

## VII. STANDING COMMITTEES

Finance, Audit and Facilities Committee

Benjamin D. Hall Interdisciplinary Research Building Applied Physics Laboratory Tenant Improvements, Project No. 202510 – Establish Budget and Award Contract

RECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Benjamin D. Hall Interdisciplinary Research Building Applied Physics Laboratory (APL) Tenant Improvements project budget be established at \$5,675,000 and that the President be delegated authority to award a construction change order to the firm of M. A. Mortenson Company subject to no significant changes in the scope, the forecast cost being within 10% of the budget and funding being in place.

BACKGROUND:

A Design Build Operate Maintain (DBOM) contract was awarded to M. A. Mortenson on June 22, 2004 to design and construct the core and shell of the Benjamin D. Hall Interdisciplinary Research (formerly known as the Research and Technology) Building; design and construct initial and future tenant improvements, provide utility services, operation, maintenance, and building management for 30 years.

This project will construct 33,469 useable square feet of office and laboratory space on the first, second and fifth floors for the Applied Physics Laboratory. Currently, no classified research is anticipated associated with these tenant improvements.

Design and construction will be performed by the same design build team (M.A. Mortenson, Collins Woerman and McKinstry) that performed the core and shell work. M. A. Mortenson has a long history with UW projects including the construction of Paul G. Allen Center for Computer Sciences & Engineering and the recent renovation of Architecture Hall. Design is anticipated to start in late February and be complete for the start of construction in the summer of 2008 with completion in October 2008 for occupancy in late October or early November 2008.

Project funding of \$5,675,000 is from Tenant Improvement Federal funds obtained by APL. Sales tax is included in the budget as this research tenant probably will not qualify for tax deferral status.

Attachment: Capital Projects Office Project Budget Summary

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

PROJECT: Ben Hall Applied Physics Laboratory Tenant Improvement

Project Number 202510

ESTIMATED DATE OF COMPLETION: October 2008

Current Approved Budget	Forecast Cost at Completion
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**BUDGET SUMMARY:**

<b>A. ACQUISITION</b>		
<b>B. CONSULTANT SERVICES</b>		
1. PREDESIGN	20,000	20,000
2. BASIC DESIGN SERVICES		
3. EXTRA SERVICES/REIMBURSABLES		
4. OTHER SERVICES	96,205	96,205
5. DESIGN SERVICES CONTINGENCY		
<b>TOTAL CONSULTANT SERVICES</b>	116,205	116,205
<b>C. PRIMARY CONSTRUCTION CONTRACTS</b>		
1. MAX.ALLOW.CONST.COST (MACC)		
2. GC/CM OR DB COSTS	4,125,000	4,125,000
3. SALES TAX ON CONSTRUCTION GUARANTEED CONTRACT COST	367,125	367,125
4. CONSTRUCTION CONTINGENCY		
5. SALES TAX ON CONTINGENCY		
<b>TOTAL CONSTRUCTION COSTS</b>	4,492,125	4,492,125
<b>D. EQUIPMENT</b>	740,520	740,520
<b>E. ARTWORK</b>		
<b>F. OTHER COSTS</b>	106,150	106,150
<b>G. PROJECT ADMINISTRATION</b>	220,000	220,000
<b>H. RELATED PROJS/MITIGATION</b>		
<b>TOTAL PROJECT BUDGET</b>	5,675,000	5,675,000
<b>SOURCE OF FUNDS:</b>		
UW BUILDING ACCOUNT/BRF		
STATE GEN'L FUND GO BONDS/NOTES		
UW NON-STATE REVENUE		
FEDERAL FUNDING OBTAINED BY APL	5,675,000	5,675,000
<b>TOTAL SOURCE OF FUNDS</b>	5,675,000	5,675,000

Rev 4/05

F-6/202-08; 2/21/08