

VII. STANDING COMMITTEES

B. Finance and Audit Committee

In Joint Session With

C. Capital Assets Committee

UW Tacoma Parking Garage (Court 17) - Contract AwardRECOMMENDED ACTION:

It is the recommendation of the administration, the Finance and Audit and the Capital Assets Committees that the President or the President's authorized representative be delegated authority to award a construction contract for the parking garage portion of this project to the firm of Berschauer Phillips in the amount of \$ 5,188,735.

BACKGROUND:

The project is a public/private partnership between UW and Lorig & Associates, located on the UW Tacoma campus. The housing portion is private and will provide 128 housing units consisting of studio-, one- and two-bedroom apartments. The parking portion is public and will provide 306 stalls. The parking and housing is intended to serve University students, faculty and staff as a first priority, but will also be available to the general public. The garage portion of the project will be constructed first, as a public work project. Lorig will then construct the private housing on top of the garage under an air rights lease. Lorig is managing the design and construction of the garage on behalf of the University under the terms of a development services agreement.

Mithun is the design architect for both the housing and parking portions of the project. Mithun completed the garage design in February 2005. On March 2, 2005, three bids were received for the garage. The low responsible bidder was Berschauer Phillips in the amount of \$5,188,735.

Berschauer Phillips is a well established firm based in Olympia. Their higher education experience includes projects for St. Martin's College, North Seattle Community College and Evergreen State College.

The bid, including allowances for consultant and permit fees, taxes, contingency, inspection and Physical Plant support, results in a forecast cost at completion of \$7,494,187. The Capital Projects Office and UW Tacoma have reviewed the bids and recommend award of the contract.

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UW Tacoma Parking Garage (Court 17) - Contract Award (continued p. 2)

Funding for this project is available from the following sources:

UWT Phase 2A Capital Funds	\$1,800,000
UWT Phase 2B Capital Funds	\$1,200,000 (1)
UW Bank Loan	\$3,100,000
City of Tacoma Loan	\$1,000,000
UWT Reserve Funds	<u>\$394,187</u>
Total	\$7,494,187

(1) If this full amount is not available due to pending claims, UWT has committed to fund the shortfall from its reserves.

ENCLOSURES:

Capital Projects Office - Summary Project Budget
Bid Tabulation

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

PROJECT: **UW Tacoma Parking Garage (Court 17)**

Project Number: 10500

ESTIMATED DATE OF COMPLETION: November 2005

Original Budget Agreement	Preliminary Design Estimate	Forecast Cost at Completion	Final Costs
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BUDGET SUMMARY:

A. ACQUISITION

B. CONSULTANT SERVICES

1. PREDESIGN			
2. BASIC DESIGN SERVICES	329,070	501,155	524,165
3. EXTRA SERVICES/REIMBURSABLES	94,020	16,426	18,278
4. OTHER SERVICES	358,000	378,000	378,000
5. DESIGN SERVICES CONTINGENCY			
TOTAL CONSULTANT SERVICES	781,090	895,581	920,443

C. PRIMARY CONSTRUCTION CONTRACTS

1. CONSTRUCTION CONTRACT	4,701,000	5,158,524	5,188,735
2. OTHER CONTRACTS	203,000	212,000	197,000
SUBTOTAL CONSTRUCTION	4,904,000	5,370,524	5,385,735
3. CONSTRUCTION CONTINGENCY	329,070	361,097	362,161
4. SALES TAX	446,166	489,247	487,159
TOTAL CONSTRUCTION COST	5,679,236	6,220,868	6,235,055

D. EQUIPMENT	0	0	0
E. ARTWORK	0	0	0
F. OTHER COSTS	459,674	364,434	319,572
G. PROJECT ADMINISTRATION	180,000	180,000	180,000
H. RELATED PROJECTS/MITIGATION	0	(160,883)	(160,883)
COSTS			

TOTAL PROJECT BUDGET	7,100,000	7,500,000	7,494,187
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SOURCE OF FUNDS:

UW BUILDING ACCOUNT/BRF	3,000,000	3,000,000	3,000,000
Loans:			
UW Bank Loan	3,100,000	3,100,000	3,100,000
City of Tacoma Loan	1,000,000	1,000,000	1,000,000
UWT Reserves		400,000	394,187
TOTAL SOURCE OF FUNDS	7,100,000	7,500,000	7,494,187

UW Tacoma Housing/Parking
Project No. 10500

March 8, 2005

Capital Projects Bid Tabulation

Contractor:	Berschauer Phillips	Walsh Construction	Graham Contracting
Base Bid:	5,193,735	5,275,000	5,298,000
Unit Price:			
Alternates Taken:			
1	(5,000)	(29,000)	(15,000)

Total Contract	5,188,735	5,246,000	5,283,000
Alternates Not Taken:			

Alternate Description

- 1 Delete removal of tower crane

Bid Opening Date: March 2, 2005
Notes: