

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee****Magnuson Health Sciences Center Sixth Floor and RR-Wing 2-Floor Projects****RECOMMENDED ACTION:**

It is the recommendation of the administration and Finance, Audit and Facilities Committee that the Board of Regents approve the use of alternative public works utilizing the General Contractor Construction Manager (GCCM) method of contracting for the Magnuson Health Sciences Center (MHSC) Sixth Floor and RR-Wing 2-Floor projects; and that the President be delegated authority to award the construction contract, subject to no significant change in the scope, the forecast cost being within 10% of the budget, and having funding confirmed.

The Capital Projects Office is analyzing the merits of one GCCM contract for both projects versus two separate GCCM contracts, one for each project. We are requesting delegated authority to proceed with either one consolidated contract or two separate contracts contingent upon the results of the analysis.

BACKGROUND:

In Fall 2006, the University launched a multi-phased effort to address deficiencies resulting from a site visit by the Association for Assessment and Accreditation of Laboratory Animal Care (AAALAC). Phase I has been completed and consisted of the purchase of equipment, relocation of rodents from non-compliant spaces, and the initial funding of several small capital projects and studies. Phase II consists of implementation of the large construction projects identified in Phase I.

PREVIOUS ACTION:

At the July 2007 Board of Regents meeting, the President was delegated authority to award a design contract to Ambia Architecture for the MHSC Sixth Floor project. At the March 2008 Board of Regents meeting; the budget for the MHSC Sixth Floor project was established at \$11.5 million; the President was delegated authority to award a design contract to NBBJ for the MHSC RR-Wing 2-Floor project; the project budget was established at \$10.5 million; and the financing was approved for the design and construction of these projects.

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SCOPE OF THE PROJECTS:

These projects will demolish the existing vivaria and construct state of the art vivaria designed to have a useful life of 25 – 30 years. The work includes new architectural finishes, security systems, upgrades to redundant mechanical, electrical, and plumbing infrastructure systems to comply with current AAALAC requirements.

The MHSC Sixth Floor project will renovate approximately 10,600 square feet in the G & H wings of the Department of Comparative Medicine's existing vivarium facility. The design phase was initiated in March 2008 and will be complete in December 2008 with construction starting in February 2009 for a completion in December 2009 and occupancy in January 2010.

The MHSC RR-Wing 2-Floor project will renovate approximately 8,600 square feet of the Washington National Primate Research Center's existing vivarium facility on the minus one and first floor of RR-Wing. Predesign was initiated in March 2008 with design to be complete in March 2009. Construction is anticipated to start in May 2009 with completion in March 2010 for occupancy in April 2010.

CONTRACTING STRATEGY:

These projects are technically challenging design projects with extensive redundancy and reliability requirements for the mechanical and electrical systems. Use of the GCCM will assist in providing detailed construction scheduling, input into design constructability issues, coordination of construction documents, determination of construction logistics and needed lay-down areas, as well as detailed cost estimates and investigation of existing as-built conditions. With a staggered construction sequence of three months we will be able to apply the lessons learned from MHSC Sixth Floor project to the MHSC RR-Wing 2-Floor project. Another advantage of using a GCCM is that we may bid out and start construction on early work packages before the construction documents are 100% complete to procure long lead ideas to reduce potential delays to the project.

The recommendation of the Capital Projects Office is to use the alternate public works contracting procedure, GCCM, authorized by RCW 39.10

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for construction of these projects. We are analyzing the merits of one construction contract or two separate contracts.

SIGNIFICANT RISKS OR OPPORTUNITIES:

There are several significant and similar risks and opportunities for these projects. Construction of these projects will be concurrent with the construction of the UWMC Expansion (Phase I) project. Staging, lay down, and construction trailers areas are limited and will be significantly affected by similar needs of the UWMC Expansion project. In addition, these projects are located adjacent to occupied spaces that will remain in use during the construction. Access to the vivaria projects is difficult requiring materials to be moved through occupied spaces.

Finally, these projects provide the opportunity to construct state of the art vivarium spaces to support the UW teaching and research mission.

REVIEW AND APPROVALS:

The action has been reviewed and approved by the Senior Vice President of Finance and Facilities and the Associate Vice President for Capital Projects.