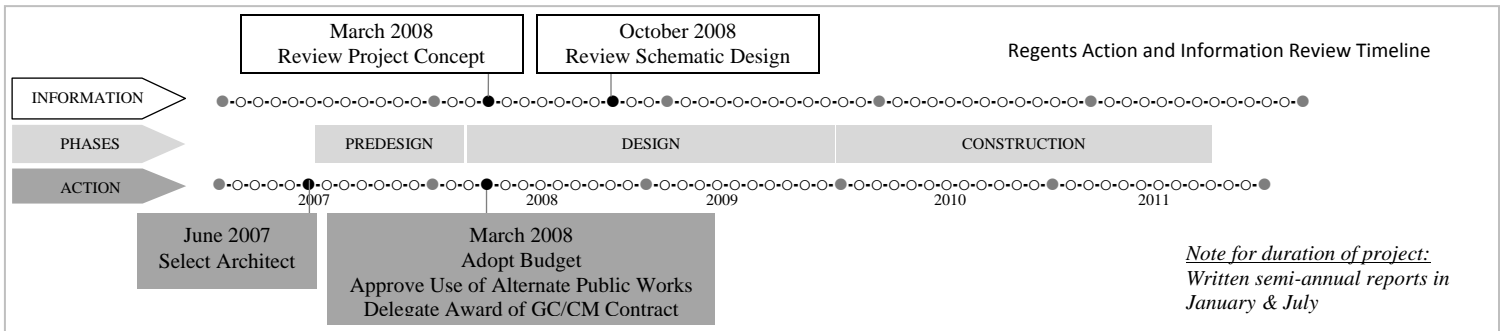


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Molecular Engineering Interdisciplinary Academic Building (MEIAB) – Review Schematic Design



INFORMATION:

The Schematic Design phase of the project has been completed. This presentation is for information only.

PROJECT DESCRIPTION:

The Molecular Engineering Interdisciplinary Academic Building (MEIAB) will accommodate growth anticipated in this emerging field. This project will be divided into a Research Lab portion and an Ultra-Sensitive Ground Contact Lab portion, each with support space. Phase 1 is programmed for 49,000 gross square feet (GSF), with an additional 28,000 GSF of shell space for a total of 77,000 GSF. A second phase is anticipated resulting in a total for both phases of approximately 160,000 GSF. The initial phase for design of the building must provide ground contact and basement levels to suit instrumentation labs with ultra-low vibration and electromagnetic interference requirements, as well as above-ground preparatory laboratories and flexible Molecular Engineering research and teaching laboratories. With an emphasis on interdisciplinary research, the new building will facilitate the connection of students, faculty and staff across many disciplines. A primary goal for the building is to create technologically rich supportive spaces that provide a high degree of operational flexibility to allow fast and inexpensive changes to accommodate rapidly changing research needs.

The project will be located on the Johnson Hall Annex site referenced in the Campus Master plan as the 25C site.

## VII.

## STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Molecular Engineering Interdisciplinary Academic Building (MEIAB) – Review Schematic Design (continued p. 2)

##### PREVIOUS ACTION:

The project was first presented to the Board of Regents in June 2007 and the President was delegated authority was to award design contracts to Zimmer Gunsul Frasca (ZGF) Architects. At the March 2008 meeting, the Project Presentation was made to the Finance, Audit and Facilities Committee and the project budget was established at \$78,500,000; the use of alternative public works utilizing the General Contractor/Construction Manager (GC/CM) method of contracting was approved; and the President was delegated authority to award construction contracts, subject to no significant change in scope, the forecast cost being within 10% of the budget and funding being in place. This pre-construction contract was awarded to Hoffman Construction on August 7, 2008.

##### SCOPE OF THE PROJECT:

The facility will be home for the Institute for Molecular Engineering and Sciences and will provide administrative support for this new group. These administrative spaces, along with the faculty and staff offices, student workstations, and conference/seminar spaces will support the laboratory functions which make up approximately 80% of the programmed area of the facility.

The overall program envisions 160,000 GSF that are divided into two phases: Phase One finished space with approximately 49,000 GSF to be funded through a request to the State for \$62,500,000; Phase One shell space with approximately 28,000 GSF funded through University general revenue bonds for \$16,000,000; and a future Phase Two of approximately 83,000 GSF. Phase One scope includes redevelopment of the 25C site and some infrastructure for the future Phase Two. The Phase One scope will also include the relocation of Cunningham Hall to a site to be determined on campus, and the demolition of the existing Johnson Hall Annex.

The research laboratories provide space for three distinct program directions: new faculty; new initiatives; and shared instrumentation laboratories. These spaces will support faculty research in the areas of bio-chemistry, micro-biology, chemistry and other related fields. The laboratories will be used by faculty and graduate students for collaborative and individual research and are located immediately adjacent to office zones to facilitate interaction and collaboration. The instrumentation laboratory spaces are ground contact open labs to house the vibration-sensitive, specialty equipment that is envisioned as a shared resource for both the building and the University.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Molecular Engineering Interdisciplinary Academic Building (MEIAB) – Review Schematic Design (continued p. 3)

##### SCHEDULE:

Architect Selection	June 2007
Pre-design	July 2007 to December 2007
Design	April 2008 to December 2009
Award Pre-Construction Contract	August 2008
Construction	December 2009 to October 2011
Occupancy and Use	January 2012

##### CURRENT PROJECT STATUS:

Under Delegated Authority, the Capital Projects Office entered into a Preconstruction Services agreement with Hoffman Construction as the General Contractor/ Construction Manager after a selection process which saw five firms submit qualifications, four firms interviewed, and three firms selected to submit proposals for their fee and General Conditions costs.

The schematic design submittal and cost estimate have been prepared by ZGF Architects, and their estimate reconciled with that prepared by Hoffman Construction. Currently, the cost estimate is approximately 3% over the construction budget of \$51,500,000. Several cost reduction measures are being considered, and it is expected that the project will be brought back on budget with no impact to its function or quality.

##### SIGNIFICANT RISKS OR OPPORTUNITIES:

The State has approved funding of \$5 million for pre-design and design. The remaining balance of the \$62.5 million total in state funds must be appropriated in the 2009 legislative session.

A major opportunity is to provide a signature building expressive of the University's research capabilities at one of the major campus entries.

Further, there is an opportunity to create or improve several outdoor spaces adjacent to one of the main entries to the campus, including a new courtyard formed with Johnson Hall, improvements along Stevens Way, and ultimately, a new circle and site improvements at Grant Lane.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Molecular Engineering Interdisciplinary Academic Building (MEIAB) – Review Schematic Design (continued p. 4)

<b><u>Project Budget</u></b>	<b><u>Total Escalated Cost*</u></b>	<b><u>% of TPC</u></b>
<i>Pre-Schematic Design Services</i>	\$563,630	0.72%
<i>A/E Basic Design Services</i>	\$3,359,000	4.28%
<i>Extra Services</i>	\$1,935,748	2.47%
<i>Other Services</i>	\$1,658,494	2.11%
<i>Design Services Contingency</i>	\$713,524	0.91%
<b><i>Consultant Services</i></b>	<b>\$8,230,396</b>	<b>10.48%</b>
<i>GC/CM Construction Cost</i>	\$51,803,998	65.99%
<i>Other Contracts</i>	\$0	0%
<i>Construction Contingencies</i>	\$6,062,575	7.72%
<i>Sales Tax</i>	\$5,135,255	6.54%
<b><i>Construction</i></b>	<b>\$63,001,828</b>	<b>80.26%</b>
<i>Equipment</i>	\$1,000,790	1.27%
<i>Artwork</i>	\$195,000	0.25%
<i>Other costs</i>	\$2,751,986	3.51%
<i>Project Management</i>	\$3,320,000	4.23%
<b><i>Other</i></b>	<b>\$7,267,776</b>	<b>9.26%</b>
<b><i>Total Project Cost (TPC)*</i></b>	<b>\$78,500,000</b>	<b>100.00%</b>
<b><u>Included in Above:</u></b>		
<i>Escalation through November 2010</i>	\$8,434,672	10.74%
<b><u>Source of Funds</u></b>		
<i>State Funds</i>	\$62,500,000	79.62%
<i>University of Washington Funds</i>	\$16,000,000	20.38%
<b><i>Total</i></b>	<b>\$78,500,000</b>	<b>100.00%</b>

\* Escalated to construction midpoint (Nov'10)

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