

**VII. STANDING COMMITTEES****B. Finance, Audit and Facilities Committee****UW Tower Data Center – Contract Award GC/CM Contract – Establish Total Project Budget****RECOMMENDED ACTION:**

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the President be delegated authority to award the GC/CM contract for the UW Tower Data Center project to M.A. Mortenson Company, and that the total project budget for the UW Tower Data Center project be established at \$32,500,000.

**Background**

The UW Tower property (formerly Safeco) is a 510,546 square foot high rise office complex on the corner of NE 45<sup>th</sup> Street and Brooklyn Ave NE. The UW Tower is a 22 story office building that is directly connected to three low rise four story office buildings.

This project will develop 38,000 square feet of the 102,800 square feet in low rise Building C. The project is an interior renovation and utility upgrade for selected areas of Building C. Levels 1 and 2 and the basement of Building C will be demolished to the structure and new computer data center facilities will be installed. Approximately 19,000 square feet of the total project will be dedicated to raised-floor computer area. When filled to capacity the new Data Center will be capable of delivering 1.9 megawatts of power to computer servers, or about three quarters of the University's incremental need over the next decade.

In May 2007 the Board of Regents approved award of a design contract to Callison, an international architectural firm with extensive data center experience, based in Seattle. In June 2007 the Board of Regents approved the GC/CM method of contracting for the Data Center project and the Executive Vice President made a final determination to use the GC/CM method.

In July, 2007, the Capital Projects Office advertised for contractors to submit proposals to provided GC/CM contracting services for the project. Six construction firms responded to the Request for Proposals and three firms were short listed and subsequently interviewed by the UW selection committee. These three firms; Hoffman Construction Company, M.A. Mortenson Company and Turner Construction Company, were asked to submit final bids for Fee and Specified General Conditions.

Following a public bid opening on August 28, 2007, evaluation and scoring of the bids and summing of the scores from the proposal and interview phases, the firm with the highest total score is M.A. Mortenson Company.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### UW Tower Data Center – Contract Award GC/CM Contract – Establish Total Project Budget (continued p.2)

M.A. Mortenson Company is a highly qualified GC/CM contractor who has completed numerous data center projects across the country and has a proven track record of successful projects at the University of Washington including; The Paul G. Allen Center for Computer Science and Engineering, the Benjamin D. Hall Research Building, the Physics and Astronomy Building, several Harborview Medical Center addition and renovation projects and the recently completed renovation of Architecture Hall.

Upon receipt of delegated authority to award the GC/CM contract and successful negotiation of a preconstruction services agreement the University will enter into a preconstruction contract with M.A. Mortenson Company. Subject to satisfactory performance during the preconstruction phase, the Capital Projects Office anticipates entering into MACC negotiations with M.A. Mortenson Company when design documents are 90% complete in May 2008 and subject to a successful negotiation of a MACC, within the budget, awarding the GC/CM construction contract in June 2008.

#### Budget

The project budget of \$32,500,000 will be funded from three fund sources. The project pre-design, funded with \$500,000 in local funds, was completed and submitted to the Governor's Office of Financial management in January, 2007 in support of the University of Washington's 2007-09 capital budget request. The 2007-09 state capital conference budget provides \$25,000,000 for Computing and Communications Upgrades/Data Center of which \$20,000,000 will be allocated to the Building C Data Center project, and the remaining \$5,000,000 will be used for connectivity improvements. The balance of the funding will come from \$12,000,000 in local revenue bonds paid by indirect cost recovery funds. The bond funds will help support development of data center capacity for research users.

#### Schedule

|                    |                                |
|--------------------|--------------------------------|
| Predesign Phase    | September 2006 to January 2007 |
| Design Phase       | July 2007 to July 2008         |
| Construction Phase | June 2008 to December 2009     |
| Occupancy and Use  | December 2009                  |

#### Attachments:

Capital Projects Office – Summary Project Budget

**UNIVERSITY OF WASHINGTON  
CAPITAL PROJECTS OFFICE - SUMMARY PROJECT BUDGET  
ALTERNATIVE PROCUREMENT (GC/CM)**

PROJECT: **UW Tower Data Center**

Project Number: **201189**

ESTIMATED DATE OF COMPLETION: **December-09**

| <b>BUDGET SUMMARY:</b>           | Total<br>Project<br>Cost | % TPC         |
|----------------------------------|--------------------------|---------------|
| <b>A. ACQUISITION</b>            |                          |               |
| <b>B. CONSULTANT SERVICES</b>    |                          |               |
| 1. PREDESIGN                     | \$ 444,335               | 1.37%         |
| 2. BASIC DESIGN SERVICES         | \$ 1,335,901             | 4.11%         |
| 3. EXTRA SERVICES/REIMBURSABLES  | \$ 334,884               | 1.03%         |
| 4. OTHER SERVICES                | \$ 1,219,686             | 3.75%         |
| 5. DESIGN SERVICES CONTINGENCY   | \$ 257,346               | 0.79%         |
| <b>TOTAL CONSULTANT SERVICES</b> | <b>\$ 3,592,152</b>      | <b>11.05%</b> |
| <b>C. CONSTRUCTION CONTRACTS</b> |                          |               |
| 1. MAX.ALLOW.CONST.COST (MACC)   | \$ 16,799,049            | 51.69%        |
| 2. GC/CM OR DB COSTS             | \$ 3,285,201             | 10.11%        |
| 3. CONSTRUCTION CONTINGENCY      | \$ 3,696,292             | 11.37%        |
| 4. SALES TAX ON CONSTRUCTION     | \$ 2,116,468             | 6.51%         |
| <b>TOTAL CONSTRUCTION COSTS</b>  | <b>\$ 25,897,011</b>     | <b>79.68%</b> |
| <b>D. EQUIPMENT</b>              | <b>\$ 720,341</b>        | <b>2.22%</b>  |
| <b>E. ARTWORK</b>                | <b>\$ 76,806</b>         | <b>0.24%</b>  |
| <b>F. OTHER COSTS</b>            | <b>\$ 536,515</b>        | <b>1.65%</b>  |
| <b>G. PROJECT ADMINISTRATION</b> | <b>\$ 1,677,175</b>      | <b>5.16%</b>  |
| <b>TOTAL PROJECT BUDGET</b>      | <b>\$ 32,500,000</b>     | <b>100%</b>   |
| <b>SOURCE OF FUNDS:</b>          |                          |               |
| LOCAL FUNDS                      | \$ 500,000               | 2%            |
| STATE CAPITAL BUDGET FUNDS       | \$ 20,000,000            | 62%           |
| LOCAL REVENUE BONDS              | \$ 12,000,000            | 37%           |
| <b>TOTAL SOURCE OF FUNDS</b>     | <b>\$ 32,500,000</b>     | <b>100%</b>   |