDING ACCOUNT/BRF		
STATE GEN'L FUND GO BONDS/NOTES	25,275,000	25,484,000
UW NON-STATE REVENUE		
NON-STATE REVENUE GRANT/GIFT		
TOTAL SOURCE OF FUNDS	25,275,000	25,484,000

* Item F Other Costs in Schematic Design phase includes surge costs contained in item H in Pre-design phase.



GC/CM Selection - Tabulation Form

Architecture Hall Renovation Project, #10420

Proposal Evaluations	GC/CM Name					
		Bayley	Turner	Mortenson	Absher	Wright
Reviewer A		44.00	45.00	47.00	38.00	40.00
Reviewer B		36.00	41.00	44.00	33.00	33.00
Reviewer C		35.00	48.00	46.00	36.00	36.00
Reviewer D		41.00	44.00	46.00	27.00	30.00
Reviewer E		40.00	48.00	46.00	38.00	34.00
Average Score (max. 50)		39.20	45.20	45.80	34.40	34.60

Interviews			
Interviewer A	20.00	35.00	30.00
Interviewer B	28.00	34.00	30.00
Interviewer C	34.00	35.00	28.00
Interviewer D	22.00	35.00	30.00
Interviewer E	22.00	35.00	27.00
Interviewer F	26.00	35.00	33.00
Average Score (max. 35)	25.33	34.83	29.67
and Interview	64.53	80.03	75.47

Final Proposals (\$13,500,000 MACC)			
Contractor's Fee Percentage		6.40%	4.50%
Contractor's Fee Amount		\$864,000	\$607,500
Specified General Conditions Amount		\$782,000	\$626,247
Final Proposal Bid Number		\$1,646,000	\$1,233,747
Low Conforming Proposal		\$1,233,747	\$1,233,747
Difference		\$412,253	\$0
Percentage Within Low Proposal		33.41%	0.00%
Proposal Score* (max. 15)		0	15

Total Score (max. 100)		80.0	90.5
-------------------------------	--	-------------	-------------

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 Mortenson**
- 2nd Turner**
- 3rd**
- 4th**