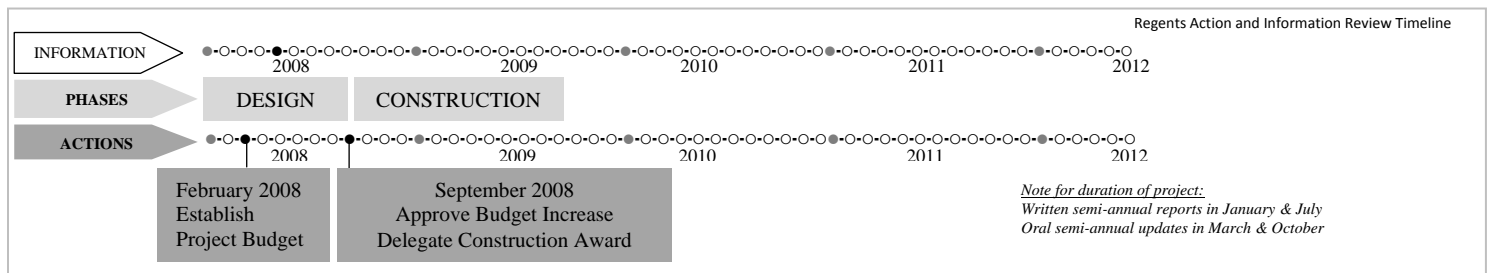


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Benjamin D. Hall Interdisciplinary Research Building Institute for Advanced Materials Technology Laboratory Tenant Improvements – Project Budget Increase of 10% or more



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 increased from \$5,350,100 to \$6,610,000 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 14,023 useable square feet of office and laboratory space on the sixth floor and basement for the Institute for Advanced Materials Technology Laboratory in the Ben D. Hall Interdisciplinary Research Building. The laboratory space is for a group of at least six principal investigators implementing heavy wet laboratory research.

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.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Benjamin D. Hall Interdisciplinary Research Building Institute for Advanced Materials Technology Laboratory Tenant Improvements – Project Budget Increase of 10% or more (continued p. 2)

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.

The project budget has increased for several reasons. The amount of useable square feet has increased by 523 square feet. The original budget was based upon a typical 60% – 70% laboratory and 30% – 40% office ratio of spaces for this building. To maximize the available space for research this project is composed of about 90% laboratory space and 10% office space. In addition, the laboratory space is designed as a heavy wet laboratory configuration with a high density of lab benches, equipment, and fume hoods.

Design on the project has progressed to the Design Development phase and is anticipated to be complete in October. Construction will begin in December 2008, with completion and occupancy in August 2009.

Project funding of \$6,610,000 is from University General Revenue Bonds with debt service to be paid from Indirect Cost Revenue. 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: August 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	5,993,067
3. SALES TAX ON CONSTRUCTION GUARANTEED CONTRACT COST		
4. CONSTRUCTION CONTINGENCY		
5. SALES TAX ON CONTINGENCY		
TOTAL CONSTRUCTION COSTS	4,850,000	5,993,067
D. EQUIPMENT	220,000	220,000
E. ARTWORK		
F. OTHER COSTS	25,100	66,933
G. PROJECT ADMINISTRATION	225,000	300,000
H. RELATED PROJS/MITIGATION		
TOTAL PROJECT BUDGET	5,350,100	6,610,000
SOURCE OF FUNDS:		
UW BUILDING ACCOUNT/BRF		
UNIVERSITY GENERAL REVENUE BONDS	5,350,100	6,610,000
UW NON-STATE REVENUE		
FEDERAL FUNDING		
TOTAL SOURCE OF FUNDS	5,350,100	6,610,000