

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**Washington Dental Service Building for Early Childhood Oral Health –
Authorization to Award GC/CM ContractRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee to award the GC/CM contract to Bayley Construction for use on the Washington Dental Service Building for Early Childhood Oral Health to be located in Sand Point Building 25.

BACKGROUND:

The project will renovate Building 25 at Sandpoint into a pediatric dental clinic and treatment center. Pediatric dentistry will occupy the basement and top three floors of the existing art deco building of approximately 23,000 gross square feet.

In August 2005 the Board of Regents approved the award of an architectural contract to ARC Architects for the design of this project. Design services were placed on hold pending the resolution of an Affiliation Agreement between the University of Washington and Children's Hospital regarding use and funding participation in the project. The terms of this agreement were agreed to in April 2007.

Once the terms of the Affiliation Agreement were approved, ARC Architects were authorized to proceed with pre-design services. These services were completed in December 2007 with the final Pre-Design Report being issued on January 18, 2008.

The use of Alternative Public Works utilizing the GC/CM approach and delegated authority to award the contract were authorized by the Board of Regents in November 2007. The Board of Regents also approved the naming of Building 25 at the University of Washington's Sand Point Facility to be the "Washington Dental Service Building for Early Childhood Oral Health".

PROJECT SCHEDULE

The terms of the Affiliation Agreement between the University of Washington and Children's Hospital require that the Washington Dental Service Building for Early Childhood Oral Health be ready for occupancy in August 2010.

Key project milestones are as follows:

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Pre-Design	Completed December 2007
Schematic Design	Complete April 2008
GC/CM Selection	Completed January 30, 2008
Design Completion	March 2009
Construction	April 2009 through July 2010
Occupancy and Use	August 2010

PROJECT BUDGET AND FUNDING

The preliminary project budget of \$17,500,000 has been confirmed in the Pre-Design Report. Pre-design funding of \$214,000 was provided by CASPO. The remaining funding will be as provided in the Affiliation Agreement between the University of Washington and Children's Hospital, which calls for Children's to pay \$6 million in five installments, with the University paying the balance. Children's contribution includes a \$5 million payment from Washington Dental Service for promotional consideration by the University, including naming rights for the building. The remaining University contribution will be debt-financed, subject to BOR approval at its March 2008 meeting. An initial funding installment of \$2,000,000 has been received from Children's Hospital.

GC/CM SELECTION PROCESS

A solicitation for GC/CM proposals was issued by CPO in October 2007. The intent of UW on this project was to involve construction firms that had not previously provided GC/CM services to UW. Four firms responded to the solicitation. Based upon the qualification of the firms, all four of the firms were invited to interviews conducted on January 7, 2008. Following the interviews, three firms were invited to submit final proposals. The three firms on the shortlist are first time GC/CM contractors:

Bayley Construction
Berschauer Phillips Construction Company
BNBuilders, Inc.

Final proposals were received from the three shortlisted firms on January 28, 2008. Based on the final tabulation of scores, as shown on Attachment 1, the highest scoring firm is Bayley Construction. Bayley's bid for Fee and Specified General Conditions was \$774,900, which is approximately 25% below the CPO

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budget estimate. Subject to BOR approval, CPO intends to enter into preconstruction and construction agreements with Bayley Construction.

Bayley Construction is a highly respected construction firm providing construction services from their home office in Mercer Island and two satellite offices in California. Bayley Construction completed the renovation of Bagley Hall for the UW in September 2007. This project included renovation of 28,000 square feet of chemistry lab, faculty office and meeting areas. The project was completed while the building was occupied with neighboring classes and labs in session. This project was also honored by the Capital Projects Office with an award for the outstanding project team in the fourth quarter of 2007. They have provided construction services on 70 Nordstrom's department stores, and their educational experience includes higher educational facilities for UW, Seattle University, Shoreline Community College and Seattle Central Community College.

Attachment: WDS GC/CM Tabulation



Capital Projects Office

WASHINGTON DENTAL SERVICE BUILDNG
FOR EARLY CHILDHOOD ORAL HEALTH
GC/CM Selection- Tabulation Form

GC/CM Name	Bayley Construction	Berschauer Phillips	BNBuilders	W.G. Clark	
	Proposal Evaluations - 12.11.2007				
Reviewer A	36.0	37.0	50.0	40.0	
Reviewer B	40.0	41.0	42.0	38.0	
Reviewer C	44.0	45.0	47.0	40.0	
Reviewer D	39.0	43.0	45.0	40.0	
Average Score (max. 50)	39.75	41.50	46.00	39.50	
Interviews - 1.7.2008					
Reviewer A	23.0	28.0	32.0	7.0	
Reviewer B	31.0	26.0	32.0	15.0	
Reviewer C	26.0	22.0	34.0	12.0	
Reviewer D	33.0	32.0	34.0	23.0	
Average Score (max. 35)	28.25	27.00	33.00	14.25	
Total Proposal and Interview	68.00	68.50	79.00	53.75	
Final Proposals - 1.28.08					
Contractor's Fee Percentage	5.40%	5.50%	6.61%		
Contractor's Fee Amount	387,180	394,350	473,937		
Specified General Conditions Amount	387,720	785,650	805,665		
Final Proposal Bid Number	774,900	1,180,000	1,279,602		
Low Conforming Proposal	774,900	774,900	774,900		
Difference	0	-405,100	-504,702		
Percentage Within Low Proposal	0.00%	-52.28%	-65.13%		
Proposal Score* (max. 15)	15	0.00	0.00		
Total Score (max. 100)	83.0	68.5	79.0		

Final Proposal Scoring Key*

Low Conforming Proposal	15 points
Proposals within 5% of Low Proposal	14 points
Proposals within 10% of Low Proposal	12 points
Proposals within 15% of Low Proposal	9 points
Proposals within 20% of Low Proposal	5 points
Others	0 points

Final Ranking

1st	<u>Bayley</u>
2nd	<u>BNBuilders</u>
3rd	<u>Berschauer Phillips</u>
4th	<u>Clark</u>