

## VII. STANDING COMMITTEES

## B. Finance and Audit Committee

*In Joint Session With*

## C. Capital Assets Committee

West Campus Parking Garage Expansion - Budget Increase and Schematic Design PresentationRECOMMENDED 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 increase the total project budget for the West Campus Parking Garage Expansion project from \$11,600,000 to \$12,785,000.

BACKGROUND:

The University of Washington intends to add 326 parking spaces to the existing 660 spaces in the West Campus Parking Garage. This additional parking will serve the South/West campus, in response to increased parking demand that has occurred and which will continue to increase with construction of additional buildings in this part of campus. The project will also provide 12,200 GSF of office space for UW Transportation and Parking Services.

Parking Services and LMN Architects, the architect for the original West Campus Garage, completed a "Feasibility Study" in July 2003 and a "Facility Programming and Concept Design" in August 2004 for expanding parking adjacent to the West Campus Parking Garage. The Schematic Design, commenced in October 2004 and completed in February 2005, provides an expansion of 326 parking spaces and 12,200 GSF of offices for UW Transportation and Parking Services. Completion of Design Development is scheduled for June 2005, Construction Documents in December 2005, with construction following the release of the space from the Bio-Engineering project beginning in spring 2006, and being completed in spring 2007. Project procurement method will be design, bid, build.

At the end of schematic design the revised project budget is \$12,785,000. The budget increase is attributed to increased levels of escalation since the original estimate was prepared and specialized design requirements to avoid existing utility vault and tunnels.

Funding is available through a combination of \$1,925,000 from current Transportation Services revenue sources and \$10,860,000 bond financing, with all debt service to be paid by Transportation Services from future parking revenue.

ENCLOSURE:

Capital Projects Office - Summary Project Budget

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

PROJECT: **West Campus Parking Garage**

Project Number: 10164

ESTIMATED DATE OF COMPLETION: Spring 2007

Original Budget Agreement	Proposed Budget (3/05)	Contract Award	Final Costs
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**BUDGET SUMMARY:**

<b>A. ACQUISITION</b>	0	
<b>B. CONSULTANT SERVICES</b>		
1. PREDESIGN	240,487	384,971
2. BASIC DESIGN SERVICES	313,848	384,773
3. EXTRA SERVICES/REIMBURSABLES	353,554	353,478
4. OTHER SERVICES	201,373	444,012
5. DESIGN SERVICES CONTINGENCY	190,655	100,000
<b>TOTAL CONSULTANT SERVICES</b>	1,299,917	1,667,234
<b>C. PRIMARY CONSTRUCTION CONTRACTS</b>		
1. CONSTRUCTION CONTRACT	7,140,955	8,125,000
2. OTHER CONTRACTS	145,500	0
SUBTOTAL CONSTRUCTION	7,286,455	8,125,000
3. CONSTRUCTION CONTINGENCY	1,142,552	1,418,250
4. SALES TAX	741,753	839,806
<b>TOTAL CONSTRUCTION COST</b>	9,170,760	10,383,056
<b>D. EQUIPMENT</b>	600,463	81,600
<b>E. ARTWORK</b>	0	0
<b>F. OTHER COSTS</b>	174,033	138,258
<b>G. PROJECT ADMINISTRATION</b>	354,827	514,852
<b>H. RELATED PROJECTS/MITIGATION</b>	0	0
<b>COSTS</b>	1,129,323	734,710
<b>TOTAL PROJECT BUDGET</b>	11,600,000	12,785,000

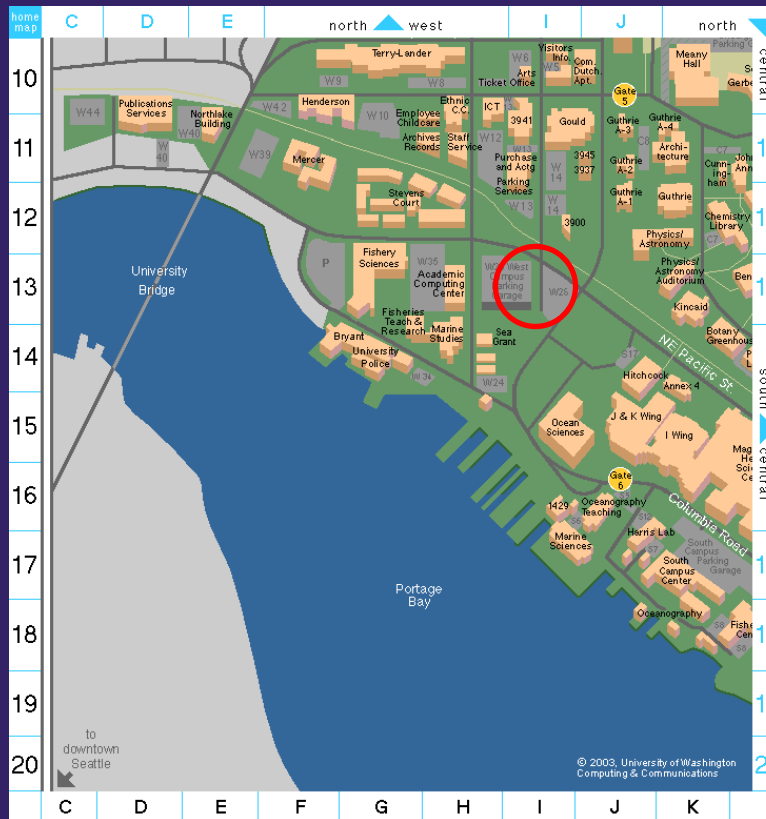
**SOURCE OF FUNDS:**

UW BUILDING ACCOUNT/BRF		
STATE GEN'L FUND GO BONDS/NOTES		
UW NON-STATE REVENUE	11,600,000	12,785,000
NON-STATE REVENUE GRANT/GIFT		
<b>TOTAL SOURCE OF FUNDS</b>	11,600,000	12,785,000

# West Campus Garage Expansion



# Vicinity Plan



# Changes in Project Scope

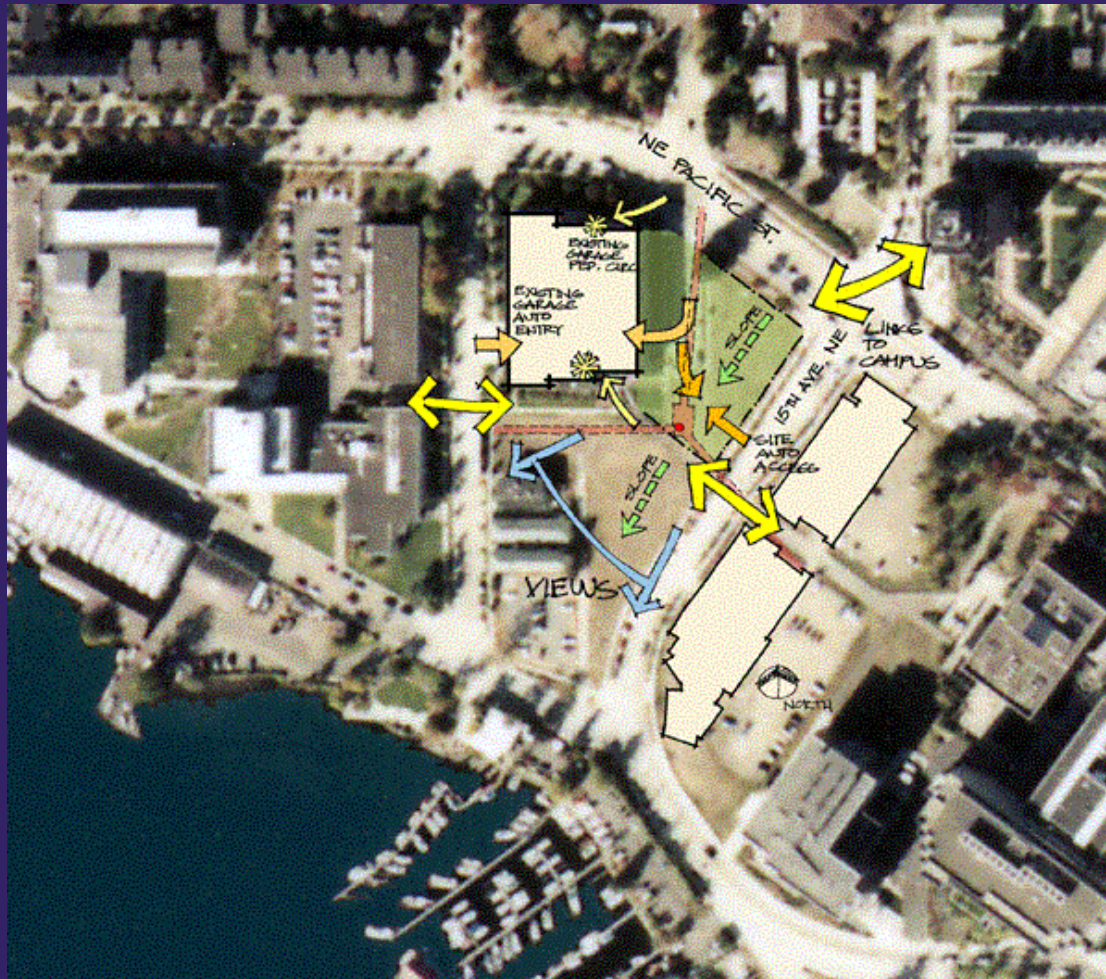
	July 04	March 05
Parking Stalls (net new)	310	326
Parking Area	109,180 gsf	113,680 gsf
Office Area	12,500 gsf	12,200 gsf
FF&E	-	reduced
Vault Access	-	included
Escalation	-	increased
Pre Design Studies	-	included

# Changes in Project Budget

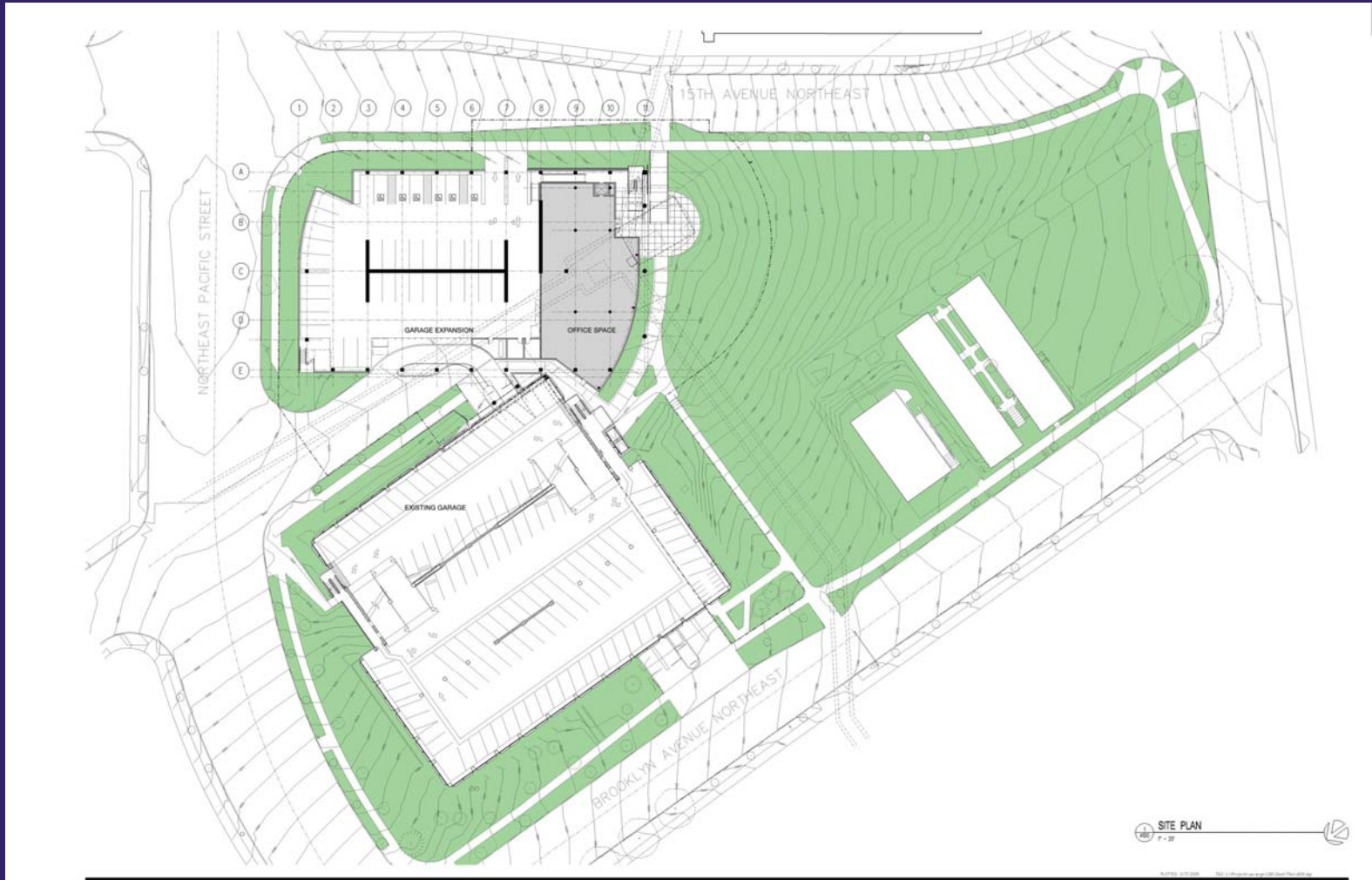
	July 04	Proposed Budget
Total Consultant Svcs	\$1,299,917	\$1,667,234
Total Construction Cost	\$9,170,760	\$10,383,056
Equipment	\$600,463	\$81,600
Other Costs	\$174,033	\$138,258
Project Administration	\$354,827	\$514,852
Total Project Budget	\$11,600,000	\$12,785,000
Escalation	\$870,000	\$1,166,000
Source of Funding	\$11,600,000	\$12,785,000



# Circulation Plan

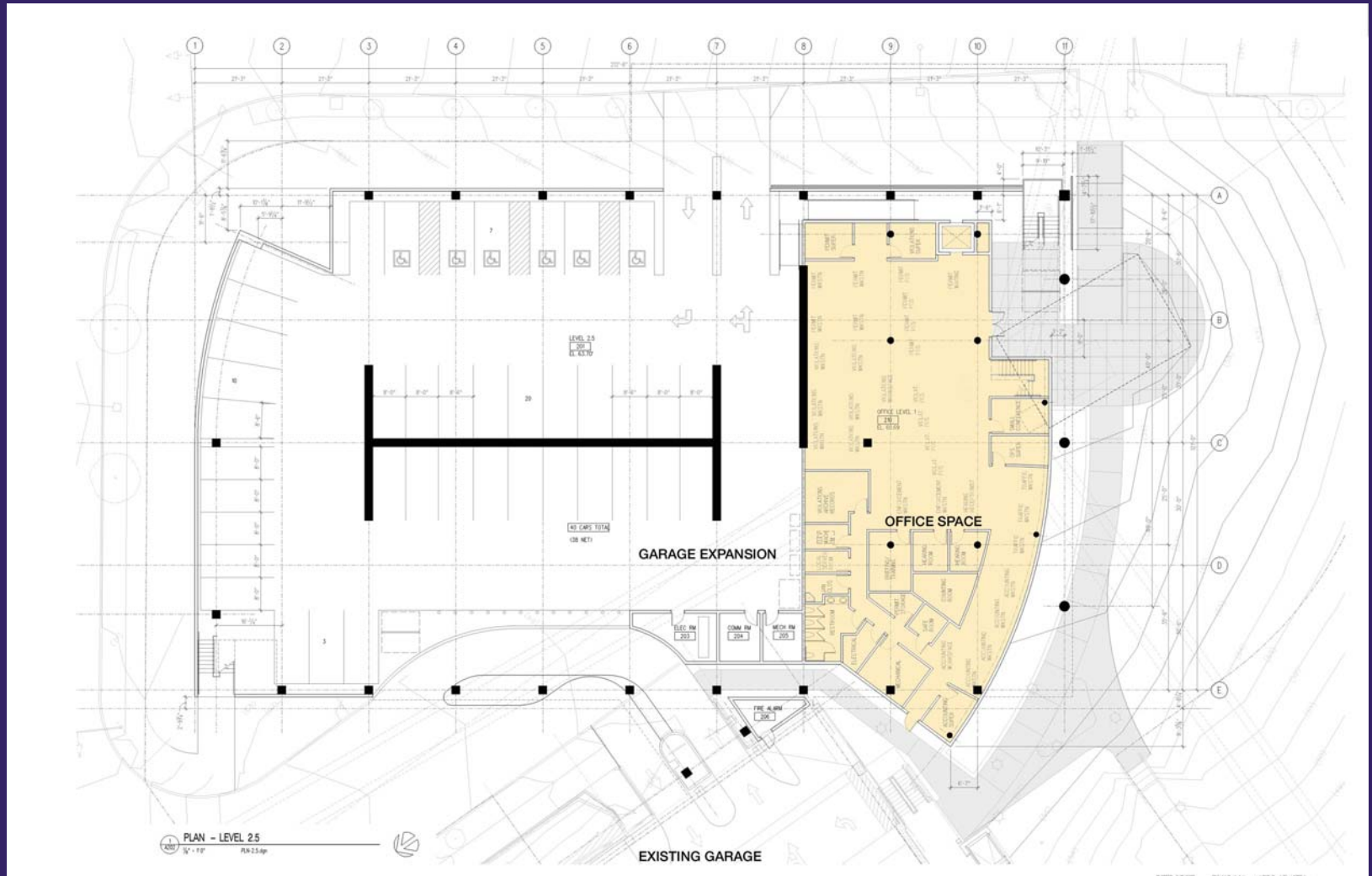


# Site Plan

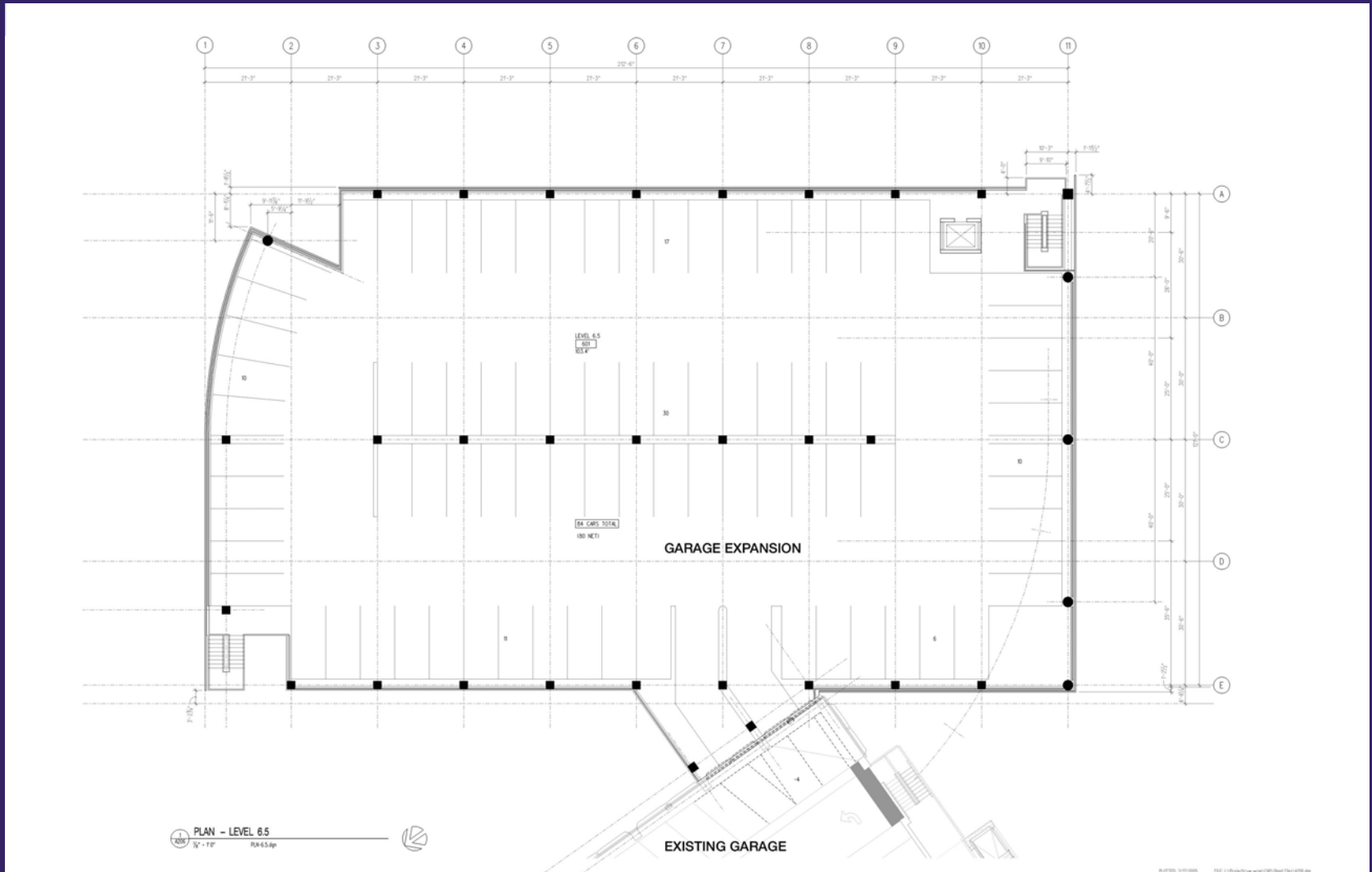




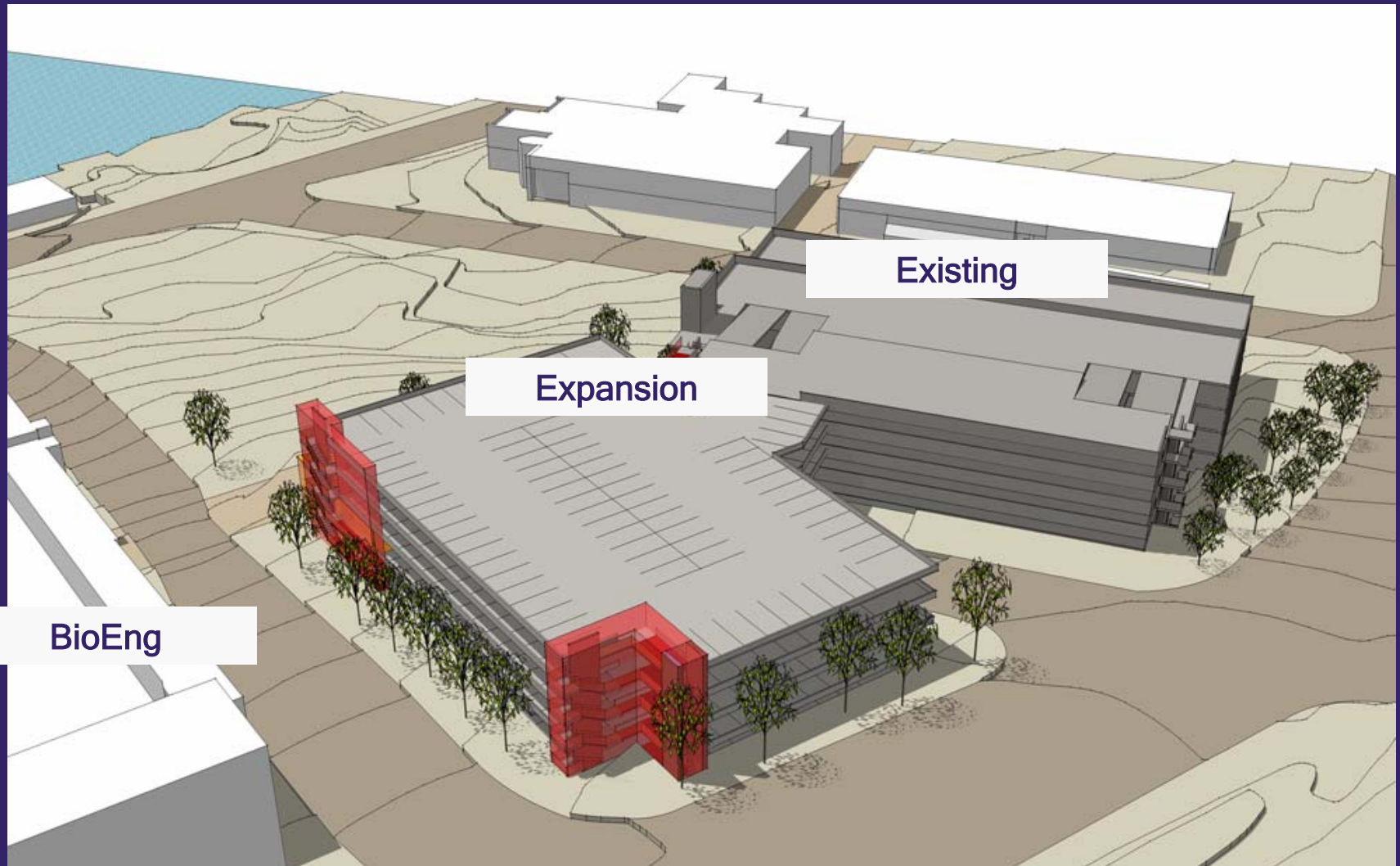
# First Floor Plan Plan



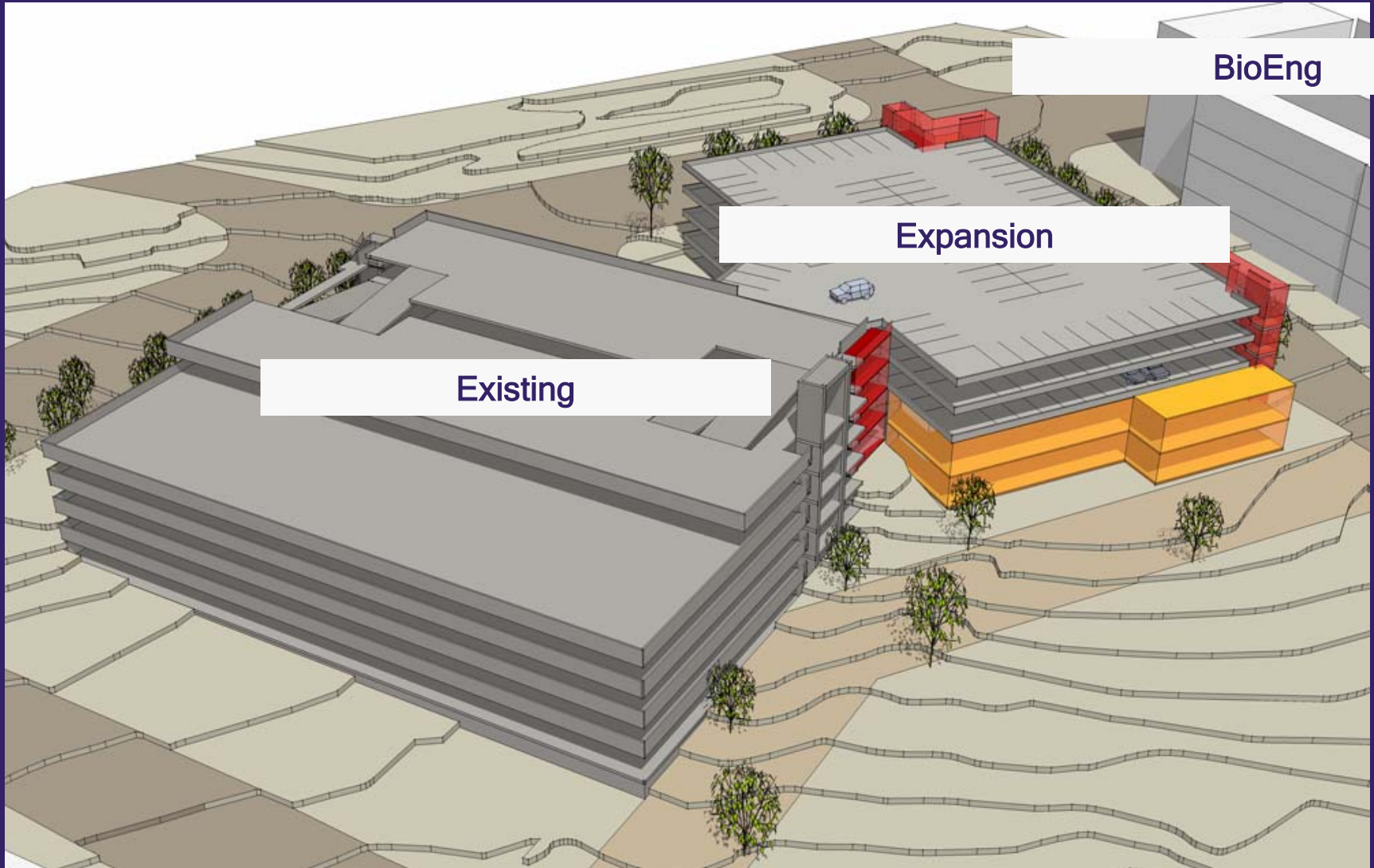
# Floor 4 & 5 Plan



# View from the NE

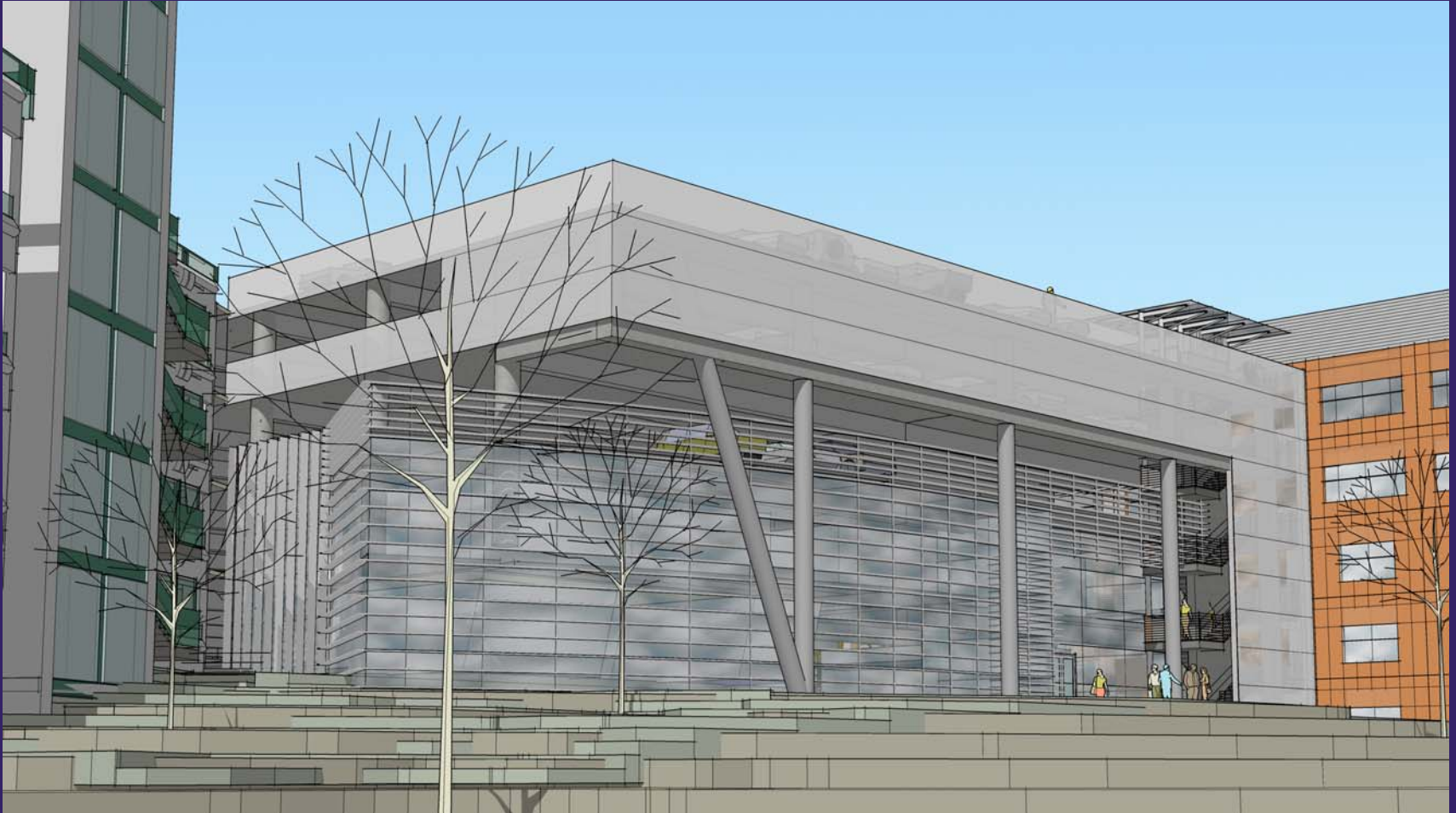


# View from the SW





# View of SW Corner





# View of NW Corner

