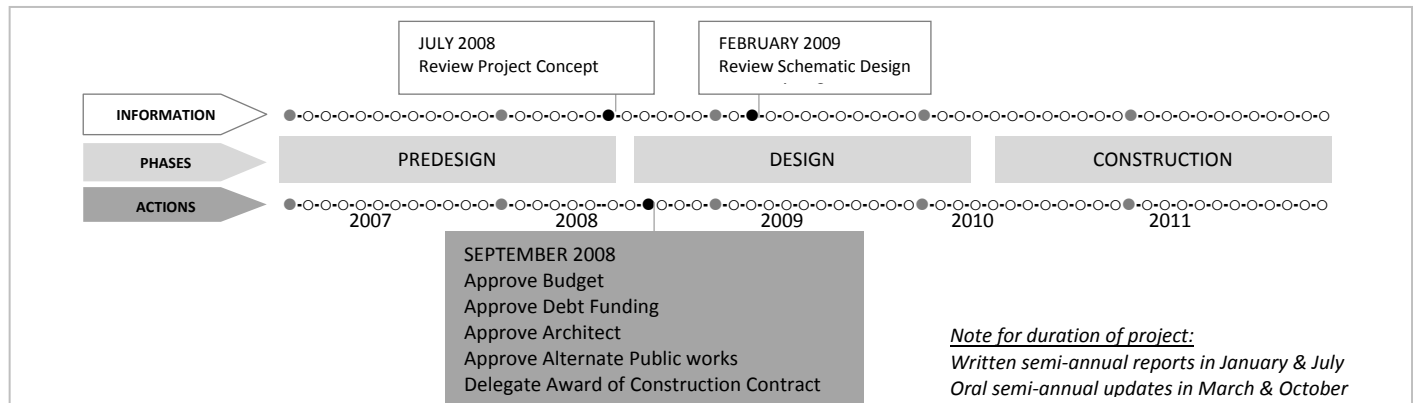


## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Magnuson Health Sciences Center J-1/J-2 Microbiology Renovation – Review Project Concept



#### INFORMATION

This briefing will provide an introduction to the Magnuson Health Sciences Center (MHSC) J-1/J-2 Microbiology Renovation project. The briefing will include the project need, the preliminary program, and the tentative budget, funding plan and schedule. The administration anticipates bringing a number of action items to the Board of Regents at its September 2008 meeting.

#### BACKGROUND

The School of Medicine (SoM) Department of Microbiology occupies approximately 32,000 GSF on the first and second floors of the MHSC J Wing. The Microbiology space consists of wet and dry labs, teaching, support and administrative space. There has been no significant renovation or upgrade to this space since it was originally built in 1963. Consequently, the facility is inadequate to support the current research and teaching needs of the department.

In 2005, a Predesign study was conducted by the architectural firm of Perkins & Will to develop a scope and budget for a potential project to completely renovate J-1 and J-2. At that time, the project funding plan relied partially on a grant from NIH, which was not funded. The project was deferred until alternative funding sources were identified. In 2007, the central administration and SoM developed a conceptual funding plan under which a project might be funded by a combination of central and SoM funds and debt financing. The Capital Projects Office (CPO) was authorized to re-hire Perkins & Will to update the Predesign study to ensure that the program meets the needs of emerging science and the new department

## VII. STANDING COMMITTEES

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#### Magnuson Health Sciences Center J-1/J-2 Microbiology Renovation – Review Project Concept (continued p. 2)

Chair. Perkins & Will was also tasked to investigate the condition of the J Wing infrastructure to ensure that the project scope includes sufficient repairs or upgrades to the building systems necessary to support the renovated space. The Predesign update was completed in June 2008.

The proposed project scope will demolish all existing interior construction and equipment on J-1 and J-2, and replace it with modern wet labs, dry labs, teaching and support space, along with new mechanical, electrical and lab gas distribution systems on the floors. Some upgrades to the central building air supply and exhaust systems will also be included. Based on the Predesign results, the tentative estimate for the project is approximately \$23.5 million. The conceptual funding plan calls for contributions of \$4 million each from SoM and the central administration, with the remaining \$15.5 million financed through the issuance of UW General Revenue Bonds. The total project duration for design and construction is anticipated to be approximately 36-42 months.

CPO is currently conducting a process for selection of the project Architect. The administration expects to request actions at the September 2008 BOR meeting to:

- Adopt the project budget.
- Review the funding plan and approve debt funding.
- Select the project Architect.
- Approve the use of GC/CM Alternative Public Works.
- Delegate authority to award the construction contract.