

## VII. STANDING COMMITTEES

## B. Finance and Audit Committee

*In Joint Session With*

## C. Capital Assets Committee

Health Sciences Center J-Wing Biochemistry Renovation - Contract AwardRECOMMENDED ACTION:

It is the recommendation of the administration, the Finance and Audit and Capital Assets Committees that the President or the President's authorized representative be delegated authority to award a construction contract for the HSC J-Wing Biochemistry Renovation to the firm of Lydig Construction, in the amount of \$5,893,000, and establish the total project budget at \$8,454,897. This is an increase of \$157,413.

BACKGROUND:

In November 2003, MBT Architects was appointed design architect for this project, which will renovate approximately 34,693 gross square feet of the third, fourth and fifth levels of J-Wing in the Magnuson Health Sciences Center.

MBT Architects completed the design development phase in June 2004. Construction documents were completed in November, 2004. The project was advertised on January 10 and 24, 2005. Seven bids were received for this project on February 18, 2005. The low responsible bidder was Lydig Construction, in the amount of \$5,893,000.

The total project cost including the bid amount, contingencies, consultant and permit fees, taxes, inspection and Physical Plant support, has increased to \$8,454,897. The School of Medicine is contributing the additional \$157,413 in project cost. Budget adjustments have been made to reflect 100% design, bid results, and sales tax deferral savings.

The Capital Projects Office has reviewed the bids and recommends award of the contract. Funding for this project is available from University of Washington School of Medicine and the National Institute of Health.

ENCLOSURES:

Capital Projects Office - Summary Project Budget  
Bid Tabulation

**UNIVERSITY OF WASHINGTON  
CAPITAL PROJECTS OFFICE - SUMMARY PROJECT BUDGET  
STANDARD PROCUREMENT**

PROJECT: School of Medicine Biochemistry J-wing Renovation

PROJECT: 10228

ESTIMATED DATE OF COMPLETION: 28-Feb-06

| Original<br>Budget<br>Agreement | Preliminary<br>Design<br>Estimate | Forecast<br>Cost at<br>Completion | Final<br>Costs |
|---------------------------------|-----------------------------------|-----------------------------------|----------------|
|---------------------------------|-----------------------------------|-----------------------------------|----------------|

**BUDGET SUMMARY:**

|  |                    |                    |                    |
|--|--------------------|--------------------|--------------------|
| <b>A. ACQUISITION</b>                    |                    |                    |                    |
| <b>B. CONSULTANT SERVICES</b>            |                    |                    |                    |
| 1. PREDESIGN                             | \$46,927           | \$46,908           | \$46,908           |
| 2. BASIC DESIGN SERVICES                 | \$414,408          | \$576,172          | \$409,157          |
| 3. EXTRA SERVICES/REIMBURSABLES          | \$178,272          | \$75,567           | \$100,567          |
| 4. OTHER SERVICES                        | \$210,929          | \$61,478           | \$214,879          |
| 5. DESIGN SERVICES CONTINGENCY           | \$109,403          | \$138,363          | \$38,818           |
| <b>TOTAL CONSULTANT SERVICES</b>         | <b>\$959,939</b>   | <b>\$898,488</b>   | <b>\$810,329</b>   |
| <b>C. PRIMARY CONSTRUCTION CONTRACTS</b> |                    |                    |                    |
| 1. CONSTRUCTION CONTRACT                 | \$5,209,143        | \$5,638,496        | \$5,893,000        |
| 2. OTHER CONTRACTS                       | \$390,686          | \$203,530          | \$179,867          |
| SUBTOTAL CONSTRUCTION                    | \$5,599,829        | \$5,842,026        | \$6,072,867        |
| 3. CONSTRUCTION CONTINGENCY              | \$677,189          | \$845,774          | \$1,060,739        |
| 4. SALES TAX                             | \$552,378          | \$201,877          | \$0                |
| <b>TOTAL CONSTRUCTION COST</b>           | <b>\$6,829,396</b> | <b>\$6,889,677</b> | <b>\$7,133,606</b> |
| <b>D. EQUIPMENT</b>                      | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         |
| <b>E. ARTWORK</b>                        | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         |
| <b>F. OTHER COSTS</b>                    | <b>\$158,321</b>   | <b>\$159,491</b>   | <b>\$161,134</b>   |
| <b>G. PROJECT ADMINISTRATION</b>         | <b>\$349,828</b>   | <b>\$349,828</b>   | <b>\$349,828</b>   |
| <b>H. RELATED PROJECTS/MITIGATION</b>    | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         |
| <b>COSTS</b>                             |                    |                    |                    |
| <b>TOTAL PROJECT BUDGET</b>              | <b>\$8,297,484</b> | <b>\$8,297,484</b> | <b>\$8,454,897</b> |
| <b>SOURCE OF FUNDS:</b>                  |                    |                    |                    |
| UW BUILDING ACCOUNT/BRF                  |                    |                    |                    |
| STATE GEN'L FUND GO BONDS/NOTES          |                    |                    |                    |
| UW NON-STATE REVENUE - SOM               | \$4,297,484        | \$4,297,484        | \$4,454,897        |
| NON-STATE REVENUE GRANT/GIFT             | \$4,000,000        | \$4,000,000        | \$4,000,000        |
| <b>TOTAL SOURCE OF FUNDS</b>             | <b>\$8,297,484</b> | <b>\$8,297,484</b> | <b>\$8,454,897</b> |



**BID TABULATION**

Capital Projects Office

Project Title: **Biochemistry** Project Number: **10228** Bid Opening Date: **2/18/2005** Time: **3:00 PM**

| Bidder                          | Western Ventures      | Bidder                          | Vemo               | Bidder                          | Allied Construction Associates | Bidder                          | Lydig Construction    | Bidder                          | CDK                | Bidder                          | JTM                      | Bidder                          | Solpak                |
|---------------------------------|-----------------------|---------------------------------|--------------------|---------------------------------|--------------------------------|---------------------------------|-----------------------|---------------------------------|--------------------|---------------------------------|--------------------------|---------------------------------|-----------------------|
|                                 | Addenda Received 3    |                                 | Addenda Received 3 |                                 | Addenda Received 3             |                                 | Addenda Received 3    |                                 | Addenda Received 3 |                                 | Addenda Received 3       |                                 | Addenda Received 3    |
|                                 | Bid Bond 5%           |                                 | Bid Bond 5%        |                                 | Bid Bond 5%                    |                                 | Bid Bond 5%           |                                 | Bid Bond 5%        |                                 | Bid Bond 5%              |                                 | Bid Bond 5%           |
| <b>Basic Bid</b>                | \$ 6,030,000          | <b>Basic Bid</b>                | \$ 6,313,000       | <b>Basic Bid</b>                | \$ 6,360,000                   | <b>Basic Bid</b>                | \$ 5,893,000          | <b>Basic Bid</b>                | \$ 6,365,000       | <b>Basic Bid</b>                | \$ 6,210,000             | <b>Basic Bid</b>                | \$ 6,045,000          |
| <b>Alternates</b>               |                       | <b>Alternates</b>               |                    | <b>Alternates</b>               |                                | <b>Alternates</b>               |                       | <b>Alternates</b>               |                    | <b>Alternates</b>               |                          | <b>Alternates</b>               |                       |
| 1                               | \$ 39,000             | 1                               | \$ 22,000          | 1                               | \$ 7,600                       | 1                               | \$ 47,300             | 1                               | \$ 30,200          | 1                               | \$ 15,000                | 1                               | \$ 7,900              |
| 2                               | \$ 7,400              | 2                               | \$ 16,000          | 2                               | \$ 6,900                       | 2                               | \$ 7,000              | 2                               | \$ 8,900           | 2                               | \$ 18,000                | 2                               | \$ 5,200              |
| 3                               | \$ 3,000              | 3                               | \$ 4,000           | 3                               | \$ 4,900                       | 3                               | \$ 5,300              | 3                               | \$ 5,400           | 3                               | \$ 5,000                 | 3                               | \$ 5,500              |
| 4                               | \$ 5,600              | 4                               | \$ 8,000           | 4                               | \$ 9,200                       | 4                               | \$ 6,800              | 4                               | \$ 5,500           | 4                               | \$ 7,000                 | 4                               | \$ 10,500             |
| 5                               | \$ 2,300              | 5                               | \$ 3,000           | 5                               | \$ 4,800                       | 5                               | \$ 2,100              | 5                               | \$ 2,000           | 5                               | \$ 3,000                 | 5                               | \$ 3,100              |
| 6                               | \$ 37,000             | 6                               | \$ 35,000          | 6                               | \$ 35,900                      | 6                               | \$ 26,500             | 6                               | \$ 40,500          | 6                               | \$ 30,000                | 6                               | \$ 27,900             |
| 7                               | NA                    | 7                               | NA                 | 7                               | \$ 2,800                       | 7                               | \$ 5,100              | 7                               | \$ 5,500           | 7                               | \$ 3,000                 | 7                               | \$ 3,000              |
| 8                               | \$ 11,600             | 8                               | \$ 11,000          | 8                               | \$ 9,300                       | 8                               | \$ 10,300             | 8                               | \$ 12,400          | 8                               | \$ 10,000                | 8                               | \$ 13,000             |
| 9                               | \$ 7,300              | 9                               | \$ 7,000           | 9                               | \$ 10,100                      | 9                               | \$ 6,300              | 9                               | \$ 4,200           | 9                               | \$ 6,000                 | 9                               | \$ 6,500              |
| 10                              | \$ 50,000             | 10                              | \$ 48,000          | 10                              | \$ 53,200                      | 10                              | \$ 47,100             | 10                              | \$ 51,800          | 10                              | \$ 48,000                | 10                              | \$ 31,000             |
| 11                              | \$ 103,000            | 11                              | \$ 46,000          | 11                              | \$ 94,400                      | 11                              | \$ 95,300             | 11                              | \$ 96,500          | 11                              | \$ 100,000               | 11                              | \$ 23,500             |
| <b>Total Alts.</b>              | \$ 266,200            | <b>Total Alts.</b>              | \$ 200,000         | <b>Total Alts.</b>              | \$ 239,100                     | <b>Total Alts.</b>              | \$ 259,100            | <b>Total Alts.</b>              | \$ 262,900         | <b>Total Alts.</b>              | \$ 245,000               | <b>Total Alts.</b>              | \$ 137,100            |
| <b>Principal Subcontractors</b> |                       | <b>Principal Subcontractors</b> |                    | <b>Principal Subcontractors</b> |                                | <b>Principal Subcontractors</b> |                       | <b>Principal Subcontractors</b> |                    | <b>Principal Subcontractors</b> |                          | <b>Principal Subcontractors</b> |                       |
| 1                               | EHS - electrical      | 1                               | EHS - electrical   | 1                               | EHS - electrical               | 1                               | All Points - Elect.   | 1                               | EHS - electrical   | 1                               | All Points - Elect.      | 1                               | All Points - Elect.   |
| 2                               | WA Botting - plumbing | 2                               | Robson - plumbing  | 2                               | Anderson Magruder - HVAC       | 2                               | WA Botting - plumbing | 2                               | Robson - plumbing  | 2                               | Anderson Magruder - HVAC | 2                               | WA Botting - plumbing |
| 3                               | WA Botting - HVAC     | 3                               | Design Air - HVAC  | 3                               | Anderson Magruder - HVAC       | 3                               | WA Botting - HVAC     | 3                               | Design Air - HVAC  | 3                               | Anderson Magruder - HVAC | 3                               | WA Botting - HVAC     |