

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. Chernoff-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

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

PROJECT: Ben Hall Advanced Materials Lab (iAMT) Tenant Improvement

Project Number 202509

ESTIMATED DATE OF COMPLETION: February 2009

Current Approved Budget	Forecast Cost at Completion
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BUDGET SUMMARY:

A. ACQUISITION		
B. CONSULTANT SERVICES		
1. PREDESIGN		
2. BASIC DESIGN SERVICES		
3. EXTRA SERVICES/REIMBURSABLES		
4. OTHER SERVICES	30,000	30,000
5. DESIGN SERVICES CONTINGENCY		
TOTAL CONSULTANT SERVICES	30,000	30,000
C. PRIMARY CONSTRUCTION CONTRACTS		
1. MAX.ALLOW.CONST.COST (MACC)		
2. GC/CM OR DB COSTS	4,850,000	4,850,000
3. SALES TAX ON CONSTRUCTION GUARANTEED CONTRACT COST		
4. CONSTRUCTION CONTINGENCY		
5. SALES TAX ON CONTINGENCY		
TOTAL CONSTRUCTION COSTS	4,850,000	4,850,000
D. EQUIPMENT	220,000	220,000
E. ARTWORK		
F. OTHER COSTS	25,100	25,100
G. PROJECT ADMINISTRATION	225,000	225,000
H. RELATED PROJS/MITIGATION		
TOTAL PROJECT BUDGET	5,350,100	5,350,100
SOURCE OF FUNDS:		
UW BUILDING ACCOUNT/BRF		
UNIVERSITY GENERAL REVENUE BONDS	5,350,100	5,350,100
UW NON-STATE REVENUE		
FEDERAL FUNDING		
TOTAL SOURCE OF FUNDS	5,350,100	5,350,100

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