

Research & Technology Building

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PROJECT DESCRIPTION

The lack of available research space is the constraining factor to expanding and remaining nationally competitive in research. Preparing additional Seattle campus space will provide an opportunity to expand multi-disciplinary research initiatives in high growth areas that need to be located near the campus. The Administration proposes to meet this need in a similar fashion to the private sector, by providing a competitively priced, highly flexible and adaptable research building core and shell, in which UW research entities would build out their required spaces. The building will be approximately 115,000 gross square feet. The selected site for the new building is the existing surface parking lot W44, west of the Publications Services building, on NE Northlake Place.

The Administration proposes to procure the core and shell research building using the design-build-operate-maintain (DBOM) alternative public works procurement process, as authorized by RCW 39.10.051. This procurement method is envisioned to provide the much-needed additional research space in a shorter amount of time and in a more cost-competitive manner than other, more traditional methods. In addition to design and construction, the procurement will likely include a building operation component.

PROJECT MANAGER'S STATEMENT ON PROJECT STATUS

Schedule Overview

The MUP delay response was submitted by Mortenson and after review and negotiations the MUP impact was agreed to at 87 calendar days. This will shift the Substantial Completion date from December 7, 2005 to March 3, 2006. As the Substantial Completion date is also the Temporary Certificate of Occupancy (TCO) date. This will allow the initial tenants to start moving in furniture and equipment after this date, thereby facilitating Certificate of Occupancy (CO) on March 31, 2006 allowing the programmed tenant start work date of April 3, 2006.

Plans for Next 30 Days

Elevated slab activities are ramping up with projected placement of the first and second levels. Also projected for June is shutting down of dewatering wells and de-tensioning tie-back anchors.

Consultant Services

Accomplishments this Period

Participated in scope clarification meetings for C&C and assisted in RFP clarifications as they arise.

Design Status & Approvals

The CD set dated February 8, 2005 and issued early March has had numerous design updates issued and an updated CD set was readied for issue at the end of the month. This set will be distributed and reviewed by all UW affected parties.

Validating net assignable square foot (NASF) area of the building with revised drawings was issued by the DBOM for CASPO review. Meetings were held in

May to agree on building area. Current indications are that building NASF will be 650sf smaller than proposed.

Construction Accomplishments This Period

The project is officially out of the ground as all slab on grade was placed as were all columns for the lower parking area. Underslab drainage system was also completed. Shoring for elevated slabs was staged with the southwest parking ramp elevated slab erected.

PROJECT BUDGET & COST

A preliminary budget was prepared and approved by BOR for the core & shell at \$31,400,000 which included 120 parking stalls. Reduced structured parking to 67 stalls with the remaining 53 to be nearby surface lots has revised the projected core & shell costs to \$29,050,000. This amount does not include improvements for any perimeter surface lots.

The Mortenson proposal indicated they had included \$800,000 of capitalized costs which were amortized over 120 months at 10.8% interest. By the UW buying out this cost and financing it as part of the overall bond issue the University of Washington can realize a potential \$200,000 savings and pass this on to the tenants, further reducing the final lease rate.

By including this \$800,000 into the Core & Shell costs the current budget now stands at \$29,850,000.

Current tax laws may allow some if not most of the building to be tax exempt or tax deferred, the final C&S costs could be below this revised amount. TI costs remain unidentified with an anticipated construction cost of approximately \$20M which will be paid by the tenants. Each tenant improvement will become a separate project and will not be reported here.

CHANGES IN SCOPE

One change order request was issued this month which was for the MUP delay.

BUYOUT STATUS

As this project is design-build, the mechanical and electrical contractors were part of the selected team. Buying out remaining specialty contractors continues and is not impacting the project.

OPPORTUNITIES & CHALLENGES

Coordinating with SCL on undergrounding power lines and identifying costs continues to be a challenging task.

The design-build process is new to the majority of affected parties. Establishing procedures and gaining acceptance will be ongoing.

Identification of tenants in a timely order to take advantage of early design is also a challenge.

SAFETY STATUS

Safety Statistics	This Month	Project To Date
Average Daily Work Force	34	31
Lost Time Incidents	0	0
Recordable Incidents	0	0
Total Hours Worked All Crafts	6,698	22,565
Project Total Incidence Rate *	0	0

* Incidence Rate = (# of Incidents x 200,000 hrs) / (# of hours worked)

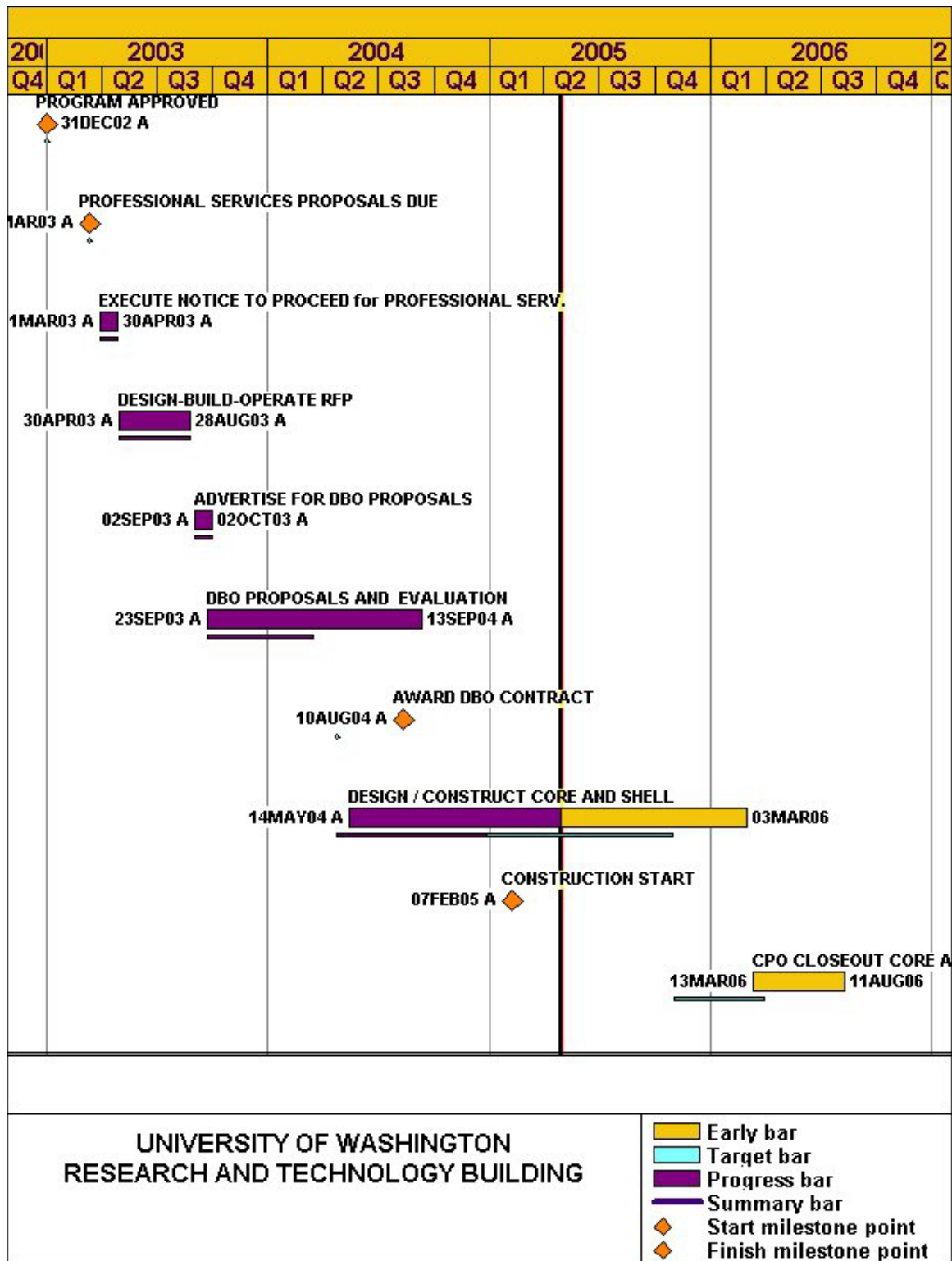
CONSTRUCTION CONTRACT ADMINISTRATION

Change Documents to date	Number	Value
Change Orders Approved	10	\$ 416,568
Change Order Proposals Pending*	4	\$ 1,912,858
Change Order Requests Pending	3	\$ 202,022
Team Change Memos Approved	0	0

*includes open field work orders

Requests for Information to date	Number	Avg. Turnaround
RFI's	N/A-Design-Build	0 days
Submittals to date	Number	Avg. Turnaround
Submittals	N/A-Design-Build	0 days

PROJECT SCHEDULE / GANNT CHART





Project No. 10297
Project: 10297 Research & Technology Building

PROJECT COST REPORT - Level 2

	A	B	C	D	E (B+D)	F	G	H	I	J	K(E-J)
	Original Budget	Latest Approved Budget	Unfunded Changes	Funded Changes	Forecast Budget	Committed to Date	Actual Cost to Date	Approved Changes	Pending Changes	Forecast Total Costs	Variance from Fcst Budget
B. Consultant Services											
Pre-Design Services	444,729	440,000	0	0	440,000	493,968	468,273	27,847	0	493,968	(53,968)
Basic Services	412,881	400,000	0	0	400,000	178,000	178,000	178,000	0	178,000	222,000
Extra Services	51,048	50,000	0	0	50,000	219,509	115,816	212,383	0	219,509	(169,509)
Other Services	24,221	120,000	0	0	120,000	132,529	66,702	78,231	0	232,306	(112,306)
Design Services Contingency	48,074	50,500	0	0	50,500	0	0	0	0	0	50,500
Total B. Consultant Services	980,953	1,060,500	0	0	1,060,500	1,024,007	828,791	496,460	0	1,123,783	(63,283)
C. Construction											
Prime Contract	20,119,280	21,102,941	0	0	21,102,941	21,172,101	8,486,925	0	0	21,172,101	(69,160)
Other	0	0	0	0	0	10,359	10,359	0	0	10,359	(10,359)
GC/CM Items	3,669,581	735,294	0	0	735,294	864,000	0	864,000	0	735,294	0
Other Contingency	1,005,964	1,055,147	0	0	1,055,147	734,163	52,538	734,163	865,880	1,594,978	(539,831)
Construction Sales Tax	2,235,060	2,107,471	0	0	2,107,471	1,886,462	383,306	0	0	2,107,471	0
Management Reserve	603,579	1,055,147	0	0	1,055,147	110,000	0	110,000	0	294,144	761,003
Total C. Construction	27,633,464	26,056,000	0	0	26,056,000	24,777,085	8,933,128	1,708,163	865,880	25,914,347	141,653
D. Equipment											
Equipment	0	0	0	0	0	2,952	2,836	0	0	2,952	(2,952)
Furnishings	0	0	0	0	0	0	0	0	0	0	0
Equipment/Furnishings Sales Tax	0	0	0	0	0	0	0	0	0	0	0
Total D. Equipment	0	0	0	0	0	2,952	2,836	0	0	2,952	(2,952)
E. Artwork											
Artwork	95,523	105,515	0	0	105,515	0	0	0	0	0	105,515
Total E. Artwork	95,523	105,515	0	0	105,515	0	0	0	0	0	105,515
F. Other Costs											
In-Plant Services	30,983	27,741	0	0	27,741	387	387	0	0	27,741	0
Utilities/Temporary Facilities	0	0	0	0	0	0	0	0	0	0	0
Permits	227,804	271,634	0	0	271,634	104,427	104,427	0	0	157,272	114,362
Builders Risk Insurance	25,813	25,000	0	0	25,000	0	0	0	0	25,000	0
Other Costs	820,842	625,500	0	0	625,500	435,968	435,968	0	0	911,273	(285,773)
Total F. Other Costs	1,105,442	949,875	0	0	949,875	540,781	540,781	0	0	1,121,286	(171,411)
G. Project Management											
CPO Management	1,146,618	1,075,110	0	0	1,075,110	1,075,110	564,433	0	0	1,075,110	0
Other Management	438,000	603,000	0	0	603,000	305,488	79,858	7,432	0	610,432	(7,432)
Other Costs	0	0	0	0	0	2,090	0	0	0	2,090	(2,090)
Total G. Project Management	1,584,618	1,678,110	0	0	1,678,110	1,382,688	644,291	7,432	0	1,687,632	(9,522)
Project Totals	31,400,000	29,850,000	0	0	29,850,000	27,727,513	10,949,828	2,212,055	865,880	29,850,000	0