

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**Pediatric Dentistry, Sand Point Building 25 – Alternative Public Works Authorization and Delegated Authority to Award ContractRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the use of alternative public works utilizing the GC/CM method of contracting be approved for use on the Pediatric Dental Clinic to be located in Sand Point Building 25. It is further recommended that the President be delegated the authority to award the GC/CM contract.

BACKGROUND:

The project will renovate Building 25 at Sandpoint into a pediatric dental clinic and treatment center. Pediatric dentistry will occupy the basement and top three floors of the art deco building (approximately 23,000 gross square feet).

In August 2005 the Board of Regents approved the award of an architectural contract to ARC Architects for the design of this project. Design services were placed on hold pending the resolution of a Joint Agreement between the University of Washington and Children's Hospital regarding use and funding participation in the project. The terms of this agreement were agreed to in April 2007.

Once the terms of the Joint Agreement were approved, ARC Architects were authorized to proceed with pre-design services, which are underway.

PROJECT SCHEDULE

The terms of the Joint Agreement between the University of Washington and Children's Hospital require that the Pediatric Dental Clinic be ready for occupancy in 2010.

Pre-design services are currently underway by ARC Architects and are scheduled to be complete by the end of November 2007. Schematic design will begin in late November 2007 and complete mid-February 2008. The GC/CM needs to be selected and a preconstruction contract awarded in January 2008, in order to provide preliminary cost information at the schematic design.

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B. Finance, Audit and Facilities Committee

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The remaining design phase services will continue through January 2009. Construction activities may begin in September 2008 with a separate interior demolition package. Tenant improvement work will be complete in August 2010.

PROJECT BUDGET AND FUNDING

The preliminary project budget is estimated to be \$17,500,000 based on the results of the Pediatric Dentistry Test/Fit Conceptual Report submitted in November 2006. The funding plan includes a \$5,000,000 contribution by Washington Dental Service, \$1,000,000 from Children's Hospital and Regional Medical Center, and \$11,500,000 from debt proceeds. The UW Treasury Office's preliminary financial analysis suggests that the project is feasible. The contribution by Washington Dental Service is contingent upon the Regents' approval of the action item to rename Sand Point's Building 25 to "Washington Dental Service Building for Early Childhood Oral Health".

This budget will be verified during the schematic design phase and an updated financial analysis will be performed by the UW Treasury office prior to final approval of the project. Pre-design funding of \$214,000 has been provided by CASPO. The remaining funding will be as provided in the Joint Agreement between the University of Washington and Children's Hospital.

Formal project budget approval will be requested at a future Board of Regents project presentation.

PROJECT DELIVERY STRATEGY

CPO intends to utilize the alternative public works GC/CM method of contracting to execute this project. In order to maintain the schedule requirements, the GC/CM needs to begin participation in the project during the schematic design phase.

Once the GC/CM is selected and begins pre-construction services, a final determination will be made on the phasing strategy to meet the goal of completing construction and occupancy in August 2010.