

**VII. STANDING COMMITTEES****B. Finance, Audit and Facilities Committee****Health Sciences Center School of Medicine T-Wing 5<sup>th</sup> Floor Teaching Space - Establish Project Budget and Delegate Authority to Award Construction Contract****RECOMMENDED ACTION:**

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Health Sciences Center (HSC) T-Wing 5<sup>th</sup> Floor Teaching Space project budget be established at \$5,147,384 and the President be delegated authority to award a construction contract, subject to no significant change in the scope, and the forecast cost being within 10% of the budget and funding being in place.

**BACKGROUND:**

The project renovates and upgrades 10,000 sq. ft. of School of Medicine (SOM) teaching space on the 5th floor of the Health Science Building's T-Wing. The purpose of the renovation is to improve the teaching environment including modernization, adding a student lounge area and accommodations for increased enrollment. The existing space will be reconfigured to better accommodate current teaching methods and improve the flexibility for teaching medical students. The new layout will include modular classrooms that can accommodate 49 students or be sectioned off into smaller areas in support of specialized teaching of medical procedures.

The project will address accreditation deficiencies by providing improved teaching facilities, a student lounge area, and student gathering/interactive areas. The present T-Wing corridor and circulation routes will be reconfigured to better designate the school of medicine space as well as take advantage of natural light from the T-Wing corridor parallel to NE Pacific Street. The classroom renovations include necessary modification to the mechanical and electrical infrastructure as well as abating hazardous materials within the project area.

The project was first reported to the Board of Regents in July 2006, on appointment of the design firm NBBJ Architecture. Design of the project began August 2006 and is forecast to conclude in April 2007, with construction beginning with the start of the 2007-2009 biennium, construction completion planned for December 2007, and occupancy winter quarter January 2008.

The project budget is \$5,147,348; \$800,000 of the funding is available from Central funds (\$754,142) and School of Medicine revenues (\$45,858). The balance of the project funding will be part of the University's 2007 -2009 capital budget request to the State of Washington in support of the (Washington Wyoming Alaska Montana Idaho (WWAMI)) School of Medicine expansion.

**ENCLOSURE:** Capital Projects Office Project Summary

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

PROJECT: **HSC SOM T-Wing 5th Floor Teaching Space**

200669

ESTIMATED DATE OF COMPLETION: Dec-07

Original Budget Agreement	Forecast Cost at Completion
---------------------------------	-----------------------------------

**BUDGET SUMMARY:**

<b>A. ACQUISITION</b>		
<b>B. CONSULTANT SERVICES</b>		
1. PREDESIGN	108,763	108,763
2. BASIC DESIGN SERVICES	194,454	194,454
3. EXTRA SERVICES/REIMBURSABLES	113,827	113,827
4. OTHER SERVICES	122,840	122,840
5. DESIGN SERVICES CONTINGENCY	83,540	83,540
<b>TOTAL CONSULTANT SERVICES</b>	623,424	623,424
<b>C. PRIMARY CONSTRUCTION CONTRACTS</b>		
1. CONSTRUCTION CONTRACT	2,585,960	2,585,960
2. OTHER CONTRACTS	416,298	416,298
SUBTOTAL CONSTRUCTION	3,002,258	3,002,258
3. CONSTRUCTION CONTINGENCY & RESERVE	517,192	517,192
4. SALES TAX	309,712	309,712
<b>TOTAL CONSTRUCTION COST</b>	3,829,162	3,829,162
<b>D. EQUIPMENT &amp; FURNISHINGS</b>	211,589	211,589
<b>E. ARTWORK</b>	12,632	12,632
<b>F. OTHER COSTS</b>	115,402	115,402
<b>G. PROJECT ADMINISTRATION</b>	355,175	355,175
<b>H. RELATED PROJECTS/MITIGATION COSTS</b>		
<b>TOTAL PROJECT BUDGET</b>	5,147,348	5,147,348
<b>SOURCE OF FUNDS:</b>		
UW Central Admin. \$2M Provost Allocation to SOM	754,142	754,142
UW School of Medicine	45,858	45,858
2007-09 Capital Budget Request to State	4,347,348	4,347,348
<b>TOTAL FUNDS</b>	5,147,348	5,147,348