

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**Molecular Engineering Interdisciplinary Academic Building (MEIAB) Project:
Project PresentationRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Phase One project budget be established at \$78,500,000; that the use of alternative public works utilizing the General Contractor/Construction Manager (GC/CM) method of contracting be approved; 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 funding being in place.

PROJECT DESCRIPTION

This new building will provide the facilities needed to support an emerging field that focuses on the design, discovery, and engineering of complex molecular systems and their applications - Molecular Engineering.

The facilities provided by this project will create state of the art laboratory and research spaces essential for the support of the emerging field of Molecular Engineering. 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.

PREVIOUS ACTION

At the June 2007 Board of Regents meeting, the President was delegated authority to award design contracts to Zimmer Gunsul Frasca (ZGF) Architects for the MEIAB project.

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

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approximately 80% of the programmed area of the facility, creating a primarily laboratory focused building.

The overall program envisions 160,000 gross square feet (gsf) that is 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 infrastructure for the future Phase Two.

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.

PROJECT SCHEDULE

Architect Selection	May 2007
Predesign	July 2007 through December 2007
Design	April 2008 through April 2010
Construction	December 2009 through October 2011
Occupancy and Use	January 2012

PROJECT BUDGET AND FUNDING

The preliminary project budget of \$78,500,000 has been confirmed by the Predesign. This consists of \$62,500,000 in state funding and \$16,000,000 of University general revenue bonds. The State appropriated \$5,000,000 for Predesign and Design in the 2007-2009 biennium.

CONTRACTING STRATEGY

The recommendation of the Capital Projects Office is to use the alternate public works contracting procedure, General Contractor/Construction Manager

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(GC/CM), authorized by RCW 39.10 for construction of this project. The use of a GC/CM during design has been absolutely critical to the success of our recent Foege Research Building and Restore the Core projects such as Johnson Hall, Guggenheim Hall and Architecture Hall. During design the GC/CM has been able to provide detailed construction scheduling, input into design constructability issues, coordination of construction documents, determination of construction logistics and needed lay-down areas, detailed cost estimates and investigation of existing construction as-built conditions. To help meet the overall project schedule, the GC/CM is able to bid out and start construction on early work packages before the construction documents are 100% complete if there are compelling reasons to do so. In today's rapidly escalating construction costs market, the GC/CM has been integral in developing cost savings incrementally rather than waiting for a total construction bid number. The intent is to have a GC/CM chosen and under contract for preconstruction services before the completion of the schematic design phase.

SIGNIFICANT RISKS OR OPPORTUNITIES

An ongoing risk is the continued climate of high escalation and "market conditions" in the Seattle commercial building marketplace that reflects an extremely busy construction industry and a limited pool of available equipment and skilled labor.

The location of this new building, at one of the main entries to the University, will provide high visibility for this emerging field of technology.

Inserting this large highly technical building into the existing context of buildings with busy pedestrian and vehicular circulation will require an extremely sensitive design.

Cunningham Hall, a wood two story structure from the Alaska Yukon Pacific Exposition, is located on the western side of the site and may require relocation to another site on campus.

Attachment: Project Budget

Project Budget

	<u>Total Escalated Cost*</u>	<u>% of TPC</u>
Pre-Schematic Design Services	\$425,000	0.54%
A/E Basic Design Services	\$2,437,000	3.10%
Extra Services	\$2,225,000	2.83%
Other Services	\$2,279,000	2.90%
Design Services Contingency	\$827,000	1.05%
Consultant Services	\$8,193,000	10.44%
GC/CM Construction Cost	\$51,842,000	66.04%
Other Contracts	\$0	0%
Construction Contingencies	\$5,858,000	7.46%
Sales Tax	\$5,135,000	6.54%
Construction	\$62,835,000	80.04%
Equipment	\$1,001,000	1.28%
Artwork	\$195,000	0.25%
Other costs	\$2,956,000	3.77%
Project Management	\$3,320,000	4.23%
Other	\$7,472,000	9.52%
Total Project Cost (TPC)*	\$78,500,000	100.00%
<u>Included in Above:</u>		
Escalation through November 2010	\$10,946,050	13.94%
<u>Source of Funds</u>		
State Funds	\$62,500,000	79.62%
University Funds	\$16,000,000	20.38%
Total	\$78,500,000	100.00%

* Escalated to construction midpoint (Nov '10)

ATTACHMENT