

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Playhouse Theater Renovation – Budget IncreaseRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the President be delegated authority to increase the total project budget for the Playhouse Theater Renovation Project from \$7,150,000 to \$9,886,000.

BACKGROUND:

The Playhouse Theater, constructed in 1931 and renovated in 1968, is a one-story brick building, with a small partial basement totaling 10,137 gross square feet. With seating for just over 200, it is assigned to the School of Drama, one of the most renowned drama departments in the United States. The facility is a mainstay of the school's teaching program and offers students an intensively used venue to stage at least two student productions per quarter. The project budget was established at \$7,150,000 during the November 2005 Regents meeting as part of the Project Presentation.

The project scope includes upgrading all major building systems; correcting accessibility, seismic, computing/communication infrastructure and life/safety code conditions; performing asbestos abatement; restoring the building envelope; and updating facilities for instruction and performance programs.

The project scope has been enhanced by the pledge of donor funding of \$2,308,000 to include: a) raising the roof of the theater auditorium for improved seating, acoustics, and lighting, b) improving the lobby and entrances and c) providing additional theatrical equipment essential for training students in modern theatrical technology. The purpose of the project is to completely renovate and preserve the core facility while improving the current academic space. The architect is LMN Architects.

The Schematic Design phase began April 10 with a kickoff meeting of the Building Committee and LMN. This project will follow the typical design/bid/build procurement process and be competitively bid with a construction contract awarded to the lowest responsible bidder. Construction is scheduled to begin in July 2007, with completion in August 2008 and occupancy in September 2008.

Funding is a combination of \$1,000,000 appropriated by the state in the 2005-2006 Capital Budget for pre-design and design, \$6,578,000 to be requested in the 2007-2009 Capital Budget request for construction, a \$2,000,000 donor pledge received by the College of Arts and Sciences in January 2006 and \$308,000 additional donor funds or College funds.

ENCLOSURE: Capital Projects Office – Summary Project Budget

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

PROJECT: Playhouse Theater Renovation

Project Number: 200912

ESTIMATED DATE OF COMPLETION: August 2008

Current Approved Budget	Forecast Cost at Completion
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BUDGET SUMMARY:

A. ACQUISITION		
B. CONSULTANT SERVICES		
1. PREDESIGN	\$120,443	\$122,624
2. BASIC DESIGN SERVICES	\$353,408	\$454,899
3. EXTRA SERVICES/REIMBURSABLES	\$245,309	\$495,249
4. OTHER SERVICES	\$208,418	\$277,539
5. DESIGN SERVICES CONTINGENCY	\$192,435	\$290,500
TOTAL CONSULTANT SERVICES	\$1,120,013	\$1,640,811
C. PRIMARY CONSTRUCTION CONTRACTS		
1. CONSTRUCTION CONTRACT	\$3,973,082	\$5,639,548
2. OTHER CONTRACTS	\$113,511	\$0
SUBTOTAL CONSTRUCTION	\$4,086,593	\$5,639,548
3. CONSTRUCTION CONTINGENCY	\$794,616	\$1,127,911
4. SALES TAX	\$429,546	\$595,537
TOTAL CONSTRUCTION COST	\$5,310,755	\$7,362,996
D. EQUIPMENT	\$81,597	\$80,991
E. ARTWORK	\$18,540	\$26,516
F. OTHER COSTS	\$109,359	\$146,426
G. PROJECT ADMINISTRATION	\$509,736	\$628,260
H. RELATED PROJECTS/MITIGATION COSTS		
TOTAL PROJECT BUDGET	\$7,150,000	\$9,886,000
SOURCE OF FUNDS:		
UW BUILDING ACCOUNT/BRF		
STATE GEN'L FUND GO BONDS/NOTES		
UW STATE CAPITAL BUDGET 05-07 & 07-09 BIENNIUM	\$7,150,000	\$7,578,000
NON-STATE REVENUE GRANT/GIFT/DONOR	\$0	\$2,308,000
TOTAL SOURCE OF FUNDS	\$7,150,000	\$9,886,000

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5/18/2006

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