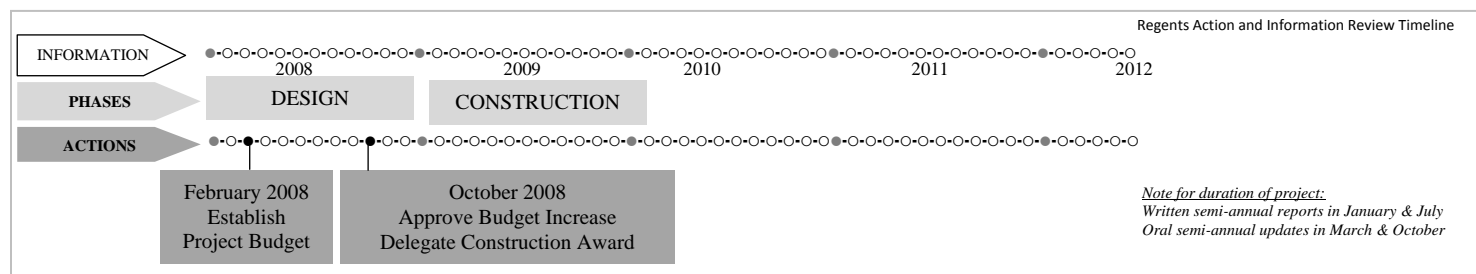


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Benjamin D. Hall Interdisciplinary Research Building Applied Physics Laboratories
Tenant Improvements – Approve Budget AdjustmentRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Benjamin D. Hall Interdisciplinary Research Building Applied Physics Laboratories (APL) Tenant Improvements project budget be increased from \$5,675,000 to \$8,700,000 and that the President be delegated authority to award a construction change order to the firm of M. A. Mortenson Company subject to no further significant changes in the scope; the forecast cost being within 10% of the revised budget, and funding being in place.

BACKGROUND:

This project will construct 33,469 useable square feet of office and laboratory space on the first, second and fifth floors for the Applied Physics Laboratory. Currently, no classified research is anticipated associated with these tenant improvements.

A Design Build Operate Maintain (DBOM) contract was awarded to M. A. Moretnson on June 22, 2004 to design and construct the core and shell of the Benjamin D. Hall Interdisciplinary Research (formerly known as the Research and Technology Building) and to design and construct initial and future tenant improvements, provide utility services, operation, maintenance, and building management for 30 years.

Design and construction will be performed by the same design building team (M.A. Mortenson, Chernoff-Thompson and McKinstry) that performed the core and shell work. M.A. Mortenson has a long history with UW projects including the construction of the Paul G. Allen Center for Computer Sciences & Engineering and the recent renovation of Architecture Hall.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Benjamin D. Hall Interdisciplinary Research Building Applied Physics Laboratories Tenant Improvements – Approve Budget Adjustment (continued p. 2)

The project budget has increased for several reasons, primarily the desire for APL to identify, build out and fit out several labs including a computer server room on the first floor. The amount of useable square feet remains constant.

Design has progressed to the Design Development stage and is anticipated to complete in December 2008 for the start of construction in early 2009. Project completion and occupancy is scheduled for October 2009.

Project funding of \$8,700,000 is from Tenant Improvement Federal funds obtained by APL. Sales tax is included in the budget as this research tenant is not likely to 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 APL Tenant Improvement

Project Number 202510

ESTIMATED DATE OF COMPLETION: October 2009

Current Approved Estimated Budget	Forecast Cost at Completion
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BUDGET SUMMARY:

A. ACQUISITION

B. CONSULTANT SERVICES

1. PREDESIGN	20,000	20,000
2. BASIC DESIGN SERVICES		
3. EXTRA SERVICES/REIMBURSABLES		
4. OTHER SERVICES	96,205	46,000
5. DESIGN SERVICES CONTINGENCY		
TOTAL CONSULTANT SERVICES	116,205	66,000

C. PRIMARY CONSTRUCTION CONTRACTS

1. MAX.ALLOW.CONST.COST (MACC)		
2. GC/CM OR DB COSTS	4,125,000	6,807,400
3. SALES TAX ON CONSTRUCTION GUARANTEED CONTRACT COST	367,125	612,668
4. CONSTRUCTION CONTINGENCY		
5. SALES TAX ON CONTINGENCY		
TOTAL CONSTRUCTION COSTS	4,492,125	7,420,068

D. EQUIPMENT

E. ARTWORK

F. OTHER COSTS	106,150	124,732
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G. PROJECT ADMINISTRATION

H. RELATED PROJS/MITIGATION	220,000	348,000
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TOTAL PROJECT BUDGET	5,675,000	8,700,000
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SOURCE OF FUNDS:

UW BUILDING ACCOUNT/BRF		
STATE GEN'L FUND GO BONDS/NOTES		
UW NON-STATE REVENUE		
FEDERAL FUNDING OBTAINED BY APL	5,675,000	8,700,000
TOTAL SOURCE OF FUNDS	5,675,000	8,700,000

