VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Benjamin D. Hall Interdisciplinary Research Building Institute for Advanced Materials Technology Laboratory Tenant Improvements, Project No. 202509 – 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 Institute for Advanced Materials Technology Laboratory (iAMT) Tenant Improvements project budget be established at $5,350,100 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 Ben 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 13,500 useable square feet of office and laboratory space on the sixth floor for the Institute for Advanced Materials Technology Laboratory. The lab is a group of at least six principal investigators implementing heavy wet laboratory research.

Design and construction will be performed by the same design build team (M.A. Mortenson, Chernoff-Thompson and McKinstry) that performed the core and shell work. Chernofft-Thompson was the laboratory consultant for the original core & shell building. 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 February 2009.

Project funding of $5,350,100 is from University General Revenue Bonds. Sales tax is not included in the budget as this research tenant will qualify for tax deferral status.

Attachment: Capital Projects Office Project Budget Summary
PROJECT: Ben Hall Advanced Materials Lab (iAMT) Tenant Improvement

ESTIMATED DATE OF COMPLETION: February 2009

<table>
<thead>
<tr>
<th>BUDGET SUMMARY:</th>
<th>Current Approved Budget</th>
<th>Forecast Cost at Completion</th>
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</table>

A. ACQUISITION

B. CONSULTANT SERVICES
   1. PREDESIGN
   2. BASIC DESIGN SERVICES
   3. EXTRA SERVICES/REIMBURSABLES
   4. OTHER SERVICES
   5. DESIGN SERVICES CONTINGENCY
   TOTAL CONSULTANT SERVICES

C. PRIMARY CONSTRUCTION CONTRACTS
   1. MAX.ALLOW.CONST.COST (MACC)
   2. GC/CM OR DB COSTS
   3. SALES TAX ON CONSTRUCTION
      GUARANTEED CONTRACT COST
   4. CONSTRUCTION CONTINGENCY
   5. SALES TAX ON CONTINGENCY
   TOTAL CONSTRUCTION COSTS

D. EQUIPMENT

E. ARTWORK

F. OTHER COSTS

G. PROJECT ADMINISTRATION

H. RELATED PROJS/MITIGATION

TOTAL PROJECT BUDGET

SOURCE OF FUNDS:

UW BUILDING ACCOUNT/BRF
UNIVERSITY GENERAL REVENUE BONDS
UW NON-STATE REVENUE
FEDERAL FUNDING

TOTAL SOURCE OF FUNDS

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