



UW Capital Planning and Development

New Burke Museum

Architect: Olson Kundig
Contractor: Skanska USA Building, Inc.
Project Mgr: Ken Kubota

Client Contact: Julie Stein
Client Resp. Party: Bob Stacey
CPD Project #: 203007

Project Phase: Construction
Gross Sq Ft: 110,000
Cost Per Sq Ft: \$718



PROJECT HEALTH

● BUDGET ● SCHEDULE ● SAFETY

PROJECT OBJECTIVE:

The New Burke Museum will inspire people to seek, notice, discover, examine, uncover, and value the life before them. The 110,000 square foot Burke Museum will be the place we go to learn about our place in the world-- and to participate in what our world will become.

PROJECT UPDATES:

There was a 6 week delay due to the Building Permit issuance. Three weeks have been recovered as of this date. The updated schedule forecast shows recovery to the baseline schedule January 2017. This is a great result and showing an integrated team working towards a common goal. The steel erection is advancing from the north to south with concrete deck placement planned to begin December 2016. The second level of concrete placement scheduled for January 2016 aligns with the project baseline schedule.

The forecast risk management, permit related scope additions (stormwater and fire pump) along the sub contract buyout show the project forecast to be over budget by \$267K. The risk items are being reviewed with additional scope reductions and/or deferred work being considered to further add to the contingency reserve. The project team forecasts a budget recovery plan for Jan. 2017

ISSUES:

1. Schedule - Recovery of the 6 week permit issuance delay is being managed and full recovery is now forecast.
2. Subcontract buyout is 12% remaining. Some bid packages are being considered for early release to inform the risk management plan. The bulk of the bid packages are scheduled for May-June 2017.
3. As the initial State funding is expended, the Burke Museum Foundation will transfer funds starting in February 2017 which funds the project to the July 2017 State funding date. This July 2017 State funding remains a concern. Plans are in place to change scope to have a warm building shell if the State funding does not happen.

BUDGET

Orig. Authorization	\$79,000,000
Revisions (total)	\$0
Current Approved	\$79,000,000

FORECAST

Construction	\$60,987,200
Soft Costs	\$15,060,909
Contingency	\$3,219,718
Total	\$79,267,827
Over/Under	\$267,827

SCHEDULE

	<u>Approved</u>	<u>Actual/ Forecast</u>
Design Start:	1/2/2014	1/2/2014
Design End:	6/30/2016	6/30/2016
Construction Start:	6/2/2016	6/2/2016
Sub Completion:	9/30/2019	9/30/2019

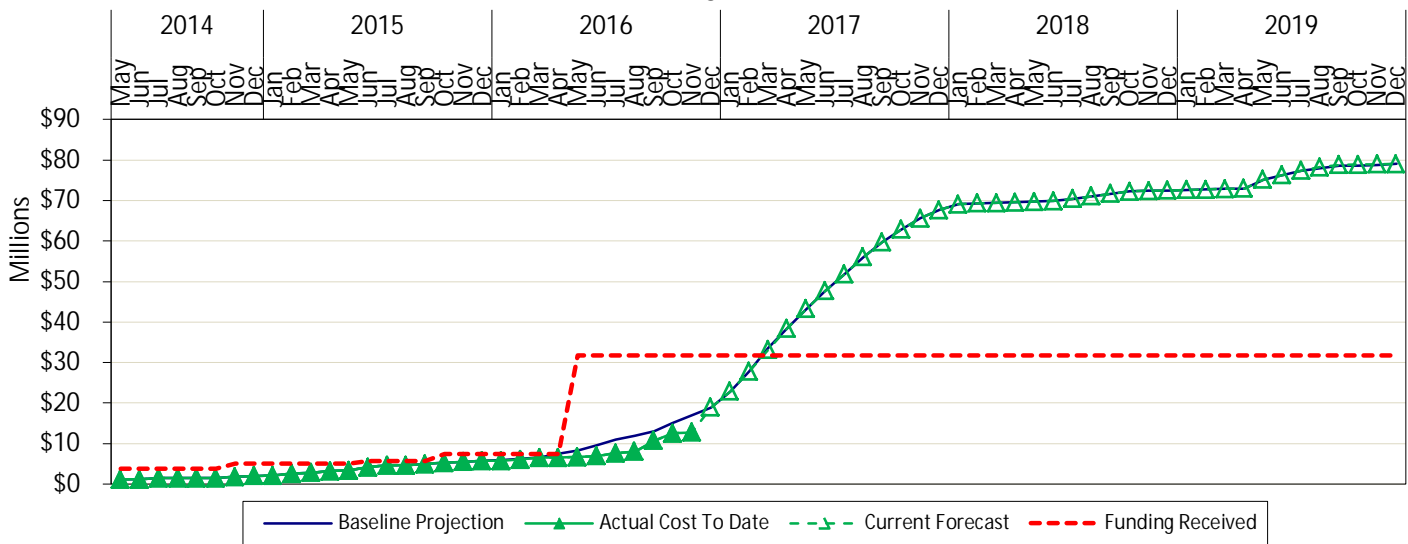
FUNDING

Funding Received: \$31,700,000



Budget and Forecast				
Category	Budget	Commitments	Forecast Total Cost	Variance from Budget
Consultant Services	\$8,121,900	\$7,262,777	\$7,545,612	(\$576,288)
Predesign Services	\$871,000	\$611,805	\$588,972	(\$282,028)
Basic Services	\$4,403,300	\$4,267,654	\$4,267,654	(\$135,646)
Extra Services	\$1,666,000	\$1,701,805	\$1,701,805	\$35,805
Other Services	\$635,600	\$672,166	\$687,181	\$51,581
Design Services Contingency	\$546,000	\$9,347	\$300,000	(\$246,000)
Construction Contracts	\$63,131,500	\$53,327,656	\$64,206,918	\$1,075,418
Prime Contract	\$47,790,000	\$42,024,240	\$47,682,977	(\$107,023)
Other	\$2,000	\$26,622	\$19,893	\$17,893
GC/CM Items	\$7,511,900	\$6,346,398	\$7,685,568	\$173,668
Construction Sales Tax	\$5,472,900	\$4,668,704	\$5,598,762	\$125,862
Construction Contingency	\$2,354,700	\$261,692	\$3,219,718	\$567,988
Equipment	\$3,955,800	\$0	\$4,057,096	\$101,296
Equipment	\$320,500	\$0	\$320,500	\$0
Furnishings	\$3,563,500	\$0	\$3,664,796	\$101,296
Equip./Furn. Sales Tax	\$71,800	\$0	\$71,800	\$0
Other Costs	\$1,517,700	\$418,889	\$1,185,104	(\$332,596)
Other Costs	\$433,100	\$70,963	\$417,896	(\$15,204)
Artwork	\$260,000	\$0	\$260,000	\$0
In-Plant Services	\$327,600	\$213,755	\$300,000	(\$27,600)
Utilities/Temporary Facilities	\$73,600	\$0	\$25,000	(\$48,600)
Permits	\$255,000	\$121,337	\$162,208	(\$92,792)
Builders Risk Insurance	\$168,400	\$12,833	\$20,000	(\$148,400)
Project Management	\$2,273,100	\$2,273,097	\$2,273,097	(\$3)
CPO Management	\$2,228,500	\$2,228,500	\$2,228,500	\$0
Other Management	\$44,600	\$44,597	\$44,597	(\$3)
Grand Total	\$79,000,000	\$63,282,418	\$79,267,827	\$267,827

203007 New Burke Museum Total Dollars - Progress Plan vs. Actual





UW Capital Planning and Development

Fluke Hall Renovation

Architect: HDR Architecture, Inc.
Contractor: Hoffman Construction Company
Project Mgr: Kurt Jensen

Client Contact: Pedro Arduino
Client Resp. Party: Michael Bragg
CPD Project #: 203880

Project Phase: Construction
Gross Sq Ft: 22,600
Cost Per Sq Ft: \$1,637



PROJECT HEALTH

● BUDGET ● SCHEDULE ● SAFETY

PROJECT OBJECTIVE:

This project will renovate the interior of Fluke Hall so that it will serve as a long-term core UW research facility, supporting research, industry partnership, and technology start-up incubation. The work includes upgrades to the building infrastructure (HVAC, plumbing, and electrical) to support the cleanroom tenant improvements on the first floor.

BUDGET

Orig. Authorization	\$28,500,000
Revisions (total)	\$8,500,000
Current Approved	\$37,000,000

FORECAST

Construction	\$27,567,330
Soft Costs	\$7,548,923
Contingency	\$1,600,000
Total	\$36,716,253
Over/Under	(\$283,747)

SCHEDULE

	<u>Approved</u>	<u>Actual/ Forecast</u>
Design Start:	5/3/2012	11/11/2012
Design End:	5/30/2014	9/29/2015
Construction Start:	7/31/2015	4/8/2016
Sub Completion:	7/12/2017	8/22/2017

FUNDING

Funding Received:	\$31,500,000
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PROJECT UPDATES:

The College of Engineering has occupied the Phase 1 clean room and has begun the process of restarting tools and beginning operations in that area. Demolition in the Phase 2 area of work has begun, slightly ahead of schedule. The project team continues to work to improve on the schedule and make up time lost due to material deliveries, permitting delays and ability to schedule required shutdowns with the building occupants.

The Project Agreement is being revised to reflect currently agreed upon schedule and approved budget.

ISSUES:

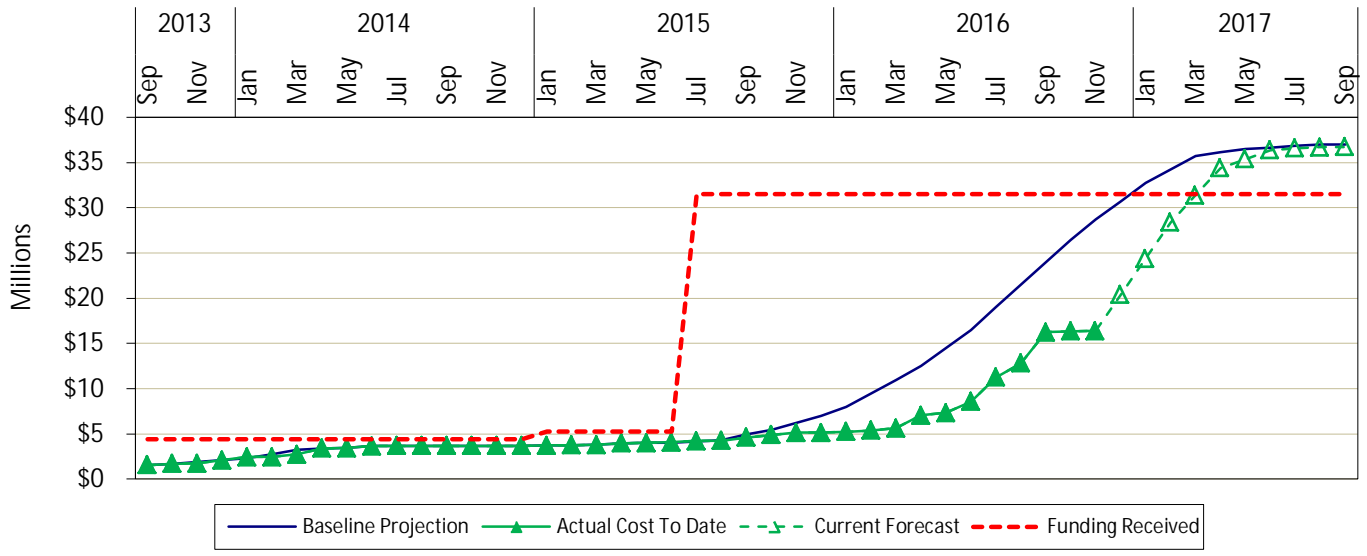
The project challenges include successfully implementing the scope and cost reduction measures required to bring the project cost within budget. The requirement for the existing occupants to remain in the building during construction is a significant challenge for the design team and the contractors. A phasing plan and strategy has been developed to allow for continued operation of the labs and cleanrooms during the renovation has complicated the design and construction and puts added pressure on the project budget and schedule. The schedule delays are increasing the risk that uncertain market conditions and escalating construction costs will further impact the project budget.

203880 Fluke Hall Renovation
UW Capital Planning and Development



Budget and Forecast				
Category	Budget	Commitments	Forecast Total Cost	Variance from Budget
Consultant Services	\$4,710,800	\$3,763,851	\$5,080,678	\$369,878
Predesign Services	\$417,600	\$417,599	\$417,599	(\$1)
Basic Services	\$2,432,700	\$2,045,919	\$2,832,710	\$400,010
Extra Services	\$879,000	\$764,052	\$809,548	(\$69,452)
Other Services	\$519,300	\$536,281	\$682,421	\$163,121
Design Services Contingency	\$462,200	\$0	\$338,400	(\$123,800)
Construction Contracts	\$29,949,450	\$27,341,295	\$29,167,330	(\$782,120)
Prime Contract	\$20,438,673	\$19,492,378	\$19,597,277	(\$841,396)
	\$0	\$6,008	\$0	\$0
Other	\$10,900	\$84,097	\$21,102	\$10,202
GC/CM Items	\$6,467,900	\$6,704,739	\$6,936,517	\$468,617
Other Contingency	\$0	\$18,139	\$0	\$0
Construction Sales Tax	\$1,426,200	\$104,260	\$1,012,434	(\$413,766)
Construction Contingency	\$1,605,777	\$931,674	\$1,600,000	(\$5,777)
Equipment	\$262,500	\$272,733	\$328,800	\$66,300
Equipment	\$100,000	\$120,324	\$150,000	\$50,000
Furnishings	\$150,000	\$145,055	\$150,000	\$0
Equip./Furn. Sales Tax	\$12,500	\$7,354	\$28,800	\$16,300
Other Costs	\$597,900	\$507,744	\$516,594	(\$81,306)
Other Costs	\$98,300	\$78,544	\$130,105	\$31,805
In-Plant Services	\$150,000	\$298,053	\$255,342	\$105,342
Permits	\$268,300	\$106,445	\$106,445	(\$161,855)
Builders Risk Insurance	\$81,300	\$24,702	\$24,702	(\$56,598)
Project Management	\$1,479,350	\$1,622,851	\$1,622,851	\$143,501
CPO Management	\$912,950	\$912,950	\$912,950	\$0
Other Management	\$566,400	\$709,901	\$709,901	\$143,501
Grand Total	\$37,000,000	\$33,508,474	\$36,716,253	(\$283,747)

Fluke Hall Renovation Total Dollars - Progress Plan vs. Actual





UW Capital Planning and Development

UW Animal Research and Care Facility

Architect: Zimmer Gunsul Frasca Architects
Contractor: Skanska USA Building, Inc.
Project Mgr: Kurt Jensen

Client Contact: Denny Liggitt
Client Resp. Party: Sarah Hall
CPD Project #: 203928

Project Phase: Construction
Gross Sq Ft: 83,000
Cost Per Sq Ft: \$1,710



PROJECT HEALTH

● BUDGET ● SCHEDULE ● SAFETY

PROJECT OBJECTIVE:

The ARCF project will construct a new 83,000 GSF, animal research facility, under the Portage Bay Vista. The new animal research facility will allow the University to address regulatory requirements for centralized administration of the University's animal care facilities and support increased animal census at the UW. The ARCF is intended to provide a capacity solution for the University for the next ten years.

PROJECT UPDATES:

A revised project agreement has been circulated. The revised agreement aligns the project with the January 2017 Board of Regents write up. These revisions include alignment of the schedule and budget, requesting an additional \$18.5M to complete the project. This monthly report summary aligns with these revisions.

Onsite construction work continues to advance as planned. The project remains on schedule for April 2017 completion. Interior finish work, exterior landscaping, and commissioning activities are the dominate construction activities

The procurement of owner furnished equipment is proceeding on schedule.

ISSUES:

- Volatile local construction market, cause of significant cost overruns.
- Unforeseen site conditions resulted in increased construction costs.
- Limited means to reduce costs given regulatory commitments
- Start-up and commissioning of the MEP systems will begin next month.
- Project funding and cash flow are a concern. Additional funding is anticipated with the January 2017 Board of Regents approval.

BUDGET

Orig. Authorization	\$123,500,000
Revisions (total)	\$18,502,376
Current Approved	\$142,002,376

FORECAST

Construction	\$104,630,370
Soft Costs	\$25,094,915
Contingency	\$12,277,091
Total	\$142,002,376
Over/Under	\$0

SCHEDULE

	<u>Approved</u>	<u>Actual/ Forecast</u>
Design Start:	1/6/2014	1/6/2014
Design End:	4/30/2015	4/30/2015
Construction Start:	12/2/2014	12/2/2014
Sub Completion:	4/25/2017	4/25/2017

FUNDING

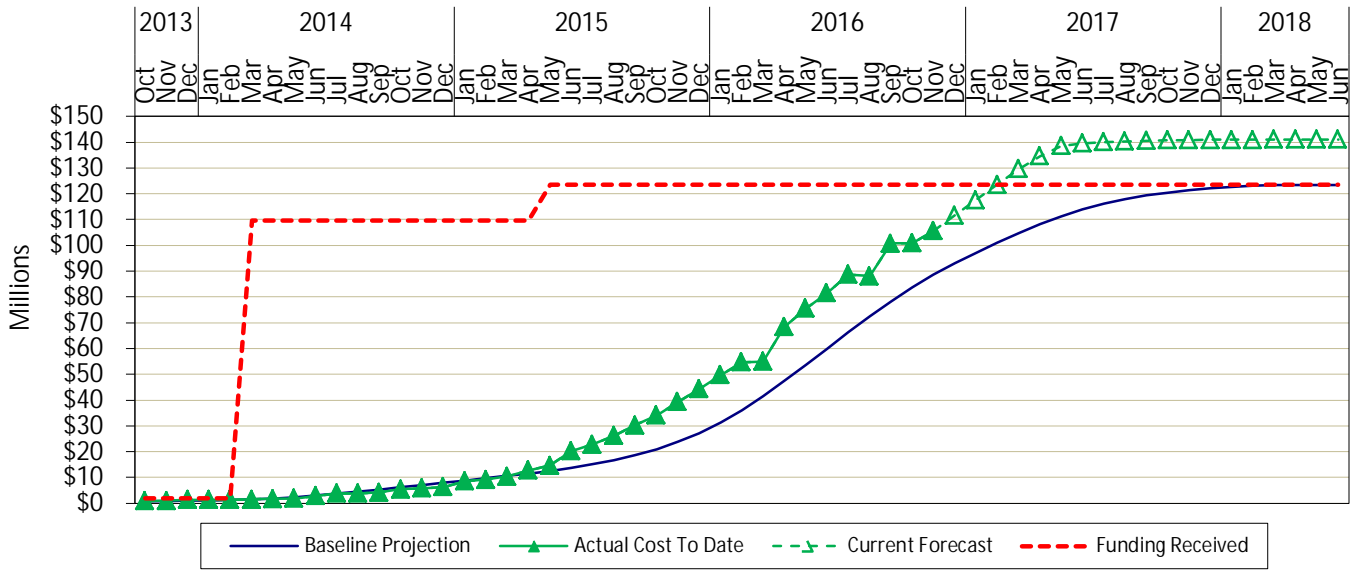
Funding Received: \$123,635,000

203928 UW Animal Research and Care Facility
UW Capital Planning and Development



Budget and Forecast				
Category	Budget	Commitments	Forecast Total Cost	Variance from Budget
Consultant Services	\$13,425,771	\$10,692,890	\$11,642,344	(\$1,783,427)
Predesign Services	\$1,477,860	\$1,155,964	\$1,027,758	(\$450,102)
Basic Services	\$6,771,420	\$6,069,745	\$6,069,745	(\$701,675)
Extra Services	\$2,674,686	\$2,129,308	\$2,213,864	(\$460,822)
Other Services	\$1,180,747	\$1,337,873	\$1,430,977	\$250,230
Design Services Contingency	\$1,321,058	\$0	\$900,000	(\$421,058)
Construction Contracts	\$97,288,005	\$112,231,650	\$117,988,834	\$20,700,829
Prime Contract	\$77,506,000	\$85,798,690	\$88,679,876	\$11,173,876
Other	\$363,000	\$103,551	\$103,509	(\$259,491)
GC/CM Items	\$13,218,525	\$20,344,722	\$19,900,654	\$6,682,129
Construction Sales Tax	\$0	\$652,023	\$707,221	\$707,221
Construction Contingency	\$6,200,480	\$5,332,664	\$8,597,574	\$2,397,094
Equipment	\$7,016,381	\$3,008,876	\$4,461,197	(\$2,555,184)
Equipment	\$5,491,845	\$2,947,658	\$4,459,120	(\$1,032,725)
Furnishings	\$1,524,536	\$57,120	\$0	(\$1,524,536)
Equip./Furn. Sales Tax	\$0	\$4,098	\$2,077	\$2,077
Other Costs	\$2,202,744	\$1,651,456	\$3,389,283	\$1,186,539
Other Costs	\$574,947	\$367,919	\$1,836,130	\$1,261,183
In-Plant Services	\$265,345	\$521,138	\$711,498	\$446,153
Utilities/Temporary Facilities	\$79,603	\$341,072	\$341,791	\$262,188
Permits	\$945,673	\$154,463	\$233,000	(\$712,673)
Builders Risk Insurance	\$337,176	\$266,864	\$266,864	(\$70,312)
Project Management	\$3,567,099	\$2,686,797	\$3,588,804	\$21,705
CPO Management	\$2,829,599	\$2,586,797	\$3,488,804	\$659,205
Other Management	\$737,500	\$100,000	\$100,000	(\$637,500)
Grand Total	\$123,500,000	\$130,271,668	\$141,070,462	\$17,570,462

Animal Research and Care Facility Total Dollars - Progress Plan vs. Actual





UW Capital Planning and Development

UWMC Expansion Phase 2

Architect: NBBJ
Contractor: Mortenson Construction
Project Mgr: Ross Pouley

Client Contact: Marty Francois
Client Resp. Party: Patricia Riley
CPD Project #: 204110

Project Phase: Construction
Gross Sq Ft: 125,000
Cost Per Sq Ft: \$1,490



BUDGET

Orig. Authorization	\$186,300,000
Revisions (total)	\$0
Current Approved	\$186,300,000

FORECAST

Construction	\$105,962,663
Soft Costs	\$57,599,919
Contingency	\$35,046,440
Total	\$198,609,022
Over/Under	\$12,309,022

SCHEDULE

	<u>Approved</u>	<u>Actual/ Forecast</u>
Design Start:	2/25/2013	3/1/2013
Design End:	2/28/2014	9/2/2014
Construction Start:	3/3/2014	1/27/2014
Sub Completion:	5/31/2017	7/15/2018

FUNDING

Funding Received:	\$140,052,500
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PROJECT HEALTH

BUDGET SCHEDULE SAFETY

PROJECT OBJECTIVE:

This project will provide the interior structure, systems, and finishes for a second phase of expansion at the University of Washington Medical Center (UWMC). The project will increase safety and quality of service to patients in a modern, high-performance environment. It will allow a more streamlined, integrated organizational structure for the interventional services, including surgery, cardiology, and diagnostic radiology, as well as peripheral supporting areas. Additional inpatient beds will also be provided.

PROJECT UPDATES:

Renovation work to consolidate and upgrade clinic space in the first phase of construction was complete and occupied in June of 2015. Three inpatient nursing units (2 Intensive Care and 1 Medical Surgery) and seven new/replacement operating rooms in the Montlake Tower are also complete and were phased into service between November 2, 2015 and April 5, 2016. A new Pulmonary Medicine Clinic was completed and occupied this month.

The construction continues on the first of the three phases of renovation in the existing Pacific and Muilenburg Towers that will provide extensive, new Prep/Hold/Recovery and support spaces for the Medical Center. The first/current phase is scheduled to be complete and ready for occupancy by the end of 2016 and final completion on all three phases is anticipated by April of 2018. The current schedule has remained stable over the past five months and reflects successful efforts by UWMC and the GC/CM to mitigate schedule impacts over that period. The coming weeks contain some critical utility shutdowns needed to preserve the schedule, however. The project team is monitoring these shutdowns carefully.

ISSUES:

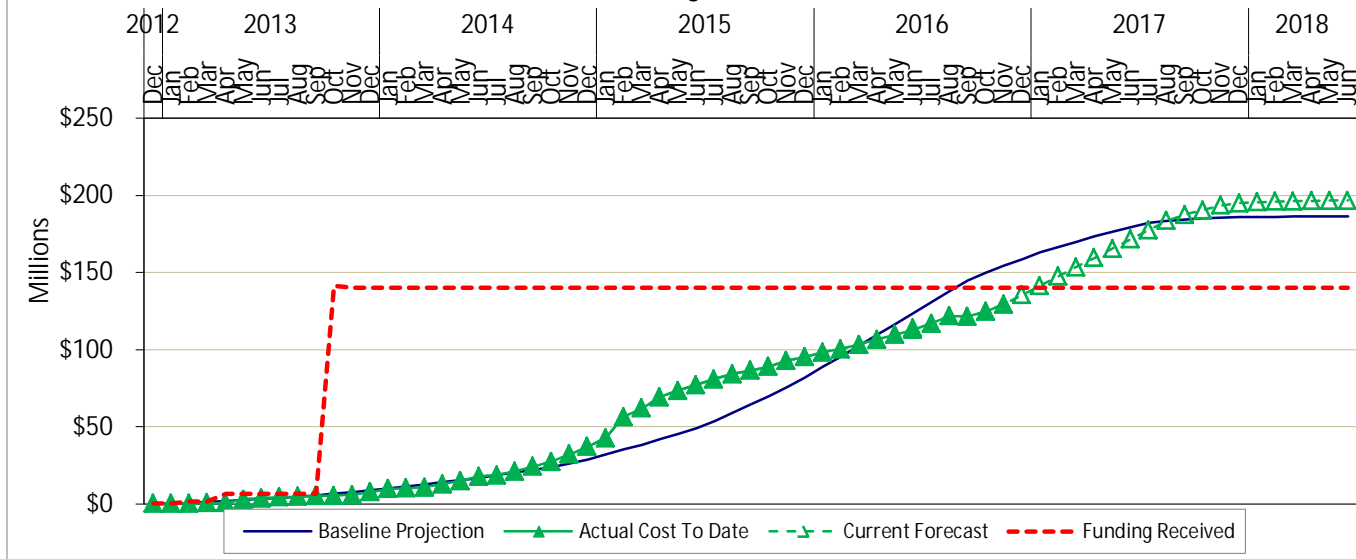
The current forecasts for budget and schedule anticipate a budget overage of approximately \$12.3M and schedule slippage for the final "go live" milestone for the project to April of 2018. These shifts in budget and schedule have been documented consistently in previous reports and throughout all levels of the UWMC Administration, including the Hospital Board. Formal funding documents are now in-process between UWMC and CPD to fully fund current budget projection. An interim funding increment will also be executed from UWMC to ensure that the project cast demands are satisfied. A revised and updated Project Agreement is also in-process to align and document the current project scope, schedule and budget. The construction continues while the Medical Center remains fully occupied and operational and project costs and schedule durations can still be impacted due to unforeseen existing conditions, work stoppages due to the impacts to the medical operations, and the level of infection control measures required to accomplish the work. The current budget forecast contains approximately \$8 M in Risk Mitigation construction costs to address such future impacts.

204110 UWMC Expansion Phase 2
UW Capital Planning and Development



Budget and Forecast				
Category	Budget	Commitments	Forecast Total Cost	Variance from Budget
Consultant Services	\$18,566,066	\$17,505,641	\$18,055,982	(\$510,084)
Predesign Services	\$820,000	\$749,752	\$813,161	(\$6,839)
Basic Services	\$9,156,000	\$10,163,803	\$10,177,302	\$1,021,302
Extra Services	\$4,035,003	\$4,401,986	\$4,690,919	\$655,916
Other Services	\$2,229,000	\$1,810,425	\$1,985,508	(\$243,492)
Design Services Contingency	\$2,326,063	\$379,675	\$389,092	(\$1,936,971)
Construction Contracts	\$116,872,980	\$128,036,467	\$141,009,103	\$24,136,123
Prime Contract	\$75,855,473	\$74,566,292	\$74,566,292	(\$1,289,181)
	\$0	\$2,015	\$1,201	\$1,201
Other	\$0	\$38,706	\$90,993	\$90,993
GC/CM Items	\$14,982,527	\$19,265,088	\$19,805,378	\$4,822,851
Construction Sales Tax	\$10,139,665	\$11,177,569	\$11,500,000	\$1,360,335
Construction Contingency	\$12,136,876	\$22,986,797	\$35,045,239	\$22,908,363
Management Reserve	\$3,758,439	\$0	\$0	(\$3,758,439)
Equipment	\$43,350,000	\$362,411	\$32,040,941	(\$11,309,059)
Equipment	\$36,012,920	\$330,053	\$30,508,583	(\$5,504,337)
Furnishings	\$3,576,121	\$0	\$1,500,000	(\$2,076,121)
Equip./Furn. Sales Tax	\$3,760,959	\$32,358	\$32,358	(\$3,728,601)
Other Costs	\$2,160,954	\$1,132,836	\$1,639,057	(\$521,897)
Other Costs	\$600,954	\$261,996	\$509,338	(\$91,616)
In-Plant Services	\$600,000	\$576,473	\$600,000	\$0
Utilities/Temporary Facilities	\$60,000	(\$117,117)	(\$120,281)	(\$180,281)
Permits	\$500,000	\$334,168	\$400,000	(\$100,000)
Builders Risk Insurance	\$400,000	\$77,316	\$250,000	(\$150,000)
Project Management	\$5,350,000	\$6,237,866	\$5,863,939	\$513,939
CPO Management	\$4,750,000	\$4,750,000	\$4,750,000	\$0
Other Management	\$600,000	\$1,487,866	\$1,113,939	\$513,939
Grand Total	\$186,300,000	\$153,275,222	\$198,609,022	\$12,309,022

UWMC Expansion Phase II Total Dollars - Progress Plan vs. Actual





UW Capital Planning and Development

NCH Phase IV(a): McCarty, Madrona, & Willow Halls

Architect: Kieran Timberlake	Client Contact: Rob Lubin	Project Phase: Design
Contractor: W.G. Clark Construction Company	Client Resp. Party: Denzil Suite	Gross Sq Ft: 522,655
Project Mgr: Shane Ruegamer	CPD Project #: 204350	Cost Per Sq Ft: \$436



PROJECT HEALTH



PROJECT OBJECTIVE:

Provide safe, affordable, quality student housing to encourage on-campus residency. This project will replace McCarty Hall with three buildings for 1,800 students. Residential on-campus housing will provide a community where young scholars are immersed in a carefully structured living and learning environment with opportunities to mature and be successful in their educational pursuits. The predominate room configuration is double-occupancy with private bath. Other program elements include dining, a regional desk and resource center. The project is targeting LEED gold.

BUDGET

Orig. Authorization	\$240,000,000
Revisions (total)	\$0
Current Approved	\$240,000,000

FORECAST

Construction	\$183,926,919
Soft Costs	\$44,899,807
Contingency	\$11,853,274
Total	\$240,680,000
Over/Under	\$680,000

SCHEDULE

	<u>Approved</u>	<u>Actual/ Forecast</u>
Design Start:	3/2/2015	3/2/2015
Design End:	11/3/2016	11/3/2016
Construction Start:	2/1/2016	2/8/2016
Sub Completion:	5/31/2018	6/6/2018

FUNDING

Funding Received:	\$231,680,000
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PROJECT UPDATES:

The NE 9.5 tunnel connection below-grade concrete structure is complete as well as the electrical switch gear installation for all Phase IV (a) buildings.

McCarty Hall ground improvement (stabilization) piers are complete; building foundations will begin in December.

Madrona Hall mass excavation, shoring piles, lagging and tie-backs continue and are anticipated to be complete by early December.

Willow Hall foundations are in process with Level 1 west footings, walls and columns complete; underground mechanical, electrical, and plumbing (MEP) is 85% complete. Level 1 east footing and columns are complete; underground MEP 50% complete.

ISSUES:

City Permitting continues to impact the project. The construction schedule critical path for NCH IV (a) flows through the ground improvement and concrete permits. The project is waiting for McCarty and Madrona Halls foundation/ concrete permits from the City as well as issuance of the electrical permits for all three buildings. WG Clark and UW have schedule recovery plans in-place should the permitting impact future foundation or electrical work start dates.

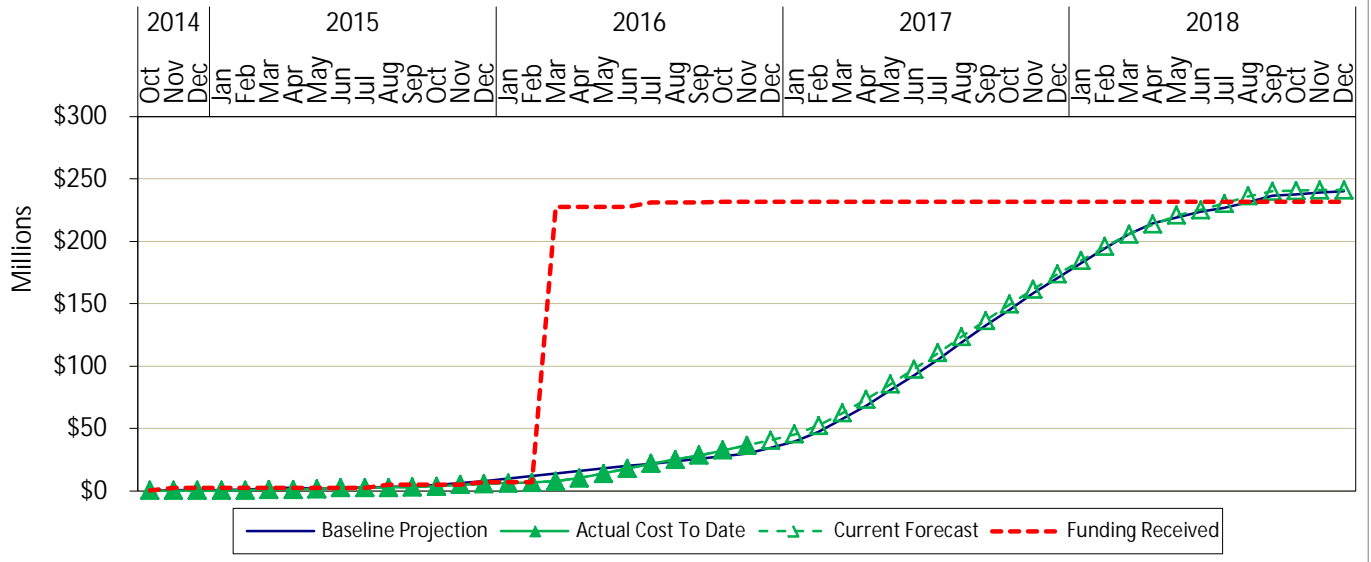
A funding plan is in place that incrementally transfers funds to the project as needed.

204350 NCH Phase IV(a): McCarty, Madrona, & Willow Halls
UW Capital Planning and Development



Budget and Forecast				
Category	Budget	Commitments	Forecast Total Cost	Variance from Budget
Consultant Services	\$18,498,482	\$17,718,765	\$18,565,645	\$67,163
Predesign Services	\$1,435,185	\$1,512,417	\$1,512,064	\$76,879
Basic Services	\$12,843,048	\$12,843,048	\$12,843,048	\$0
Extra Services	\$2,520,249	\$2,461,813	\$2,856,767	\$336,518
Other Services	\$1,700,000	\$901,486	\$1,353,766	(\$346,234)
Design Services Contingency	\$0	\$0	\$0	\$0
Construction Contracts	\$193,168,341	\$75,294,670	\$195,780,193	\$2,611,852
Prime Contract	\$142,810,000	\$59,271,827	\$147,844,149	\$5,034,149
Other	\$100,000	\$135,099	\$160,762	\$60,762
GC/CM Items	\$20,741,388	\$8,799,840	\$18,779,509	(\$1,961,879)
Construction Sales Tax	\$16,928,613	\$5,242,078	\$17,142,499	\$213,886
Construction Contingency	\$12,588,340	\$1,845,826	\$11,853,274	(\$735,066)
Equipment	\$17,000,000	\$0	\$13,500,000	(\$3,500,000)
Furnishings	\$15,510,949	\$0	\$12,317,518	(\$3,193,431)
Equip./Furn. Sales Tax	\$1,489,051	\$0	\$1,182,482	(\$306,569)
Project Management	\$5,652,153	\$5,652,153	\$5,652,153	\$0
CPO Management	\$5,576,153	\$5,576,153	\$5,576,153	\$0
Other Management	\$76,000	\$76,000	\$76,000	\$0
Other Costs	\$5,681,024	\$1,534,569	\$7,182,009	\$1,500,985
Other Costs	\$3,106,024	\$101,132	\$4,707,062	\$1,601,038
In-Plant Services	\$500,000	\$246,987	\$500,000	\$0
Utilities/Temporary Facilities	\$175,000	\$11,073	\$200,000	\$25,000
Permits	\$1,000,000	\$350,881	\$950,000	(\$50,000)
Builders Risk Insurance	\$900,000	\$824,497	\$824,947	(\$75,053)
Grand Total	\$240,000,000	\$100,200,157	\$240,680,000	\$680,000

204350 North Campus Housing Phase IV(a) Total Dollars - Progress Plan vs. Actual





UW Capital Planning and Development

West Campus Utility Plant

Architect: Miller Hull
Contractor: Mortenson
Project Mgr: Steve Harrison

Client Contact: John Chapman
Client Resp. Party: Charles Kennedy
CPD Project #: 204685

Project Phase: Construction
Gross Sq Ft: 17,000
Cost Per Sq Ft: \$2,129

PROJECT HEALTH

BUDGET SCHEDULE CONTINGENCY

PROJECT OBJECTIVE:

The West Campus Utility Plant will provide emergency power and chilled water to south and west campus. It will also provide an architectural presence appropriate for a campus gateway location.

PROJECT UPDATES:

Progress in November included a wide range of detailed work aimed at start up. It also included most of the landscaping work and a lot of commissioning including training for the Power Plant staff. The 'interpretive elements' of the facility also came on-line. The backlighting of the translucent polycarbonate screen around the roof was powered up and the 'glowing box' was created. The street-level screens also displayed their draft content for the first time in November, and the interior lighting that invites 'windows into the process' completed the start-up phase of these unique features. On the equipment side, the chillers made cold water, the pumps pushed it out through the service area, the gensets exported power at full capacity, and the switchgear lineup was energized with both normal and emergency power (not at the same time!).

ISSUES:

No major issues to report. Significant added work is planned for after SC, but generally schedule and budget are on track. Project funding is expected to keep pace with spending though the margin is currently thin. Significant distribution system improvements (to Life Sciences) will be ongoing and paid for into April 2017.

BUDGET

Orig. Authorization	\$30,500,000
Revisions (total)	\$13,700,000
Current Approved	\$44,200,000

FORECAST

Construction	\$29,983,585
Soft Costs	\$6,218,205
Contingency	\$7,998,210
Total	\$44,200,000
Over/Under	\$0

SCHEDULE

	<u>Approved</u>	<u>Actual/ Forecast</u>
Design Start:	1/2/2014	1/2/2014
Design End:	1/30/2015	7/31/2015
Construction Start:	8/5/2015	5/20/2015
Sub Completion:	1/31/2017	12/30/16

FUNDING

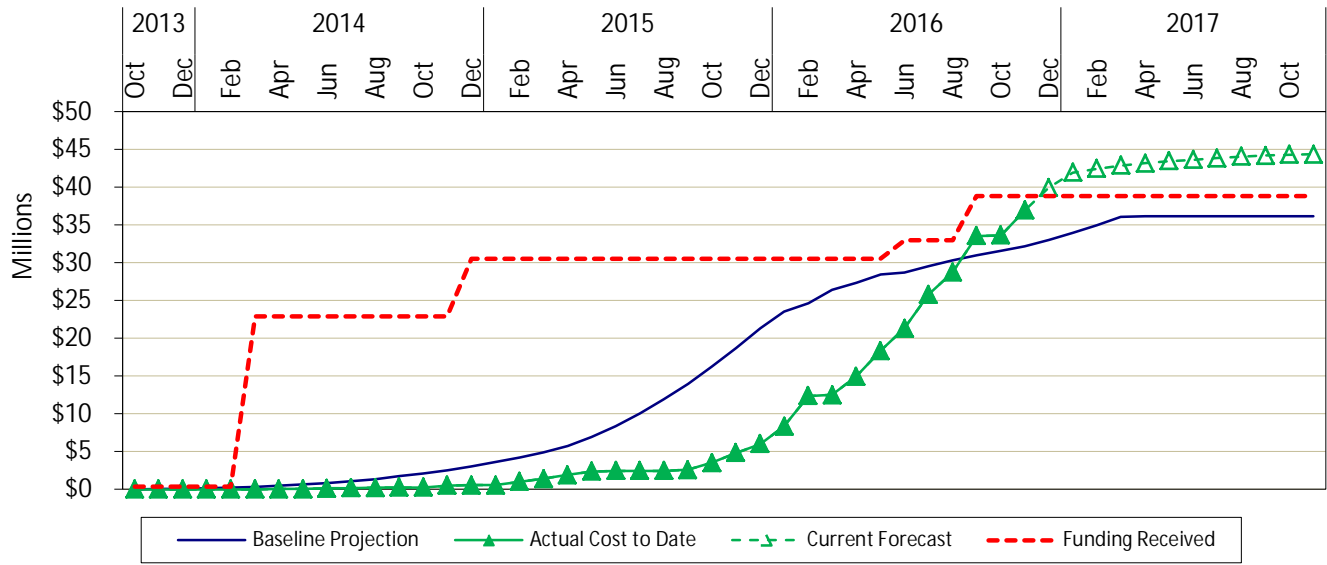
Funding Received:	\$38,816,966
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204685 West Campus Utility Plant
UW Capital Planning and Development



Budget and Forecast				
Category	Budget	Commitments	Forecast Total Cost	Variance from Budget
Consultant Services	\$2,421,087	\$3,519,300	\$3,479,119	\$1,058,032
Predesign Services	\$436,865	\$465,692	\$432,997	(\$3,868)
Basic Services	\$593,480	\$1,268,480	\$1,268,480	\$675,000
Extra Services	\$1,129,511	\$1,328,809	\$1,338,288	\$208,777
Other Services	\$218,996	\$456,318	\$439,354	\$220,358
Design Services Contingency	\$42,235	\$0	\$0	(\$42,235)
Construction Contracts	\$39,191,183	\$34,701,250	\$37,981,795	(\$1,209,388)
Prime Contract	\$24,819,436	\$23,988,052	\$23,988,052	(\$831,384)
Other	\$0	\$38,743	\$38,743	\$38,743
GC/CM Items	\$2,575,799	\$2,373,761	\$2,373,760	(\$202,039)
Construction Sales Tax	\$3,740,350	\$3,384,435	\$3,583,030	(\$157,320)
Construction Contingency	\$8,055,598	\$4,916,259	\$7,998,210	(\$57,388)
Equipment	\$0	\$142,800	\$142,800	\$142,800
Furnishings	\$0	\$142,800	\$142,800	\$142,800
Other Costs	\$1,436,882	\$1,252,483	\$1,445,438	\$8,556
Other Costs	\$987,100	\$840,757	\$899,445	(\$87,655)
In-Plant Services	\$335,190	\$276,151	\$340,000	\$4,810
Utilities/Temporary Facilities	\$30,421	\$51,393	\$51,393	\$20,972
Permits	\$0	\$57,004	\$70,000	\$70,000
Builders Risk Insurance	\$84,171	\$27,178	\$84,600	\$429
Project Management	\$1,150,848	\$1,150,848	\$1,150,848	\$0
CPO Management	\$1,088,278	\$1,088,278	\$1,088,278	\$0
Other Management	\$62,570	\$62,570	\$62,570	\$0
Grand Total	\$44,200,000	\$40,766,681	\$44,200,000	\$0

West Campus Utility Plant Total Dollars - Progress Plan vs. Actual





UW Capital Planning and Development

UW Tacoma Urban Solutions Center

Architect: Miller Hull Partnership
Contractor: Mortenson Construction
Project Mgr: Jeannie Natta

Client Contact: Elizabeth Hyun
Client Resp. Party: Harlan Patterson
CPD Project #: 204701

Project Phase: Construction
Gross Sq Ft: 40,000
Cost Per Sq Ft: \$663



PROJECT HEALTH

● BUDGET ● SCHEDULE ● SAFETY

PROJECT OBJECTIVE:

The UW Tacoma Urban Solutions Center project is a renovation of the Tacoma Paper & Stationery Building, a 40,000 square foot, four-story historic building located between the existing UWT Science and Dougan Buildings. The renovation is a complete core and shell and interior build out to provide teaching laboratories and active learning classrooms to meet the space needs for growing demand for STEM majors.

PROJECT UPDATES:

The construction team completed 218 days and 44,062 labor hours without a recordable safety incident. The north and south steel egress stairs, windows and curtain wall on Jefferson Street are complete. The mechanical, electrical and plumbing rough in is complete and the air handling units were lifted to the roof at the end of November. The drywall is complete on level G and 1 and the first coat of interior paint was applied on level G. The last bid package for graphics and signage was received. The final maximum allowable construction cost is \$15,856,888. The contract will be awarded in December. In the upcoming month the concrete will be placed on the egress stairs and the feature stair will be installed. The exterior trim on the east and west walls will begin. The electrical service tie in will also occur over the winter break.

ISSUES:

The electrical service connection requires a significant shutdown to the existing electrical gear. The shutdown is arranged for the winter break to ensure the least impact on campus operations. UW T Facilities is concerned that the existing gear may fail when re-energized. The team has developed a back up plan in the event an issue arises. They team has also isolated the shutdown to one switch, allowing other breakers to remain closed and avoid the possibility that an existing breaker will not reset.

BUDGET

Orig. Authorization	\$28,000,000
Revisions (total)	\$0
Current Approved	\$28,000,000

FORECAST

Construction	\$20,252,427
Soft Costs	\$4,776,198
Contingency	\$1,459,600
Total	\$26,488,225
Over/Under	(\$1,511,775)

SCHEDULE

	<u>Approved</u>	<u>Actual/ Forecast</u>
Design Start:	10/1/2014	10/1/2014
Design End:	3/30/2016	3/1/2016
Construction Start:	1/1/2016	2/1/2016
Sub Completion:	8/25/2017	3/31/2017

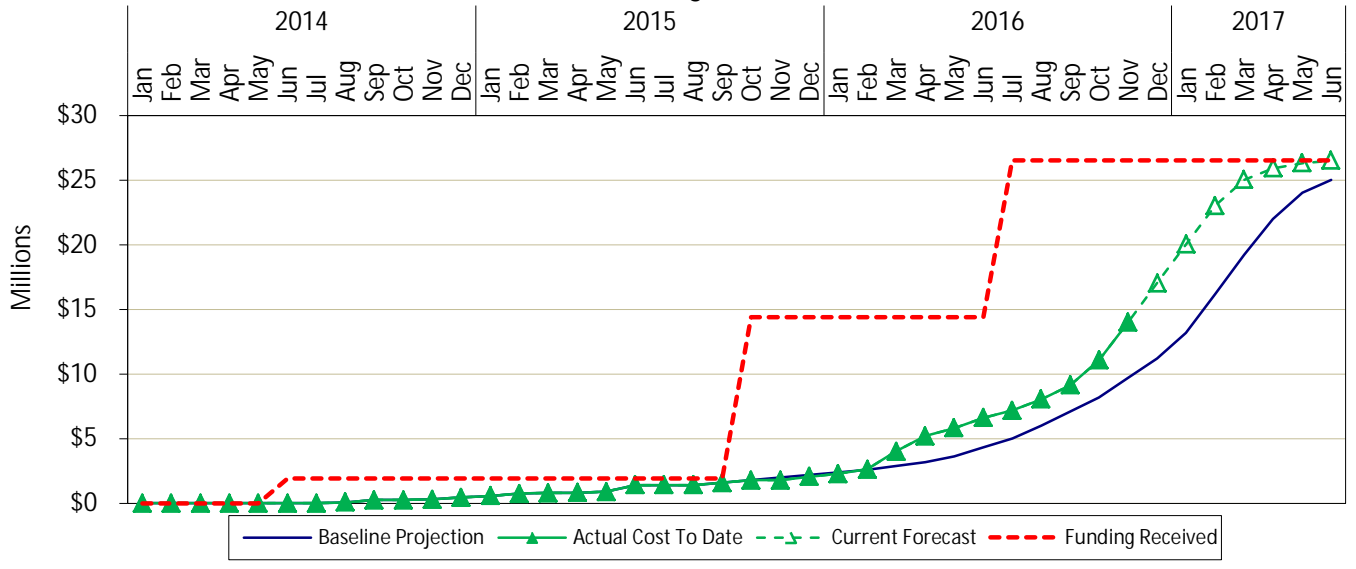
FUNDING

Funding Received: \$26,500,000



Budget and Forecast				
Category	Budget	Commitments	Forecast Total Cost	Variance from Budget
Consultant Services	\$3,210,500	\$2,990,211	\$3,029,576	(\$180,924)
Predesign Services	\$320,100	\$320,203	\$320,022	(\$78)
Basic Services	\$2,160,400	\$2,132,372	\$2,132,372	(\$28,028)
Extra Services	\$279,700	\$344,087	\$329,178	\$49,478
Other Services	\$176,700	\$185,800	\$185,800	\$9,100
Design Services Contingency	\$273,600	\$7,749	\$62,204	(\$211,396)
Construction Contracts	\$23,101,100	\$20,149,452	\$21,712,027	(\$1,389,073)
Prime Contract	\$15,337,400	\$14,118,405	\$14,195,355	(\$1,142,045)
Other	\$78,900	\$309,237	\$426,601	\$347,701
GC/CM Items	\$4,146,800	\$3,739,866	\$3,745,733	(\$401,067)
Construction Sales Tax	\$2,004,200	\$1,748,145	\$1,884,738	(\$119,462)
Construction Contingency	\$1,533,800	\$233,800	\$1,459,600	(\$74,200)
Other Costs	\$506,400	\$383,454	\$564,622	\$58,222
Other Costs	\$175,000	\$21,159	\$187,150	\$12,150
Artwork	\$76,700	\$76,700	\$76,700	\$0
In-Plant Services	\$5,100	\$9,823	\$25,000	\$19,900
Permits	\$188,600	\$228,828	\$228,828	\$40,228
Builders Risk Insurance	\$61,000	\$46,944	\$46,944	(\$14,056)
Project Management	\$1,182,000	\$1,182,000	\$1,182,000	\$0
CPO Management	\$1,182,000	\$1,182,000	\$1,182,000	\$0
Grand Total	\$28,000,000	\$24,705,117	\$26,488,225	(\$1,511,775)

204701 UWT Urban Solutions Center Total Dollars - Progress Plan vs. Actual





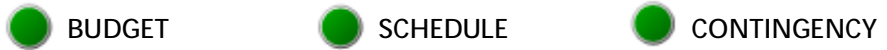
UW Capital Planning and Development

Life Sciences Building

Architect: Perkins+Will	Client Contact: Steve Majeski	Project Phase: Construction
Contractor: Skanska USA Building, Inc.	Client Resp. Party: Robert Stacey	Gross Sq Ft: 211700
Project Mgr: Troy Stahlecker	CPD Project #: 204746	Cost Per Sq Ft: \$778



PROJECT HEALTH



PROJECT OBJECTIVE:

The College of Arts and Sciences Life Sciences Building (LSB) project is a five story above grade building, plus mechanical penthouse with two stories below grade. The existing greenhouse and associated buildings were demolished and replaced with a 185,700 gross sq. ft. LSB building and 18,000 gross sq. ft. greenhouse scheduled to be occupied fall quarter 2018.

PROJECT UPDATES:

BUDGET

Orig. Authorization	\$164,750,000
Revisions (total)	\$0
Current Approved	\$164,750,000

FORECAST

Construction	\$129,477,472
Soft Costs	\$25,302,302
Contingency	\$8,313,311
Total	\$163,093,085
Over/Under	(\$1,656,915)

SCHEDULE

	<u>Approved</u>	<u>Actual/ Forecast</u>
Design Start:	12/15/2014	12/15/2014
Design End:	5/13/2016	7/22/2016
Construction Start:	7/6/2016	7/12/2016
Sub Completion:	7/1/2018	7/12/2018

FUNDING

Funding Received:	\$153,920,000
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The concrete slab on grade is progressing as planned. The west half slab on grade is in place and the east half placement will be complete the first week of Dec. 2016. Completion of this work will mark a transition from below grade mechanical and electrical infrastructure in soil and mud to a more predictable concrete work surface. The west elevated deck placement is planned to begin 12.16.16 and advance to the east concluding the last week of December 2016. The elevated concrete work is dependent on City permitting which is forecast to align with the aforementioned schedule. Contingency planning is in place for alternate work schedules as this work is highly dependent on City permitting and weather conditions.

Integrity testing of the Deodar cedar trees along Stevens Way concluded as planned. Preliminary results suggest no issues exist, these results were confirmed by a third party. The project team will continue to monitor these trees through the wind and storm season.

The conformed construction documents, subcontract buyout and administration of aligning the design documents to the subcontracts concluded. The results of this work remain favorable in terms of the project budget.

ISSUES:

There are no issues or immediate concerns to report.

Elevated concrete deck work is weather dependent with critical path schedule delays should rain conditions exceed the team's ability to manage and mitigate.

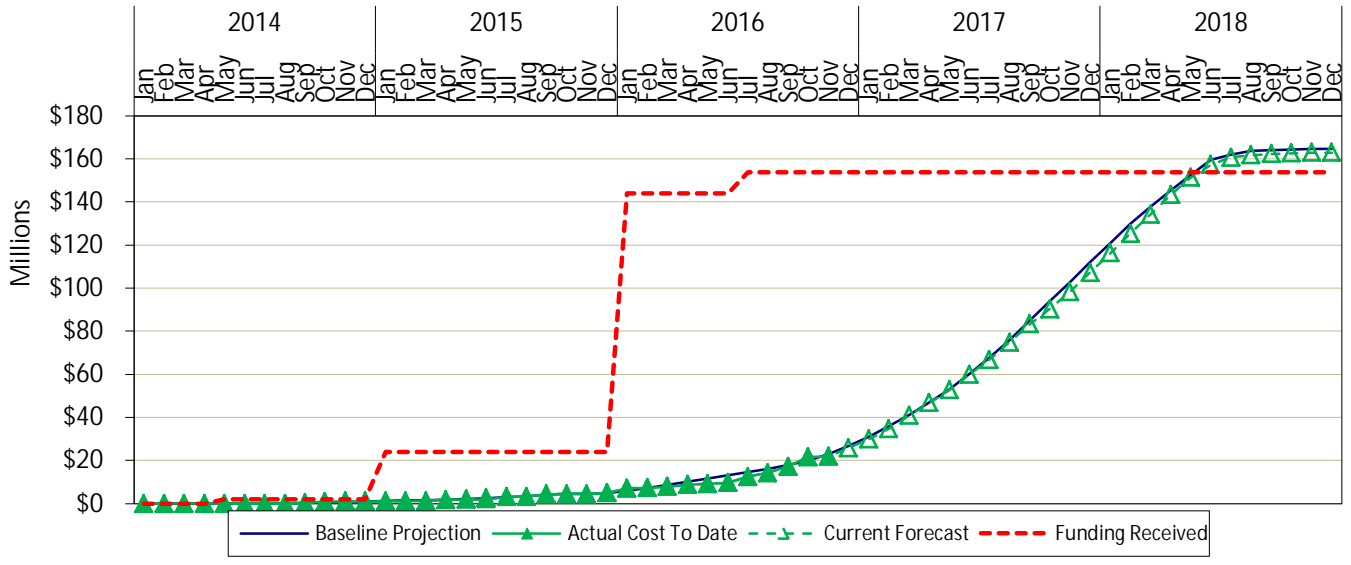
Conclusion of the subcontract buyout with favorable results along with the project advancing ahead of schedule has several value additive scope adjustments being reviewed. These items include, additional electrical circuits, CAT 6A data wire, window washing infrastructure, lab bench flexibility, media and art wall inclusions.

The project funding in place is \$153.9M. The remaining funding of \$10.83M is the responsibility of the College of Arts and Sciences. Two sustainability grants remain pending, the Campus Sustainability Fund (\$112K in support of RO water reuse) and Seattle City Light Sustainability grant (\$200K Photovoltaic Panels)



Budget and Forecast				
Category	Budget	Commitments	Forecast Total Cost	Variance from Budget
Consultant Services	\$15,499,000	\$12,812,080	\$15,471,775	(\$27,225)
Predesign Services	\$1,135,000	\$1,216,342	\$1,215,246	\$80,246
Basic Services	\$10,612,000	\$10,124,546	\$10,612,000	\$0
Extra Services	\$1,419,000	\$869,603	\$1,596,060	\$177,060
Other Services	\$1,285,000	\$601,589	\$1,305,780	\$20,780
Design Services Contingency	\$1,048,000	\$0	\$742,689	(\$305,311)
Construction Contracts	\$139,721,000	\$139,087,969	\$137,790,783	(\$1,930,217)
Prime Contract	\$109,454,000	\$111,133,179	\$110,977,909	\$1,523,909
Other	\$0	\$33,308	\$32,238	\$32,238
GC/CM Items	\$16,142,904	\$15,221,191	\$15,221,191	(\$921,713)
Construction Sales Tax	\$3,276,000	\$12,039,862	\$3,246,134	(\$29,866)
Construction Contingency	\$10,848,096	\$660,429	\$8,313,311	(\$2,534,785)
Equipment	\$3,290,000	\$833	\$3,290,000	\$0
Equipment	\$1,071,000	\$0	\$1,071,000	\$0
Furnishings	\$2,142,000	\$833	\$2,142,000	\$0
Equip./Furn. Sales Tax	\$77,000	\$0	\$77,000	\$0
Project Management	\$4,013,000	\$4,013,000	\$4,013,000	\$0
CPO Management	\$3,913,000	\$3,913,000	\$3,913,000	\$0
Other Management	\$100,000	\$100,000	\$100,000	\$0
Other Costs	\$2,227,000	\$609,250	\$2,527,527	\$300,527
Other Costs	\$879,000	\$100,291	\$1,179,527	\$300,527
In-Plant Services	\$411,000	\$178,037	\$411,000	\$0
Utilities/Temporary Facilities	\$103,000	\$0	\$103,000	\$0
Permits	\$618,000	\$189,421	\$618,000	\$0
Builders Risk Insurance	\$216,000	\$141,501	\$216,000	\$0
Grand Total	\$164,750,000	\$156,523,132	\$163,093,085	(\$1,656,915)

204746 Life Sciences Building Total Dollars - Progress Plan vs. Actual





UW Capital Planning and Development

NanoEngineering and Sciences Building

Architect: Zimmer Gunsul Frasca Architects
Contractor: Hoffman Construction Company
Project Mgr: Eric McArthur

Client Contact: Michael Glidden
Client Resp. Party: Pedro Arduino
CPD Project #: 204878

Project Phase: Construction
Gross Sq Ft: 78,374
Cost Per Sq Ft: \$1,120



BUDGET

Orig. Authorization	\$58,940,600
Revisions (total)	\$28,900,000
Current Approved	\$87,840,600

FORECAST

Construction	\$70,240,641
Soft Costs	\$11,562,841
Contingency	\$3,363,785
Total	\$85,167,267
Over/Under	(\$2,673,333)

SCHEDULE

	<u>Approved</u>	<u>Actual/ Forecast</u>
Design Start:	6/17/2014	6/17/2014
Design End:	4/3/2015	7/17/2015
Construction Start:	2/1/2015	3/9/2015
Sub Completion:	10/21/2016	7/5/2017

FUNDING

Funding Received:	\$52,268,763
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PROJECT HEALTH

● BUDGET ● SCHEDULE ● SAFETY

PROJECT OBJECTIVE:

The project is a 5 story research building operated by the College of Engineering. The goal of the project is to support vibration and EMI sensitive instrumentation research. The first floor will include two general assignment classrooms with additional informal learning areas.

PROJECT UPDATES:

The material lift on the building exterior was removed in October leaving a portion of the exterior enclosure to be completed. The remaining stone and curtainwall exterior work has been finished. The exterior enclosure is now substantially complete.

Updates by level:

Ground: Ceilings are underway including chilled beams.

Level 1: Overhead MEP rough-in, wall framing complete and wall rough-in is in progress.

Level 2: Wall paint and ceiling activities.

Level 3: Drywall taping.

Level 4: Wall rough-in

ISSUES:

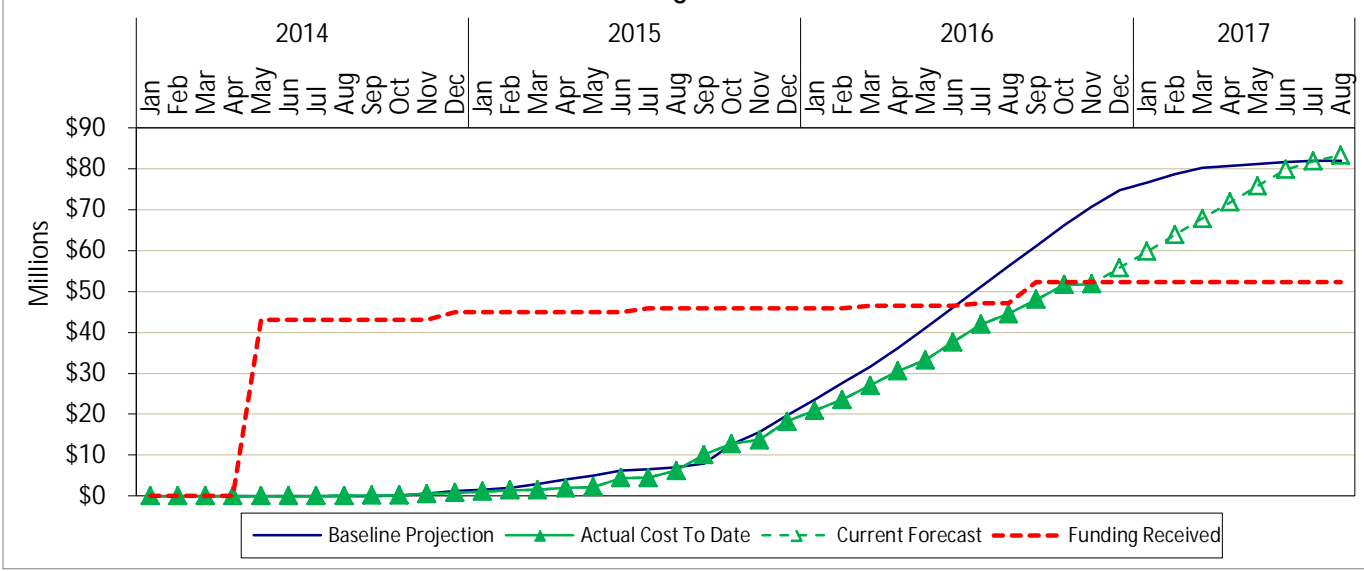
The project budget continues to show a surplus of funds and is currently forecasted to complete under budget. The project established a conservative 5% contingency for construction issues at onset. At the current 75% construction completion, the contingency has been committed to 83%. The team continues to manage costs and to limit scope changes which impact these funds. The current forecast has calculated the risk for additional unforeseen costs and is included in the reported numbers.

The project schedule which is currently forecasted beyond the approved completion date is being adjusted in an upcoming revised Project Agreement. This shifted date is due to the added scope for finishing out the remaining shelled floors and not due to any construction impacts or issues.



Budget and Forecast				
Category	Budget	Commitments	Forecast Total Cost	Variance from Budget
Consultant Services	\$5,912,100	\$5,195,557	\$5,324,027	(\$588,073)
Basic Services	\$3,247,700	\$3,247,697	\$3,247,697	(\$3)
Extra Services	\$1,482,000	\$1,420,747	\$1,496,182	\$14,182
Other Services	\$646,700	\$478,806	\$531,841	(\$114,859)
Design Services Contingency	\$535,700	\$48,307	\$48,307	(\$487,393)
Construction Contracts	\$75,967,800	\$69,413,857	\$73,604,426	(\$2,363,374)
Prime Contract	\$55,242,700	\$53,868,525	\$55,030,062	(\$212,638)
Other	\$0	\$27,444	\$0	\$0
GC/CM Items	\$1,229,000	\$15,374	\$1,232,254	\$3,254
Construction Sales Tax	\$11,790,100	\$12,395,036	\$12,132,880	\$342,780
Construction Contingency	\$1,980,100	\$1,580,582	\$1,845,445	(\$134,655)
Construction Contingency	\$5,725,900	\$1,526,896	\$3,363,785	(\$2,362,115)
Equipment	\$1,707,800	\$0	\$1,733,279	\$25,479
Equipment	\$0	\$0	\$25,500	\$25,500
Furnishings	\$1,675,100	\$0	\$1,675,127	\$27
Equip./Furn. Sales Tax	\$32,700	\$0	\$32,652	(\$48)
Other Costs	\$1,502,900	\$974,111	\$1,788,869	\$285,969
Other Costs	\$313,000	\$260,185	\$656,669	\$343,669
In-Plant Services	\$307,700	\$338,791	\$350,000	\$42,300
Utilities/Temporary Facilities	\$100,000	\$0	\$0	(\$100,000)
Permits	\$633,400	\$320,119	\$633,400	\$0
Builders Risk Insurance	\$148,800	\$55,016	\$148,800	\$0
Project Management	\$2,750,000	\$2,666,666	\$2,716,666	(\$33,334)
CPO Management	\$2,700,000	\$2,650,000	\$2,700,000	\$0
Other Management	\$50,000	\$16,666	\$16,666	(\$33,334)
Grand Total	\$87,840,600	\$78,250,191	\$85,167,267	(\$2,673,333)

204878 NanoEngineering and Sciences Building Total Dollars - Progress Plan vs. Actual





UW Capital Planning and Development

Computer Science and Engineering Expansion Building

Architect: LMN Architects
Contractor: Mortenson Construction
Project Mgr: Kurt Jensen

Client Contact: Hank Levy
Client Resp. Party: Michael Bragg
CPD Project #: 204952

Project Phase: Design
Gross Sq Ft: 138,300
Cost Per Sq Ft: \$795



PROJECT HEALTH

BUDGET SCHEDULE SAFETY

PROJECT OBJECTIVE:

CSE II will provide approximately 134,000 gsf of research, undergraduate education, and related support space for the College of Engineering's Department of Computer Science & Engineering. The project is located across E. Stevens Way from the Allen Center for Computer Science and Engineering.

BUDGET

Orig. Authorization	\$105,500,000
Revisions (total)	\$0
Current Approved	\$105,500,000

FORECAST

Construction	\$81,115,692
Soft Costs	\$21,555,322
Contingency	\$3,195,066
Total	\$105,866,080
Over/Under	\$366,080

SCHEDULE

	<u>Approved</u>	<u>Actual/ Forecast</u>
Design Start:	8/1/2015	8/1/2015
Design End:	1/30/2017	1/30/2017
Construction Start:	2/1/2017	2/1/2017
Sub Completion:	12/31/2018	12/31/2018

FUNDING

Funding Received: \$9,021,999

PROJECT UPDATES:

The construction documents phase is 90% complete. The GC/CM has received bids for elevators, demolition, earthworks, site utilities and the building structure. These bid packages represent 28% of the total construction budget and has resulted in being ~\$80,000 over the pre bid cost estimate for these bid packages. The GC/CM is negotiating alternates with the elevator contractor totaling more than \$200,000 that should offset the budget overage.

The project team has developed a list of Alternates required to align the project scope with the project budget. In order to achieve the approved budget, the current forecast assumes that no alternates will be accepted. Formal budget and funding approval for the project will be requested at the January, 2017 Board of Regents meeting.

ISSUES:

Site density, close proximities to utilities, circulation corridors and topography offer limited design flexibility as well as cost premiums related to building configuration.

The current and near-term local construction market is extremely active. This is resulting in limited sub-contractor bidding and upward pressure on pricing.

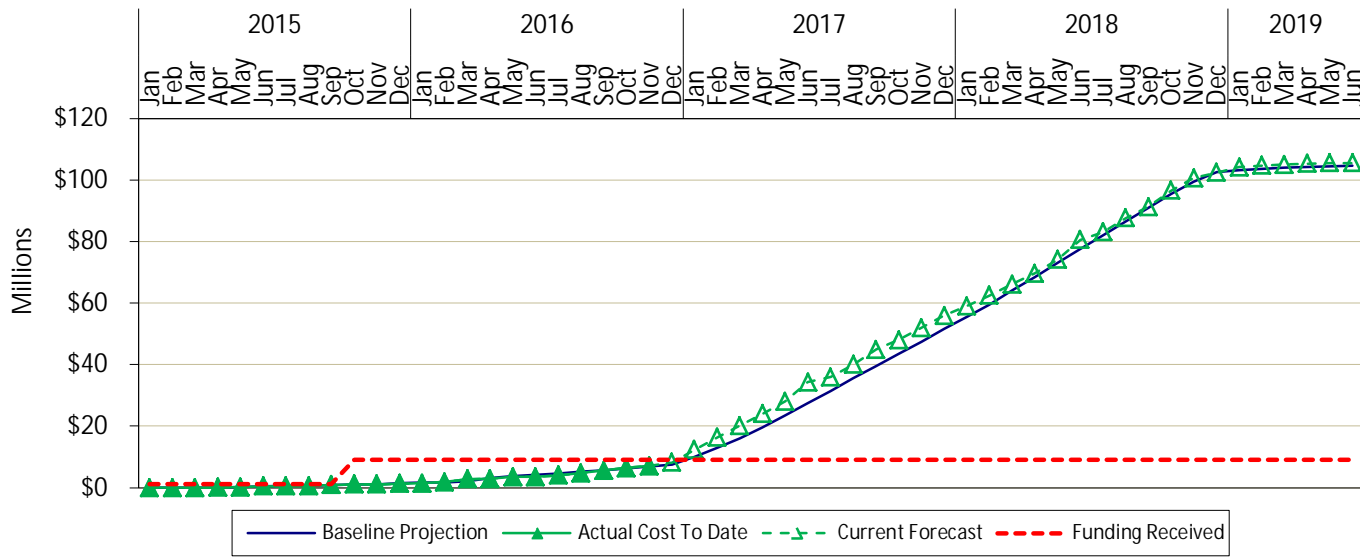
Failure to realize donor funding or an approved interim financing plan will delay the start of construction (and by extension, project completion). It will also increase the risk of construction cost escalation, resulting in higher overall project costs.

204952 Computer Science and Engineering Expansion Building
UW Capital Planning and Development



Budget and Forecast				
Category	Budget	Commitments	Forecast Total Cost	Variance from Budget
Consultant Services	\$9,220,271	\$6,520,885	\$9,806,923	\$586,652
Predesign Services	\$1,457,993	\$1,468,540	\$1,468,540	\$10,547
Basic Services	\$4,203,207	\$4,229,049	\$5,523,997	\$1,320,790
Extra Services	\$1,996,222	\$637,116	\$1,789,386	(\$206,836)
Other Services	\$790,793	\$186,181	\$725,000	(\$65,793)
Design Services Contingency	\$772,056	\$0	\$300,000	(\$472,056)
Construction Contracts	\$83,995,773	\$6,782,130	\$84,310,758	\$314,985
Prime Contract	\$60,334,747	\$1,141,544	\$63,901,322	\$3,566,575
Other	\$1,051,464	\$8,757	\$458,757	(\$592,707)
GC/CM Items	\$12,235,531	\$1,128,344	\$12,641,951	\$406,420
Construction Sales Tax	\$7,357,294	\$3,984,971	\$4,113,662	(\$3,243,632)
Construction Contingency	\$3,016,737	\$518,514	\$3,195,066	\$178,329
Equipment	\$7,675,419	\$2,318	\$6,634,865	(\$1,040,554)
Equipment	\$2,027,743	\$0	\$1,834,000	(\$193,743)
Furnishings	\$4,975,376	\$2,197	\$4,500,000	(\$475,376)
Equip./Furn. Sales Tax	\$672,300	\$121	\$300,865	(\$371,435)
Other Costs	\$1,348,450	\$105,753	\$1,821,998	\$473,548
Other Costs	\$166,996	\$19,923	\$200,000	\$33,004
Artwork	\$301,674	\$0	\$319,507	\$17,833
In-Plant Services	\$263,768	\$70,455	\$200,000	(\$63,768)
Utilities/Temporary Facilities	\$53,566	\$0	\$50,000	(\$3,566)
Permits	\$562,446	\$15,375	\$765,433	\$202,987
Builders Risk Insurance	\$0	\$0	\$287,058	\$287,058
Project Management	\$3,260,087	\$830,356	\$3,291,536	\$31,449
CPO Management	\$3,121,882	\$760,000	\$3,291,536	\$169,654
Other Management	\$138,205	\$70,356	\$0	(\$138,205)
Grand Total	\$105,500,000	\$14,241,443	\$105,866,080	\$366,080

204952 Computer Science & Engineering Expansion Total Dollars - Progress Plan vs. Actual





UW Capital Planning and Development

North Campus Student Housing Phase IV(b) - Haggett Hall, Oak Hall, and Denny Field

Architect: Kieran Timberlake
Contractor: W.G. Clark Construction
Project Mgr: Shane Ruegamer

Client Contact: Rob Lubin
Client Resp. Party: Denzil Suite
CPD Project #: 205471

Project Phase: Design
Gross Sq Ft: 357,971
Cost Per Sq Ft: \$391



PROJECT HEALTH

BUDGET

SCHEDULE

CONTINGENCY

PROJECT OBJECTIVE:

Provide safe, affordable, quality housing for up to 1,050 students. This project will demolish and replace Haggett Hall, construct a new Oak Hall and refurbish Denny Field to accommodate year-round day and night recreation opportunities for students. This residential on-campus housing will provide a community where young scholars are immersed in a carefully structured living and learning environment with the opportunities to mature and be successful in their education pursuits. Project amenities including a fitness center in Haggett Hall and a great room and market/café in Oak Hall. The estimated total forecast project cost is \$140 million. Design will complete in Spring 2018, followed by construction with occupancy of Oak Hall and Denny Field in Autumn 2019 and Haggett Hall in Autumn 2020.

PROJECT UPDATES:

The project budget and financing approval by the Board of Regents for the total forecast project budget of \$140 million is planned for January 2018. The work described in this summary is for a portion of the preconstruction phase. The project funding is on a cash flow basis. The remaining funds will be transferred July 2017 aligning with the 2017-2018 fiscal year.

All three Phase IV (b) projects are nearing the completion of the schematic design phase. WG Clark, has a concept estimate for the project that is a slightly higher than UW's preliminary estimate. The team is working together to identify cost-savings approaches to re-align with the approved budget.

The design team is meeting on a regular basis to update and complete the early design efforts. The project team is studying the reuse of a portion of the Haggett Hall garage and balancing cut/fill with Denny Field to reduce costs.

ISSUES:

The construction budget is a concern given the current construction market pricing impacting new construction in the region. The team is actively managing program, scope and budget to align with Housing and Food Service goals. While the IV (b) projects will be permitted as a Type I master use permit, the protracted Seattle permitting process and review timelines will impact the design team's production schedule. Oak Hall will need to be submitted in June 2017, 2-1/2 months earlier than planned.

A funding plan is in place that incrementally transfers funds to the project as needed.

BUDGET

Orig. Authorization	\$10,000,000
Revisions (total)	\$0
Current Approved	\$10,00,000

FORECAST

Construction	\$1,276,364
Soft Costs	\$7,922,020
Contingency	\$0
Total	\$9,198,384
Over/Under	(\$801,616)

SCHEDULE

	<u>Approved</u>	<u>Actual/ Forecast</u>
Design Start:		9/1/2016
Design End:		3/28/2018
Construction Start:		7/16/2018
Sub Completion:		7/3/2020

FUNDING

Funding Received:	\$6,045,100
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**Combined Details for Projects:**

205471 North Campus Student Housing Phase IV(b) - Haggett Hall

205601 North Campus Student Housing Phase IV(b) - Oak Hall

205602 North Campus Student Housing Phase IV(b) - Denny Field

UW Capital Planning and Development

Budget and Forecast				
Category	Budget	Commitments	Forecast Total Cost	Variance from Budget
Consultant Services	\$6,556,033	\$3,829,648	\$6,482,336	(\$73,697)
Predesign Services	\$371,200	\$678,276	\$693,546	\$322,346
Basic Services	\$2,626,433	\$2,437,800	\$4,550,559	\$1,924,126
Extra Services	\$3,468,800	\$713,572	\$1,238,231	(\$2,230,569)
Other Services	\$89,600	\$0	\$0	(\$89,600)
Construction Contracts	\$1,665,603	\$942,084	\$1,276,364	(\$389,239)
Other	\$64,000	\$0	\$0	(\$64,000)
GC/CM Items	\$1,455,710	\$859,566	\$1,164,567	(\$291,143)
Construction Sales Tax	\$145,893	\$82,518	\$111,797	(\$34,096)
Project Management	\$952,586	\$952,586	\$952,586	\$0
CPO Management	\$914,186	\$914,186	\$914,186	\$0
Other Management	\$38,400	\$38,400	\$38,400	\$0
Other Costs	\$825,778	\$1,651	\$487,098	(\$338,680)
Other Costs	\$142,204	\$492	\$58,945	(\$83,259)
In-Plant Services	\$254,991	\$314	\$35,000	(\$219,991)
Utilities/Temporary Facilities	\$35,430	\$0	\$0	(\$35,430)
Permits	\$393,153	\$845	\$393,153	\$0
Grand Total	\$10,000,000	\$5,725,969	\$9,198,384	(\$801,616)

205471, 205601, 205602 North Campus Housing Phase IV(b)
 Total Dollars - Progress Plan vs. Actual

