

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee****Graves Annex Improvements - Establish Project Budget and Report Contract Award****RECOMMENDED ACTION**

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Graves Annex Improvements project budget be established at \$5,233,316 and to report Action Taken to Award a Construction Contract to Wick Construction.

BACKGROUND:

The goal of this project is to improve the existing Graves Annex building to provide a new building entry, new space for a Husky Football Legends Center (with exhibits to be built out as a separate project), modifications and improvements to the existing weight training and conditioning facilities, and new football meeting space, all in order to aid the recruitment and performance of student-athletes and increase awareness of Husky football history.

The Graves Annex building now houses student-athlete weight training and conditioning facilities, offices for football and most "Olympic Sports" coaches, and some administrative offices. The building was originally designed to house the Husky Band and other non-coaching functions, and has a poorly oriented "front door", no reception area to greet visitors, and limited space for display. Concurrent with the ICA Facilities Study, a study of a variety of potential improvements to the Graves Annex was completed, with the "Legends Center" design option selected and its cost estimated. The ICA Facilities Study proposed creating a pedestrian way along Walla Walla Road leading south to Husky Stadium, and this project accordingly provides a new entry lobby on the east side of the building and incorporates a glass wall to allow pedestrians to see exhibits and be encouraged to visit, particularly on football game days. A mezzanine level will house the relocated cardio-training space.

Total project costs at the outset of the project were under \$5 million. Recent development of the project scope and cost estimates led to project costs rising above the \$5 million threshold. The project was issued for public bid, and the resulting low bid by Wick Construction, without alternates, was well below the estimate and would lead to a project cost under \$5 million. However, with the alternates accepted, as desired by the Department of Intercollegiate Athletics, the project scope has been increased resulting in a project budget slightly above \$5 million. With the need to complete this project by the start of the 2007 football season, a construction contract was signed to allow a February 5 construction start.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

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The project was most recently noted in a report on the ICA Facilities Study to the Board of Regents in November 2006. The appointment of the design firm HOK Sport + Venue + Event to perform the ICA Facilities Study and other projects to be determined, including improvements to the Graves Annex, was reported at the March 2005 meeting. Full design of the project began February 2006 and concluded in November 2006, with construction completion in August 2007, and occupancy September 2007.

The project budget is \$5,233,316; all funding has been raised by ICA.

ENCLOSURE: Capital Projects Office Project Summary

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

PROJECT: **Graves Annex Improvements**

200673

ESTIMATED DATE OF COMPLETION: September -07

Original Budget Agreement	Forecast Cost at Completion
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BUDGET SUMMARY:

A. ACQUISITION		0
B. CONSULTANT SERVICES		
1. PREDESIGN	79,294	81,254
2. BASIC DESIGN SERVICES	328,457	390,488
3. EXTRA SERVICES/REIMBURSABLES	141,500	236,293
4. OTHER SERVICES	37,500	37,500
5. DESIGN SERVICES CONTINGENCY	78,675	20,000
TOTAL CONSULTANT SERVICES	665,426	765,535
C. PRIMARY CONSTRUCTION CONTRACTS		
1. CONSTRUCTION CONTRACT	3,000,000	3,235,900
2. OTHER CONTRACTS	5,000	5,000
SUBTOTAL CONSTRUCTION	3,005,000	3,240,900
3. CONSTRUCTION CONTINGENCY & RESERVE	450,000	495,000
4. SALES TAX	304,040	313,235
TOTAL CONSTRUCTION COST	3,759,040	4,049,135
D. EQUIPMENT & FURNISHINGS	54,400	54,400
E. ARTWORK	0	0
F. OTHER COSTS	47,700	28,965
G. PROJECT ADMINISTRATION	335,281	335,281
H. RELATED PROJECTS/MITIGATION COSTS	0	0
TOTAL PROJECT BUDGET	4,861,847	5,233,316
SOURCE OF FUNDS:		
UW Department of Intercollegiate Athletics	4,861,847	5,233,316
TOTAL FUNDS	4,861,847	5,233,316

F-4/202-07

2/15/2007