

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee****Consolidated Bagley Lab Projects – Establish Budget / Delegate Authority for Contract Award****RECOMMENDED ACTION:**

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Consolidated Bagley Lab Projects budget be established at \$9,900,000 and the President be delegated authority to award a construction contract, subject to no significant changes in the scope, the forecast cost being within 10% of the budget and funding being in place.

BACKGROUND:

The Consolidated Bagley Lab Project combines three separately designed laboratory projects in Bagley Hall for the purposes of bidding and constructing the improvements as a single project. The three projects being combined are the Bagley Hall 2nd Floor Undergraduate Instructional Lab, 3rd Floor West Photonics Remodel and 4th Floor Research Lab. These three projects were previously reported to the Board of Regents as actions taken under delegated authority for award of architectural services to Stock & Associates and establishment of project budgets as each project separately is under \$5,000,000.

The Bagley Hall 2nd Floor Undergraduate Instructional Lab, with a budget of \$2,600,000, will renovate a laboratory for freshman chemistry instruction, providing two studio-lab spaces, each with lab benches for 24 students, and a common instrument room, including renovation of other support spaces and the second floor corridors. The Bagley Hall 3rd Floor West Photonics Remodel, with a budget of \$4,300,000, will remodel existing office space into photonics research labs. The Bagley Hall 4th Floor Research Lab Alterations project, with a budget of \$3,000,000, will renovate three 4th floor labs and an office, that were vacated by Bioengineering for generic chemistry use, increasing the number of fume hoods in the labs and fully renovating one of the lab suites.

The Bagley Hall 3rd floor Photonics project was delayed several times pending funding. Most recently it was put on hold for approximately six months pending resolution of the grant funding from DARPA. The project design is nearly complete.

Combining the projects into a single construction contract will facilitate construction administration, reduce the impact on the building tenants through the use of a single contractor, increase construction coordination, make better use of a limited lay down and staging area, and increase competition and pricing for bids.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Consolidated Bagley Lab Projects – Establish Budget / Delegate Authority for Contract Award (continued p. 2)

The design for all three projects will be completed this month; construction is anticipated from January 2007 to August 2007 for occupancy in September 2007, in time for fall quarter.

The total combined budget for the three projects is \$9,900,000. Funding is available from the College of Arts and Sciences \$1,700,000, a non-state revenue grant \$2,000,000, and University Central Funds of \$6,200,000.

ENCLOSURE: Capital Projects Office Project Summary

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

Enclosure

PROJECT: Consolidated Bagley Hall Projects

Project Numbers: 10586,
200366 & 200376

ESTIMATED DATE OF COMPLETION: August 2007

Current Approved Budget*	Forecast Cost at Completion
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BUDGET SUMMARY:

A. ACQUISITION

B. CONSULTANT SERVICES

1. PREDESIGN	\$89,855	\$77,404
2. BASIC DESIGN SERVICES	\$715,478	\$724,350
3. EXTRA SERVICES/REIMBURSABLES	\$132,225	\$169,030
4. OTHER SERVICES	\$58,271	\$58,449
5. DESIGN SERVICES CONTINGENCY	\$205,161	\$81,696
TOTAL CONSULTANT SERVICES	\$1,200,990	\$1,110,929

C. PRIMARY CONSTRUCTION CONTRACTS

1. CONSTRUCTION CONTRACT	\$5,809,703	\$6,161,017
2. OTHER CONTRACTS	\$51,896	\$51,896
SUBTOTAL CONSTRUCTION	\$5,861,599	\$6,212,913
3. CONSTRUCTION CONTINGENCY	\$1,161,288	\$1,023,979
4. SALES TAX	\$618,071	\$312,678
TOTAL CONSTRUCTION COST	\$7,640,958	\$7,549,570

D. EQUIPMENT

\$151,985 \$151,985

E. ARTWORK

\$28,037 \$28,037

F. OTHER COSTS

\$186,792 \$186,792

G. PROJECT ADMINISTRATION

\$691,238 \$691,238

**H. RELATED PROJECTS/MITIGATION
COSTS**

TOTAL PROJECT BUDGET	\$9,900,000	\$9,718,551
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SOURCE OF FUNDS:

UW CENTRAL FUNDS	\$6,200,000	\$6,200,000
OTHER REVENUE / DEPARTMENTAL	\$1,700,000	\$1,700,000
NON-STATE REVENUE GRANT/GIFT/DONOR	\$2,000,000	\$2,000,000
TOTAL SOURCE OF FUNDS	\$9,900,000	\$9,900,000

* Sum of three separately established budgets.