

Semiannual Project Status Report to the Board of Regents

December 1, 2014 through May 31, 2015



weləbʔaltx^w (Intellectual House)

Prepared by



CAPITAL PROJECTS OFFICE

UNIVERSITY *of* WASHINGTON

Planning & Management



CAPITAL PROJECTS OFFICE

UNIVERSITY *of* WASHINGTON

Semiannual Report to the Board of Regents

December 1, 2014 through May 31, 2015

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CAPITAL PROJECTS OFFICE

UNIVERSITY *of* WASHINGTON

Active Projects

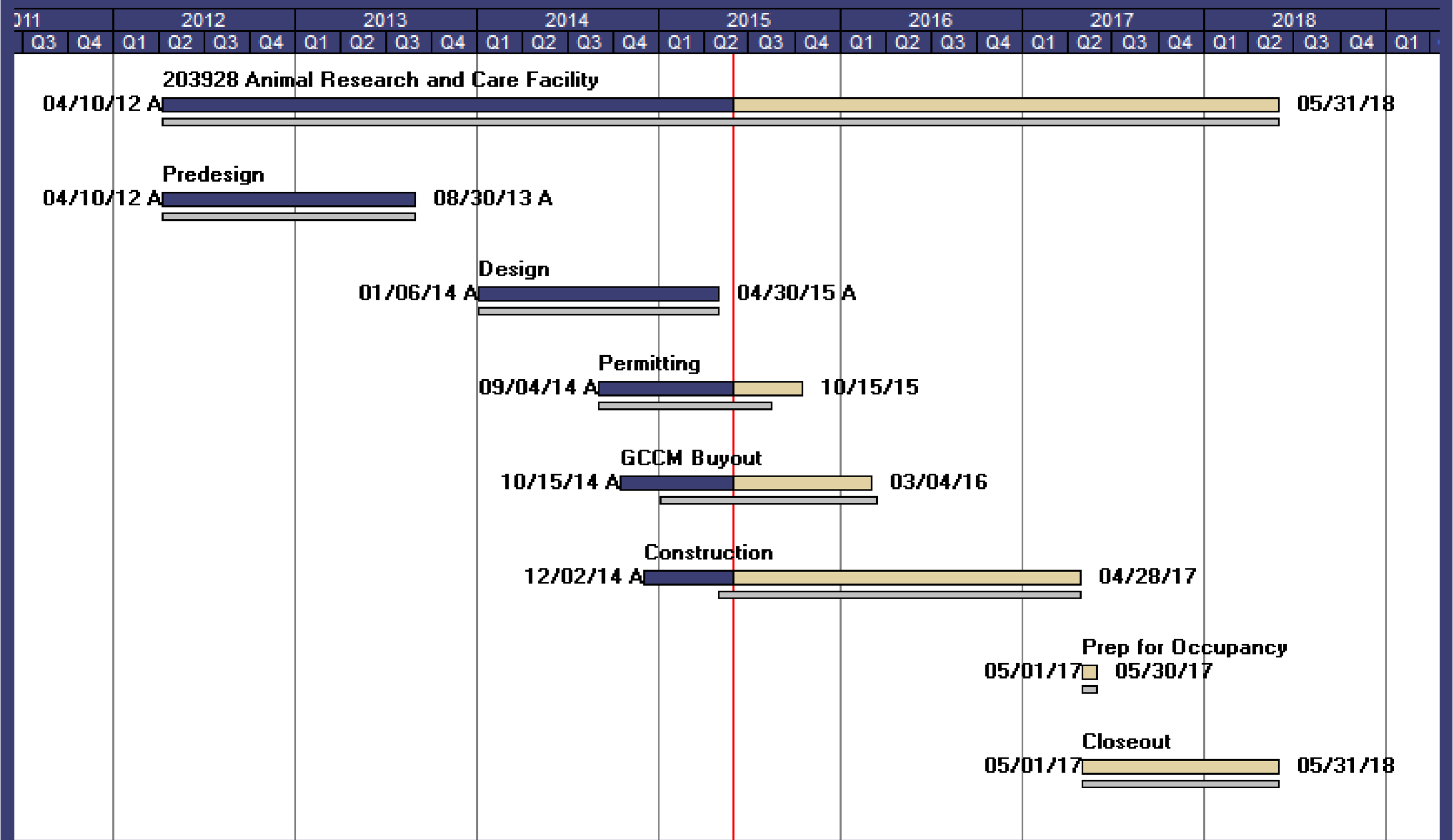
ANIMAL RESEARCH AND CARE FACILITY

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

Project No. 203928 Project Manager: Kurtis Jensen	BUDGET		FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
	APPROVED by BOR Nov-13	LAST PERIOD May-14	THIS PERIOD May-15		LAST PERIOD May-14	THIS PERIOD May-15	LAST PERIOD May-14	THIS PERIOD May-15
CONSULTANT SERVICES	13,426,000	12,757,000	12,518,000	↑	(669,000)	(908,000)	3,694,000	6,884,000
CONSTRUCTION COSTS	97,288,000	98,990,000	106,480,000	↓	1,702,000	9,192,000	925,000	5,233,000
EQUIPMENT & FURNISHINGS	7,016,000	7,026,000	4,401,000	↑	10,000	(2,615,000)	-	-
PROJECT MANAGEMENT	3,567,000	3,567,000	3,738,000	↓	-	171,000	779,000	1,494,000
OTHER COSTS	2,203,000	2,060,000	2,306,000	↓	(143,000)	103,000	381,000	1,028,000
SUBTOTAL	123,500,000	124,400,000	129,443,000	↓	900,000	5,943,000	5,779,000	14,639,000
SCOPE CHANGES	-	-	557,000	↓	-	557,000	-	-
PROJECT TOTAL	123,500,000	124,400,000	130,000,000	↓	900,000	6,500,000	5,779,000	14,639,000



SCHEDULE PROGRESS				LEGEND		
DESIGN	→	CONSTRUCTION	→	↑	→	↓
CONTRACTING & PROCUREMENT	→	PROJECT CLOSEOUT	→	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
This Period	32	0	0	31,803	0.0	2.74
Project to Date	32	0	0	31,803	0.0	2.74

* TRIR = Total Recordable Incident Rate

ANIMAL RESEARCH AND CARE FACILITY #203928

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

This project will design and construct a new 83,000 gross square foot (GSF) animal research and care facility, which is envisioned as a two-story, underground building located in the Portage Bay Vista, between the William H. Foege Building and Hitchcock Hall on the University of Washington Seattle campus. The building will provide flexible housing and research space for large and small animals (principally rodents) and non-human primates.

The project architect is a partnership of Zimmer Gunsul Frasca and Flad Architects (ZGF/FLad). ZGF is located in Seattle and Flad is based in San Francisco, California. The General Contractor/Construction Manager (GC/CM) is Skanska USA Building of Seattle.

SCOPE CHANGES

The additional scope to construct a new section of utility tunnel and the distribution of utilities from the new West Central Utility Plant (West CUP) and replace the existing PCB contaminated transformers in Hitchcock Hall have been added to the ARCF GC/CM's scope of work. This work could not effectively be performed by a separate project and will be most economically delivered by the ARCF team. The additional funding from other UW sources will be brought to the project to cover the cost of this added work.

WORK ACCOMPLISHED THIS PERIOD

The construction documents are complete with the exception of the site landscape design. Skanska has completed the bidding for the majority of the project scope and is finalizing their MACC estimate.

The early site work is complete and the contractors have begun the shoring, dewatering, and site excavation work. An underground storage tank discovered during excavation has been decommissioned and removed from the site.

The mechanical and electrical subcontractors have begun detailing and developing Building Information Models (BIM) to support the project prefabrication construction strategy.

COST AND SCHEDULE

The project budget is established at \$123.5 million, which incorporates savings achieved by providing chilled water and emergency power to the facility from the new Southwest Central Utility Plant. The University will provide \$26 million from central funds, and the balance of funding will be financed through the internal lending program. The occupancy of the facility is forecast on schedule for May 2017. The budget forecast is now \$130M and includes additional scope described above that will be funded from other UW sources.

OPPORTUNITIES AND CHALLENGES

The site has subsurface water runoff from upper campus, and much of the finished building will be below the site water table. This will require special consideration by the design team relating to the building envelope and waterproofing systems, as well as additional efforts by the contractor during construction. The sloping site provides opportunities to bring natural light into the facility at strategic locations to improve the work environment for the staff.

The below grade construction will connect to the Foege Building, the Foege loading dock, and potentially Hitchcock Hall. The project team will need to address the potential for impacting these existing buildings and associated operations during construction. The building design must respect the long-term plans for expanding the underground facility and for a future above-grade building adjacent to Hitchcock Hall.

The facility design will need to be flexible to adapt to future trends in animal research and to changing regulatory requirements. It will be challenging to find the right balance between optimum flexibility and project budget constraints. The high escalation in the Seattle area will put pressure on the project budget.

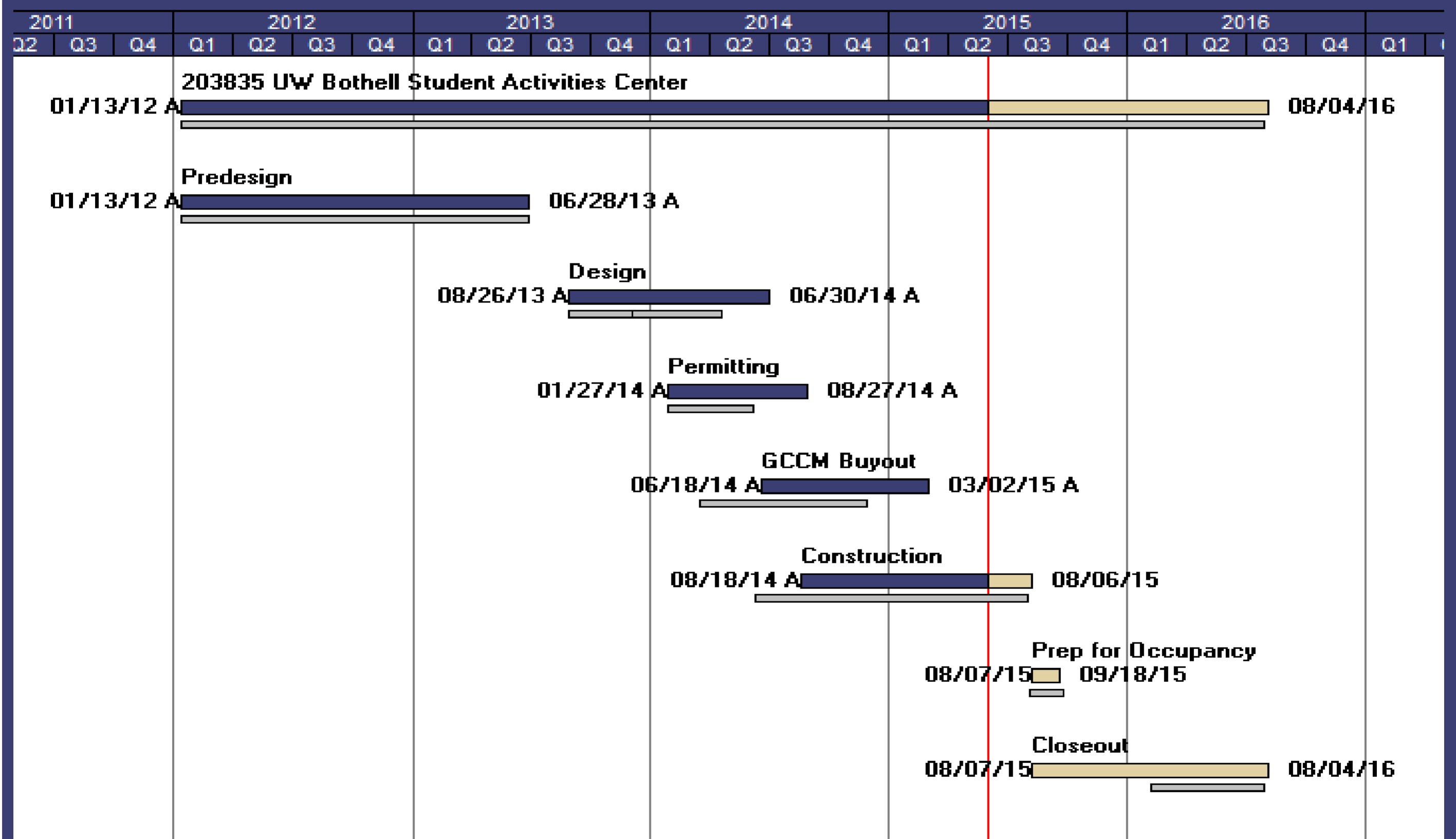
BOTHELL ACTIVITIES & RECREATION CENTER

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

	BUDGET		FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
Project No. 203835 Project Manager: Steve Tatge	APPROVED BY BOR Jul-13	LAST PERIOD Nov-14	THIS PERIOD May-15		LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15
CONSULTANT SERVICES	2,292,000	2,679,000	2,693,000	↓	387,000	401,000	1,586,000	2,050,000
CONSTRUCTION COSTS	14,397,000	15,255,000	14,667,000	↓	858,000	270,000	1,152,000	10,224,000
EQUIPMENT & FURNISHINGS	850,000	474,000	-	↑	(376,000)	(850,000)	1,000	-
PROJECT MANAGEMENT	785,000	785,000	790,000	↓	-	5,000	528,000	529,000
OTHER COSTS	526,000	607,000	610,000	↓	81,000	84,000	262,000	292,000
SUBTOTAL	18,850,000	19,800,000	18,760,000	↑	950,000	(90,000)	3,529,000	13,095,000
SCOPE CHANGES	-	-	-	→	-	-	-	-
PROJECT TOTAL	18,850,000	19,800,000	18,760,000	↑	950,000	(90,000)	3,529,000	13,095,000



SCHEDULE PROGRESS				LEGEND		
DESIGN	→	CONSTRUCTION	→	↑	→	↓
CONTRACTING & PROCUREMENT	→	PROJECT CLOSEOUT	→	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
This Period	32	0	0	31,781	0.0	2.74
Project to Date	27	0	0	35,781	0.0	2.74

* TRIR = Total Recordable Incident Rate

BOTHELL ACTIVITIES & RECREATION CENTER #203835

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

This project will construct a new Student Activities Center (SAC) at UW Bothell (UWB) to provide spaces for student leadership offices and clubs, fitness and recreation, casual study, and events space center. The facility will serve both UWB and Cascadia Community College. UWB currently has a growing enrollment of over 3,800 students (3,300 FTE) and has rapidly evolved into a four-year institution after initially accepting only upperclassmen and graduate students. The campus recently opened its first student housing facility on its north periphery, and newly leased and renovated space in the UWB Beardslee Building has further expanded the campus footprint. Given the enrollment growth and expanded facilities, the student population is currently underserved relative to traditional campus amenities, such as a student union. The proposed site is immediately south of the existing North Creek Events Center (NCEC), and connection to that facility is part of this project. The project will consist of approximately 35,000 gross square feet (GSF).

LMN Architects of Seattle is the project architect. The General Contractor/Construction Manager (GC/CM) is Skanska USA Building, Inc. of Seattle.

SCOPE CHANGES

None this period.

WORK ACCOMPLISHED THIS PERIOD

The project has been completely bid out and the construction is in progress with all building permits in place. During this period, the site was cleared and excavated, and the structure was erected and enclosed. The interior systems and finish work began and was well underway.

COST AND SCHEDULE

The bidding proved to be a challenge with costs projected to be \$900K over budget. The student groups have been apprised of the bid excess and have committed to fund the project fully. As construction nears completion, the Construction Contingencies have been managed to offset much of the overage. In addition, a majority of the budget shortfall will be met through a transfer of student funds to cover the audio-visual components of the building which were requested by student leaders and were bid out as part of the construction project. Ultimately, the team believes the shortfall will fall close to or within funding.

The contractor has seen favorable working conditions and continues to meet or beat the current schedule. The project occupancy will be on schedule for the Fall Quarter of 2015.

OPPORTUNITIES AND CHALLENGES

Many of the challenges are now behind the project and we have an opportunity to deliver a budget-challenged project on-time and on-budget, all through considerable good work by the design and construction team.

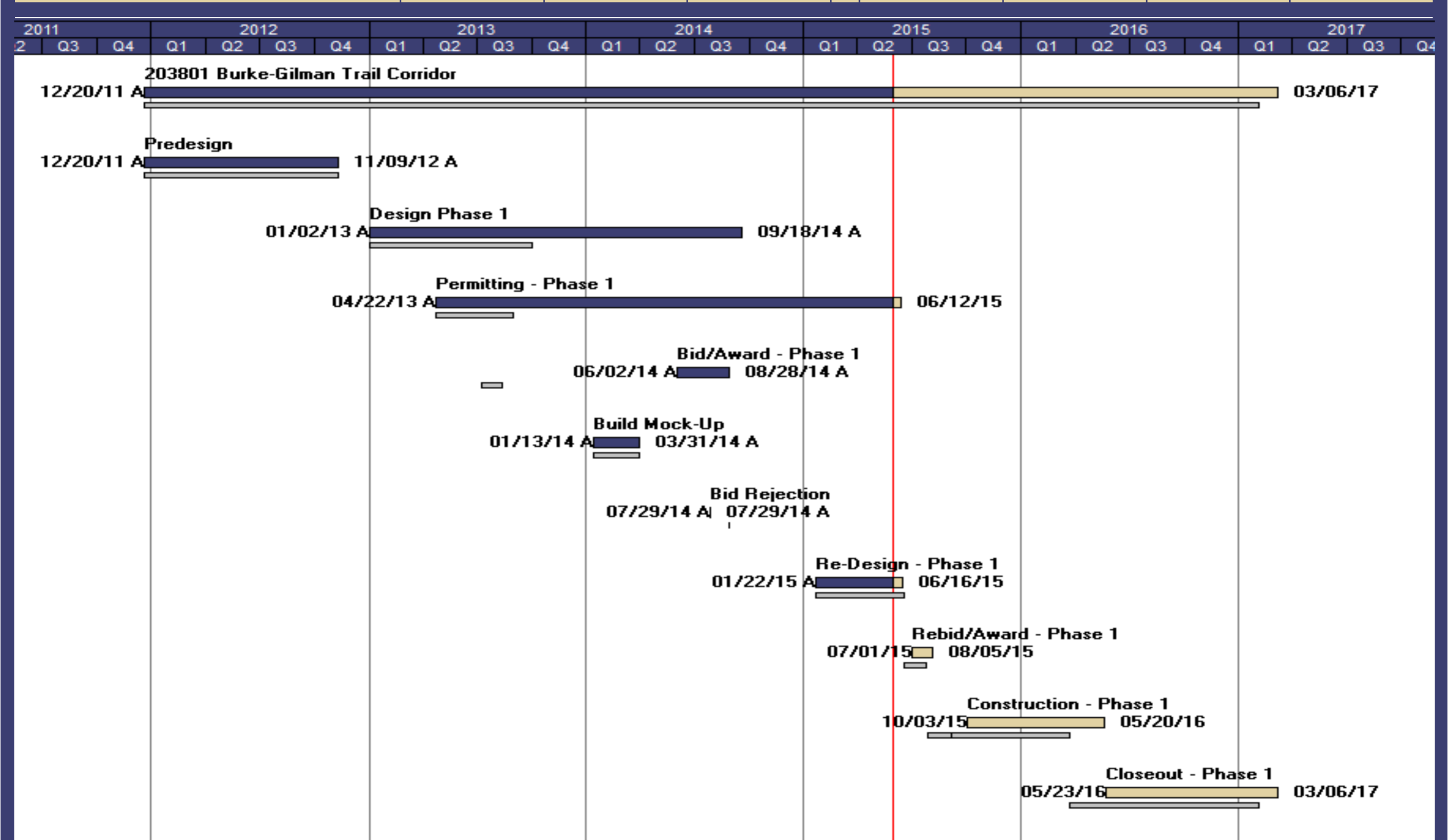
BURKE-GILMAN TRAIL CORRIDOR

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

Project No. 203801 Project Manager: Victoria Morris	BUDGET		FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
	APPROVED BY BOR Feb-13	LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15	
CONSULTANT SERVICES	1,422,000	2,410,000	2,520,000 ↓	988,000	1,098,000	1,468,000	1,740,000	
CONSTRUCTION COSTS	4,039,000	4,768,000	7,110,000 ↓	729,000	3,071,000	322,000	322,000	
EQUIPMENT & FURNISHINGS	-	-	- →	-	-	-	-	
PROJECT MANAGEMENT	459,000	462,000	459,000 →	3,000	-	203,000	203,000	
OTHER COSTS	158,000	260,000	308,000 ↓	102,000	150,000	142,000	182,000	
SUBTOTAL	6,078,000	7,900,000	10,397,000 ↓	1,822,000	4,319,000	2,135,000	2,447,000	
SCOPE CHANGES	-	600,000	973,000 ↓	600,000	973,000	80,000	55,000	
PROJECT TOTAL	6,078,000	8,500,000	11,370,000 ↓	2,422,000	5,292,000	2,215,000	2,502,000	



SCHEDULE PROGRESS				LEGEND		
DESIGN	↓	CONSTRUCTION	↓	↑	→	↓
CONTRACTING & PROCUREMENT	↓	PROJECT CLOSEOUT	→	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
This Period	0	0	0	0	n/a	2.74
Project to Date	2.3	0	0	1,565	0.0	2.74

* TRIR = Total Recordable Incident Rate

BURKE-GILMAN TRAIL CORRIDOR #203801

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

The Burke-Gilman Trail Corridor (BGTC) is a Rails-to-Trails bicycle and pedestrian thoroughfare that runs through the Seattle Campus west of Montlake Boulevard and north of NE Pacific Street. The trail is widely used by bicycle commuters coming to the University and passing through campus, and it serves as the backbone of the regional bicycling and pedestrian network in the northern part of Seattle. This project was originally programmed to develop design documents for the entire length of the University-owned portion of the BGTC and will construct Phase 1, Campus Reach, which will improve the trail from a point just west of the Rainier Vista to the east side of the 15th Avenue NE intersection. The revised program will develop design documents and construct only Phase 1, Campus Reach. Phase 2, which consists of the remainder of the trail within the University, is on hold indefinitely, pending future funding.

The Phase 1 project prime is KPFF Consulting Engineers (KPFF) of Seattle, Washington and PLACE Studio, LLC is the landscape design firm from Portland, Oregon.

SCOPE CHANGES

The completion of the Phase 2 design was put on hold, pending future funding.

WORK ACCOMPLISHED THIS PERIOD

The construction documents for the redesign of Phase 1 were completed in May. The Washington State Department of Transportation (WSDOT) obligated funds for construction at the end of May.

COST AND SCHEDULE

The current project budget is \$6.1 million, which covers the design of both phases, plus Phase 1 construction. The current forecast cost is \$8.5M, which covers the design and construction of Phase I, Campus Reach. The project is funded by UW Transportation Services (UWTS), in addition to a Puget Sound Regional Council (PSRC) grant. With changes to the design we are forecasting a September or October construction start with completion by May 2016.

OPPORTUNITIES AND CHALLENGES

The Phase 1 bids indicate a challenging bid climate exists. The high escalation in the Seattle area will put pressure on the project budget.

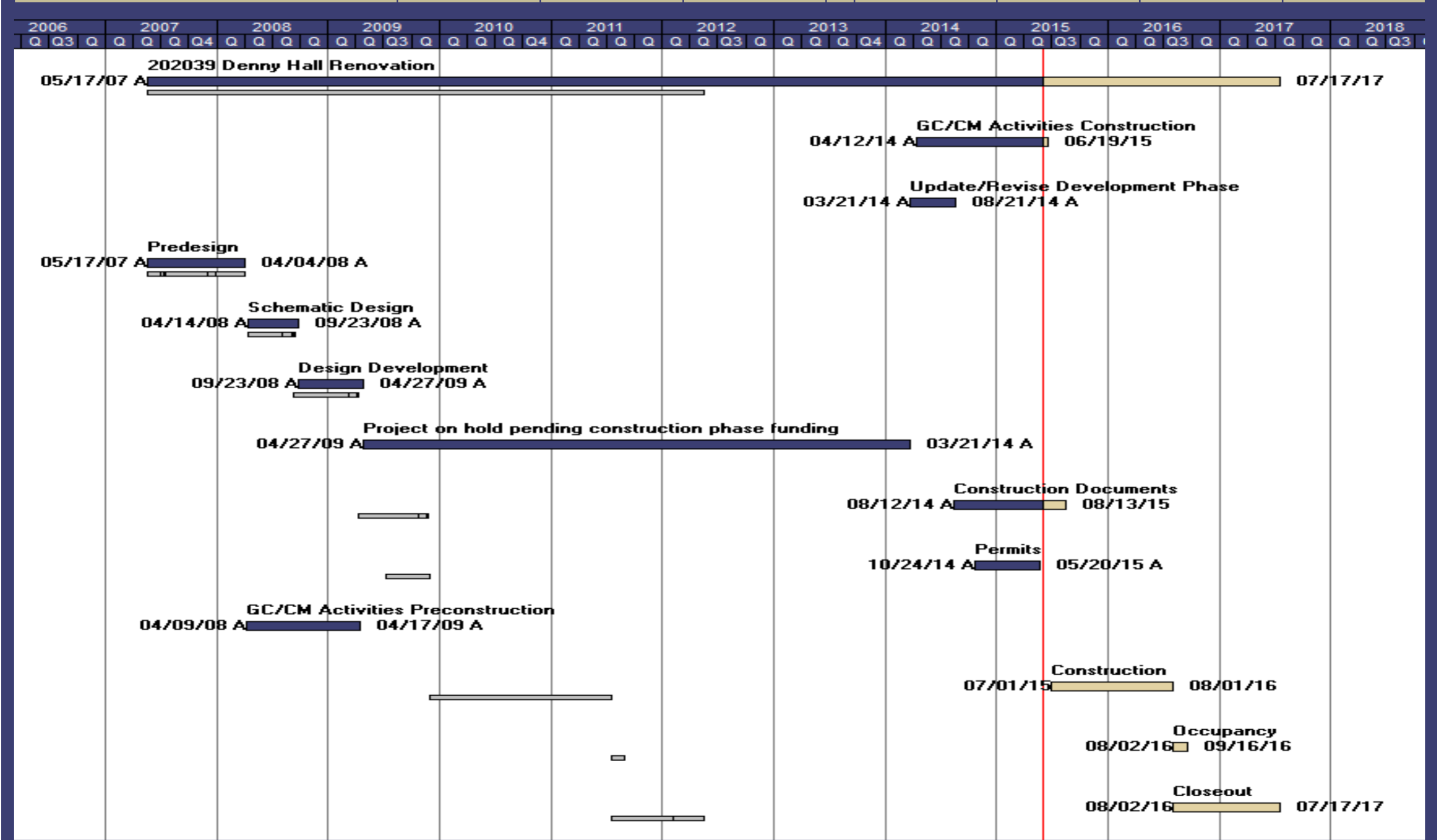
DENNY HALL RENOVATION

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

	BUDGET		FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
Project No. 202039 Project Manager: Randy Everett	APPROVED by BOR Jan-08	LAST PERIOD Nov-14	THIS PERIOD May-15		LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15
CONSULTANT SERVICES	5,804,000	6,354,000	5,594,000	↑	550,000	(210,000)	2,152,000	3,213,000
CONSTRUCTION COSTS	45,100,000	41,567,000	41,913,000	↑	(3,533,000)	(3,187,000)	242,000	601,000
EQUIPMENT & FURNISHINGS	2,191,000	2,192,000	2,194,000	↓	1,000	3,000	-	-
PROJECT MANAGEMENT	2,937,000	1,917,000	2,390,000	↑	(1,020,000)	(547,000)	556,000	556,000
OTHER COSTS	883,000	862,000	801,000	↑	(21,000)	(82,000)	31,000	194,000
SUBTOTAL	56,915,000	52,892,000	52,892,000	↑	(4,023,000)	(4,023,000)	2,981,000	4,564,000
SCOPE CHANGES	-	-	-	→	-	-	-	-
PROJECT TOTAL	56,915,000	52,892,000	52,892,000	↑	(4,023,000)	(4,023,000)	2,981,000	4,564,000



SCHEDULE PROGRESS				LEGEND		
DESIGN	→	CONSTRUCTION	→	↑	→	↓
CONTRACTING & PROCUREMENT	→	PROJECT CLOSEOUT	↓	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
NOT APPLICABLE AT THIS TIME					n/a	
					n/a	2.74

* TRIR = Total Recordable Incident Rate

DENNY HALL RENOVATION #202039

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

Denny Hall was constructed in 1895 and is the first building on the current campus. The 86,414 gross square foot (GSF) building currently houses offices and programs for the College of Arts and Sciences, including the Departments of Anthropology, Classics, Germanics, and Near Eastern Languages & Civilization, as well as the College's Language Learning Center. Denny Hall also has 12,000 square feet of general assignment classrooms totaling 765 seats.

This project will upgrade all major building systems, correct seismic deficiencies, improve accessibility, and abate hazardous materials. In accordance with the requirements of the state of Washington, the project will be designed to achieve at minimum a Leadership in Energy and Environmental Design (LEED) Silver certification.

SCOPE CHANGES

The new accessible entry from parking N2 was eliminated to reduce project costs and maintain the project budget.

WORK ACCOMPLISHED THIS PERIOD

The design team neared completion of the construction documents. The continued site investigation of the exterior building foundation and interior construction was performed. The design of the new central stair, inspired by the original 1895 stair was completed. This new stair will be a focal point of the interior with light cascading down to the lobby from a new skylight above. The Mechanical Contractor/Construction Manager (MC/CM) and Electrical Contractor/Construction Manager (EC/CM) subcontractors have joined the team. The building permit application was submitted and is on track for issuance before the start of construction. The initial bid packages were advertised and awarded. The Notice to Proceed was issued to the General Contractor/Construction Manager (GC/CM) for July 1, 2015.

COST AND SCHEDULE

The original state allocation for predesign and design was \$4 million, however the 2010 supplemental budget included a reduction of Denny Hall funds of \$1,700,000 to reflect the project suspension at the end of design development. An additional \$50,590,000 for construction was appropriated in the 2013-2015 biennium. As a result of this lower appropriation combined with previous budget reduction, the full project cost forecast has changed from \$56,915,000 to \$52,892,000. In order to meet the planned revised budget the design team along with the contractor and University pursued a number of cost saving opportunities. The process went surprising well with contributions from all members. Some of the cost savings include a change from hydronic (water) to electric baseboard heating with a first cost and long term savings and a reduction in the anticipated carbon footprint. The other changes include; fewer larger classrooms, reductions in the amount of casework and wood paneling, and other savings in mechanical and electrical systems. The construction is scheduled to start in July 2015. The occupancy is planned for the start of Autumn Quarter 2016 based on an accelerated construction schedule.

OPPORTUNITIES AND CHALLENGES

Achieving the planned construction start and completion dates is a challenge. The construction schedule is tight, however, achievable. This project has many opportunities. The engagement of the mechanical and electrical subcontractors during the completion of the design phase should reduce the amount of changes as well as improve the coordination and accelerate the construction phase. There is an opportunity to complete a stunning renovation of Denny Hall to meet the current and future teaching and research needs of the University. An active construction market and price escalation in the Seattle area will put pressure on the project budget.

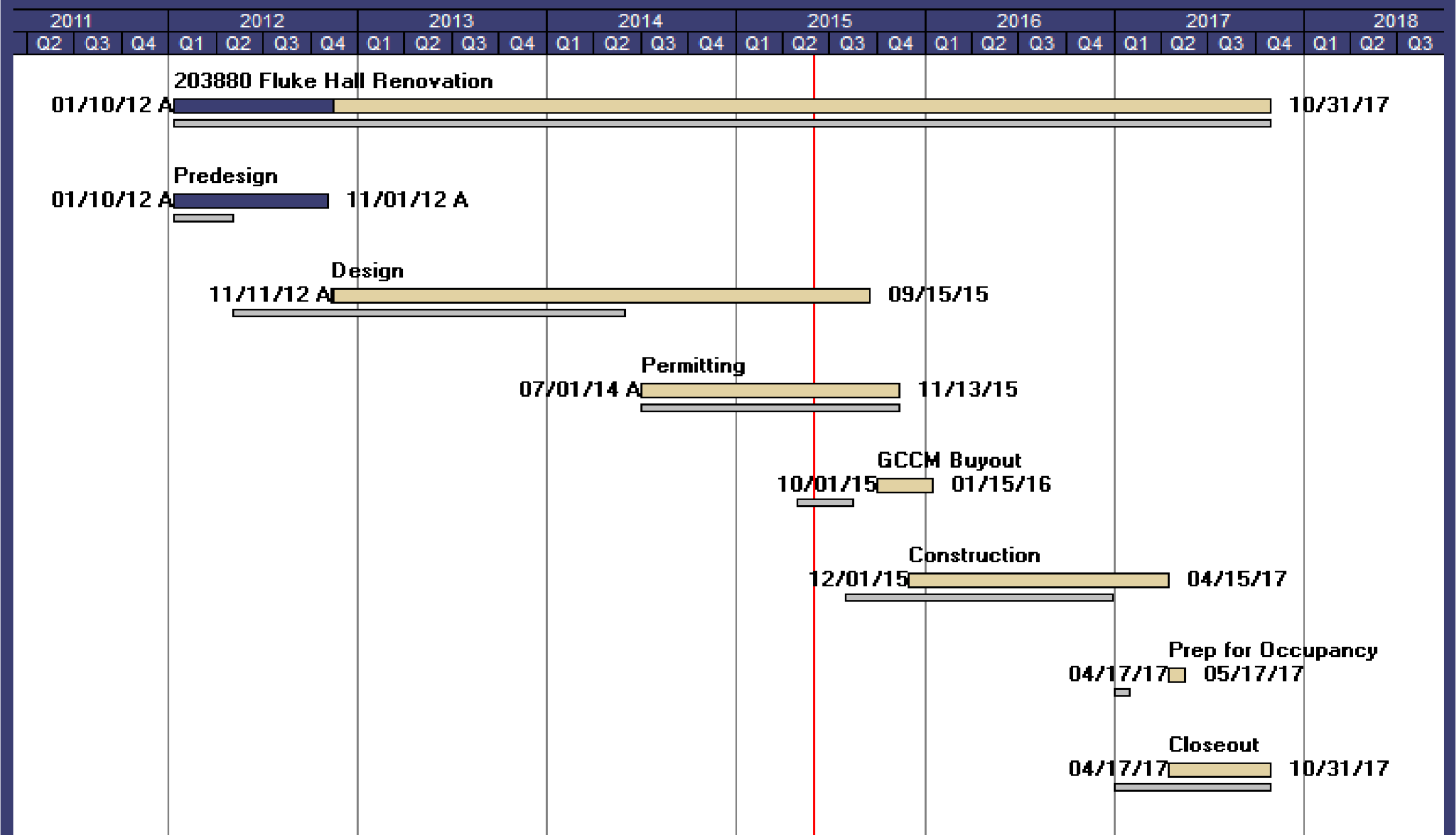
FLUKE HALL RENOVATION

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

	BUDGET		FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
Project No. 203880 Project Manager: Kurtis Jensen	APPROVED by BOR May-12	LAST PERIOD Nov-14	THIS PERIOD May-15		LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15
CONSULTANT SERVICES	3,491,000	5,060,000	4,711,000	↓	1,569,000	1,220,000	1,859,000	2,006,000
CONSTRUCTION COSTS	22,590,000	30,100,000	29,949,000	↓	7,510,000	7,359,000	1,206,000	1,326,000
EQUIPMENT & FURNISHINGS	471,000	237,000	263,000	↑	(234,000)	(208,000)	82,000	82,000
PROJECT MANAGEMENT	1,509,000	2,048,000	1,479,000	↑	539,000	(30,000)	362,000	370,000
OTHER COSTS	439,000	555,000	598,000	↓	116,000	159,000	181,000	186,000
SUBTOTAL	28,500,000	38,000,000	37,000,000	↓	9,500,000	8,500,000	3,690,000	3,970,000
SCOPE CHANGES	-	-	-	→	-	-	-	-
PROJECT TOTAL	28,500,000	38,000,000	37,000,000	↓	9,500,000	8,500,000	3,690,000	3,970,000



SCHEDULE PROGRESS	LEGEND
DESIGN	↑ Positive
CONTRACTING & PROCUREMENT	→ Neutral or On Plan
CONSTRUCTION	↓ Negative
PROJECT CLOSEOUT	

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
NOT APPLICABLE AT THIS TIME					n/a	2.74
					n/a	2.74

* TRIR = Total Recordable Incident Rate

FLUKE HALL RENOVATION #203880

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

This project will renovate the interior of Fluke Hall so that it will serve as a long-term core UW research facility, supporting academic research, industry partnership, and commercialization incubator. The project architect is HDR Architecture.

SCOPE CHANGES

The project scope has been significantly reduced to afford the project within budget. The scope reduction eliminates the originally planned new laboratory construction and renovation of the existing laboratories on the second floor. The renovation of the first floor cleanroom and building infrastructure upgrades are necessary to support the long term building maintenance and operations requirements that remain in the revised scope. There will be minimal work on the second floor that will still be required in order to support the first floor clean room renovation. The project anticipates three phases of construction to allow the building to remain occupied during construction.

WORK ACCOMPLISHED THIS PERIOD

Hoffman construction has been selected to replace Sellen, the original General Contractor/Construction Manager (GC/CM) on the project. HDR completed revised scoping documents for updated pricing by the GC/CM. Holiday Parks was selected as the new Mechanical Contractor/Construction Manager (MC/CM) for the project. Hoffman completed a new cost estimate for the revised project scope and the new scope and budget was approved by the Board of Regents at their May meeting. The design and construction team is working to complete the construction documents, field investigation, and develop detailed construction phasing plans.

COST AND SCHEDULE

The Board of Regents (BOR) approved a project budget of \$28.5 million in May 2012 with the understanding that this preliminary budget may change following completion of the schematic design (SD) phase. The administration committed to returning to the BOR for final budget approval prior to the start of construction. The predesign study indicated all of the planned scope may not be achievable within the available funding, which was later confirmed. The project team continued to incorporate cost reduction alternatives throughout both the SD and design development (DD) phases, in attempts to achieve a new target budget of \$31.5 million. At the end of the DD phase, the cost estimate revealed that the anticipated cost savings could not be fully realized and the resulting estimated total project cost was approximately \$38 million. The further reductions have resulted in a new approved budget of \$37M.

The following is the new schedule for completing the design and construction.

Predesign:	April 2012 to November 2012
Design:	December 2012 to September 2015
Construction:	December 2015 to August 2017

OPPORTUNITIES AND CHALLENGES

This project presents an opportunity to improve the quality and reliability of the mechanical and electrical systems supporting the cleanroom and laboratory uses and to reduce ongoing facility operations and maintenance costs. The use of Building Information Modeling (BIM) and the collaborative GC/CM process during design and construction enhances the opportunity for the design team to maximize the project scope, quality, and schedule to avoid changes during construction.

The construction will be complicated due to the need to complete the work while the building remains occupied and maintain operations in the cleanroom during the phased renovation. The high escalation in the Seattle area will put pressure on the project budget.

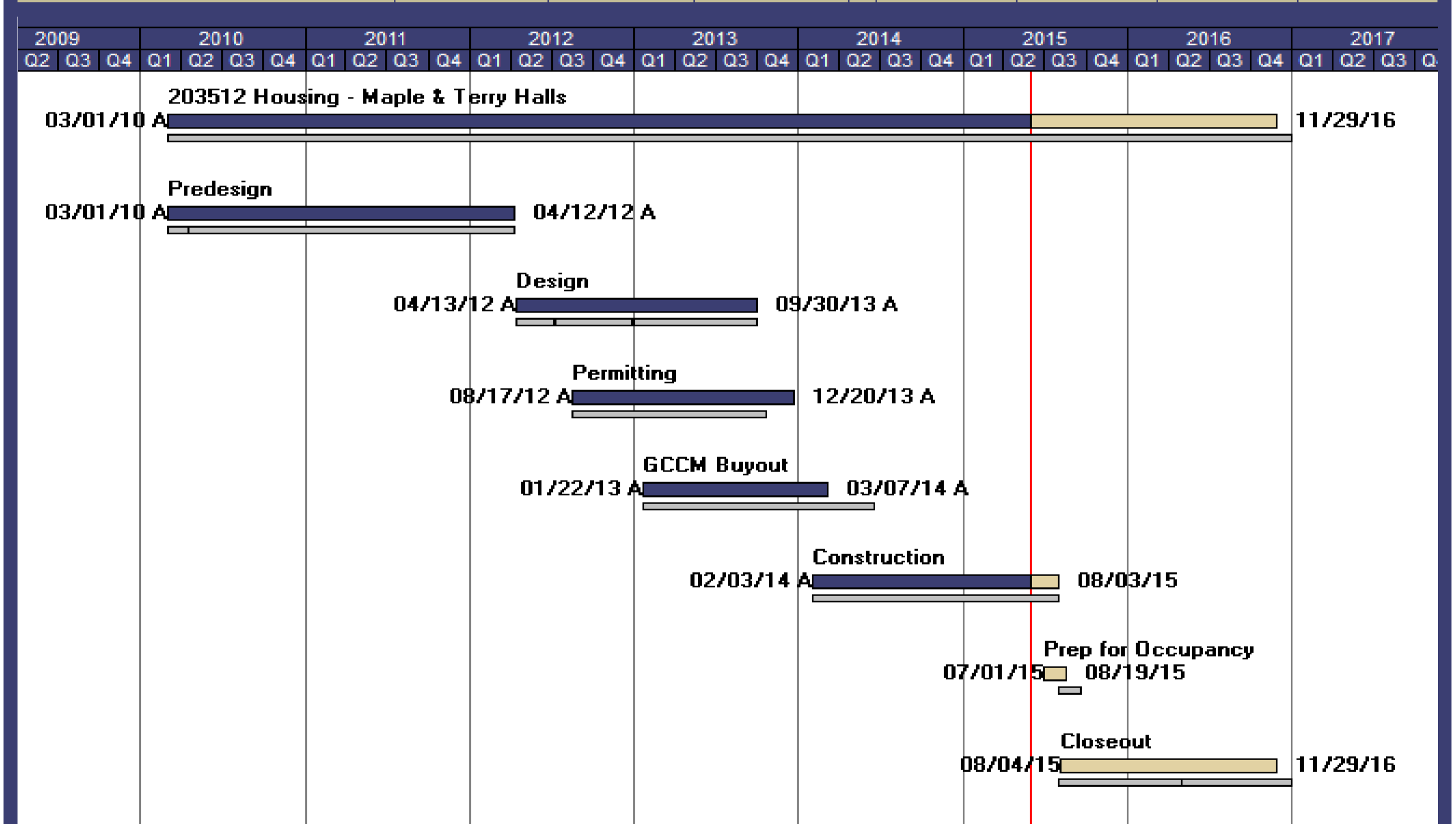
HOUSING—MAPLE AND TERRY HALLS

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

Project No. 203512 Project Manager: Troy Stahlecker	BUDGET	FORECAST COST			VARIANCE: OVER/(UNDER)		WORK IN PLACE	
	APPROVED BY BOR Jun-12	LAST PERIOD Nov-14	THIS PERIOD May-15		LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15
CONSULTANT SERVICES	10,728,000	10,129,000	9,726,000	↑	(599,000)	(1,002,000)	7,123,000	7,808,000
CONSTRUCTION COSTS	101,408,000	95,834,000	97,468,000	↑	(5,574,000)	(3,940,000)	35,716,000	80,926,000
EQUIPMENT & FURNISHINGS	15,000,000	8,000,000	7,000,000	↑	(7,000,000)	(8,000,000)	11,000	22,000
PROJECT MANAGEMENT	2,675,000	2,675,000	2,675,000	→	-	-	1,956,000	2,348,000
OTHER COSTS	3,189,000	3,667,000	3,668,000	↓	478,000	479,000	1,161,000	1,335,000
SUBTOTAL	133,000,000	120,305,000	120,537,000	↑	(12,695,000)	(12,463,000)	45,967,000	92,439,000
SCOPE CHANGES	-	-		→	-	-	-	
PROJECT TOTAL	133,000,000	120,305,000	120,537,000	↑	(12,695,000)	(12,463,000)	45,967,000	92,439,000



SCHEDULE PROGRESS				LEGEND		
DESIGN	→	CONSTRUCTION	→	↑	→	↓
CONTRACTING & PROCUREMENT	→	PROJECT CLOSEOUT	→	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
This Period	320.1	0	0	320,052	0.0	2.74
Project to Date	175.5	1	3	468,088	1.3	2.74

* TRIR = Total Recordable Incident Rate

HOUSING-MAPLE AND TERRY HALLS #203512

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

This project will demolish the existing 1101 Café/Center Building and Terry Hall and construct two new residential buildings named Maple and Terry Halls. These student residential halls are located on NE Campus Parkway, immediately west of Lander Hall. The original buildings were constructed in 1952 and needed substantial infrastructure replacement and improvements. The original renovation concept for this project encountered issues similar to Lander Hall. The costly seismic and infrastructure upgrades, as well as current high-rise code requirements, demonstrated that new construction would be a more cost-effective option. The new Maple and Terry Halls are seven or eight-story buildings with five – six stories of housing consisting of two-bedroom suites with private bathrooms. The lower two floors of each building will be occupied with Housing & Food Services (HFS) administrative offices, common space for students, and some additional two-bedroom suites. A below-grade parking garage connected to the Lander Hall garage and loading dock will extend below Maple and Terry Halls. The new facility will total 390,000 gross square feet (GSF) and provide 1,090 beds.

The project sustainability goal is to achieve Leadership in Energy and Environmental Design (LEED) Silver certification. Mithun, the project architect, and W.G. Clark, the General Contractor/Construction Manager (GC/CM), are located in Seattle.

SCOPE CHANGES

None this period.

WORK ACCOMPLISHED THIS PERIOD

The project is scheduled to complete in two phases, with the first phase being the lower levels of Terry Hall which completed in June 2015. The second phase includes the residential levels of Terry Hall and all of Maple Hall; the planned completion date is for the first week of August 2015. The current Seattle construction market made it difficult to secure labor for several of the construction trades as well as City inspections. The Building Information Modeling (BIM) efforts and contingency planning allowed the project to be sequenced to take advantage of available construction trades as well as maintaining construction crews on the project site. Both phases of the project were impacted and unable to recover project delays. The project remains on pace to achieve LEED Gold certification.

COST AND SCHEDULE

The approved budget is \$133 million, which includes HFS purchases of furnishings, fixtures, and equipment. The project funding is from the University's internal lending program. After receiving bids for most subcontracts, the GC/CM buyout forecast is five percent under the original estimate. This was partially offset by the addition of client scope changes. The furnishings and equipment budget was revised to reflect a lower cost. The project cost forecast is \$122.8 million. The demolition phase, tower crane equipment failure, and weather delays have negatively affected the construction schedule. The schedule recovery has been a primary focus of the project team and the current schedule forecast is 28 days behind schedule. The project remains on schedule for occupancy at the start of Autumn Quarter 2015.

OPPORTUNITIES AND CHALLENGES

The completed BIM is helping improve the Mechanical, Electrical, and Plumbing (MEP) installation through a reduction in system conflicts, prefabrications of systems, which is helping to improve the project schedule. The individual room mock-ups and building façade mock-ups are being used to confirm the desired designs. A shortage of tradecraft workers due to the increased construction in the Puget Sound region continues to hamper the work schedule.

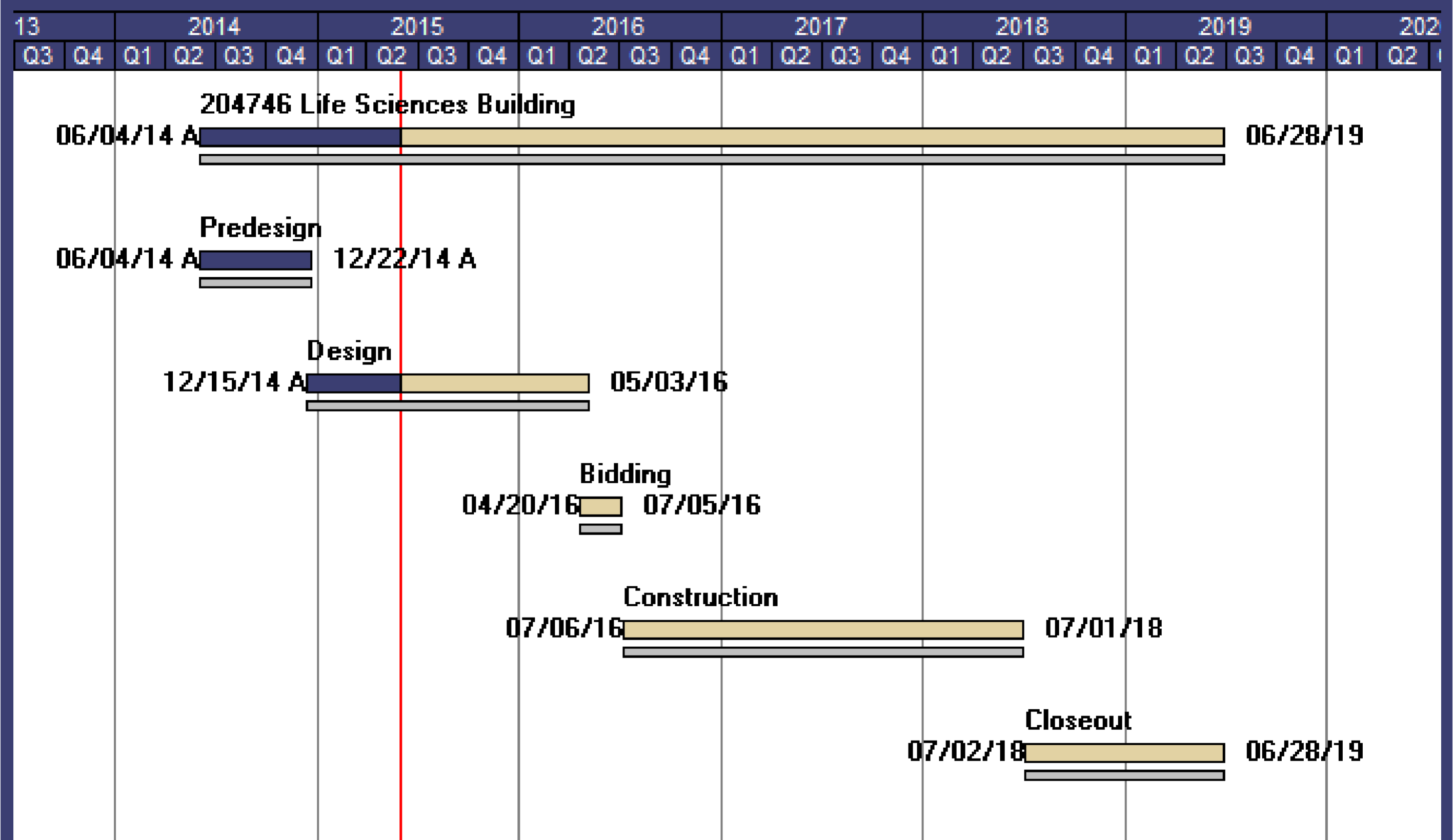
LIFE SCIENCES BUILDING

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

	BUDGET		FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
	APPROVED	LAST	THIS		LAST	THIS	LAST	THIS
	BY BOR	PERIOD	PERIOD		PERIOD	PERIOD	PERIOD	PERIOD
Project No. 204746	Mar-15	Nov-14	May-15		Nov-14	May-15	Nov-14	May-15
Project Manager: Troy Stahlecker								
CONSULTANT SERVICES	5,034,000	-	5,010,000	↑	(5,034,000)	(24,000)	-	1,812,000
CONSTRUCTION COSTS	600,000	-	600,000	→	(600,000)	-	-	96,000
EQUIPMENT & FURNISHINGS		-	-	→	-	-	-	-
PROJECT MANAGEMENT	450,000	-	450,000	→	(450,000)	-	-	-
OTHER COSTS	16,000	-	40,000	↓	(16,000)	24,000	-	40,000
SUBTOTAL	6,100,000	-	6,100,000	→	(6,100,000)	-	-	1,948,000
SCOPE CHANGES	-	-		→	-	-	-	-
PROJECT TOTAL	6,100,000	-	6,100,000	→	(6,100,000)	-	-	1,948,000



SCHEDULE PROGRESS				LEGEND		
DESIGN	↓	CONSTRUCTION	↓	↑		↓
CONTRACTING & PROCUREMENT	↓	PROJECT CLOSEOUT	↓	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS			Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
This Period	0	0	0	0	0	n/a	2.74
Project to Date	0	0	0	0	0	n/a	2.74

* TRIR = Total Recordable Incident Rate

LIFE SCIENCES BUILDING #204746

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

This project will construct the new Life Sciences Building (LSB) to provide new laboratory and office space to allow the Department of Biology to increase its faculty size to meet major increases in undergraduate student demand. In addition, a new greenhouse of approximately 20,000 gross square feet (GSF) will be constructed as part of the LSB project. The existing greenhouse and associated buildings will be demolished and the LSB of approximately 169,000 GSF will be constructed on the site. The LSB will have five floors above grade with a mechanical penthouse and two below-grade floors to support 30 to 40 principal investigators with laboratory space, associated offices and conference spaces, three authentic undergraduate research/teaching laboratories, growth chambers, and animal care facilities.

Perkins + Will are the project architect, Gustafson Guthrie Nichol (GGN) is the Landscape Architect, and Skanska USA is the General Contractor / Construction Manager (GC/CM). All firms are located in Seattle.

SCOPE CHANGES

The amount of basement area was increased to accommodate the anticipated current and future increase in the number of growth chambers desired to meet the research program need.

WORK ACCOMPLISHED THIS PERIOD

The predesign phase was successfully completed. The architectural design phase began with the 95% of the schematic design phase completed. The project was presented as an information item to the University Architectural Commission at the March meeting. The GC/CM process was completed with Skanska USA being selected as the contractor. The cost estimates for the schematic design phase were developed by Skanska and AECOM. The estimated costs are above the forecast budget of \$160.5 million as a result of an increase in the amount of research space in the building. While, the estimate is higher than planned, the cost of the components and systems are consistent with the benchmarks established in the predesign. The project team is studying options to reduce the costs and looking at alternatives for increasing the forecast budget to include the additional research space. On site investigations were performed to identify the root structure of the deodar cedar trees and to confirm the site placement of the building. It was concluded that the building will not impact the trees.

COST AND SCHEDULE

The current forecast budget is \$160.5 million of which \$4.1 million has been funded. The planned date for presentation to the Board of Regents for budget, funding, and site approval was shifted from July to September 2015 to align with the completion of the Final Supplemental Environmental Impact Statement. The additional funding of approximately \$3.0 million is from the College of Arts and Sciences reserves which will be used during this additional period before Board approval. The design is scheduled to complete in mid 2016 with construction starting in July 2016. The project is scheduled for completion in July 2018 and the occupancy will be the start of Autumn Quarter 2018.

OPPORTUNITIES AND CHALLENGES

The LSB, together with a new, larger greenhouse will replace the current 65-year old greenhouse which will offer the Department of Biology and its faculty the opportunity to take its truly integrated approach to Biology and its highly collaborative culture to a new level.

An opportunity to enhance the pedestrian access includes improvements to the Lewis Lane pedestrian path from Stevens Way to the Hitchcock Overpass on the east side of Kincaid Hall. The integration of the LSB and greenhouse within the existing campus connectivity is being designed.

Achieving the desired program scope within the available funds is a challenge. The active construction market in Seattle along with material and labor price escalation will be a challenge to the project budget.

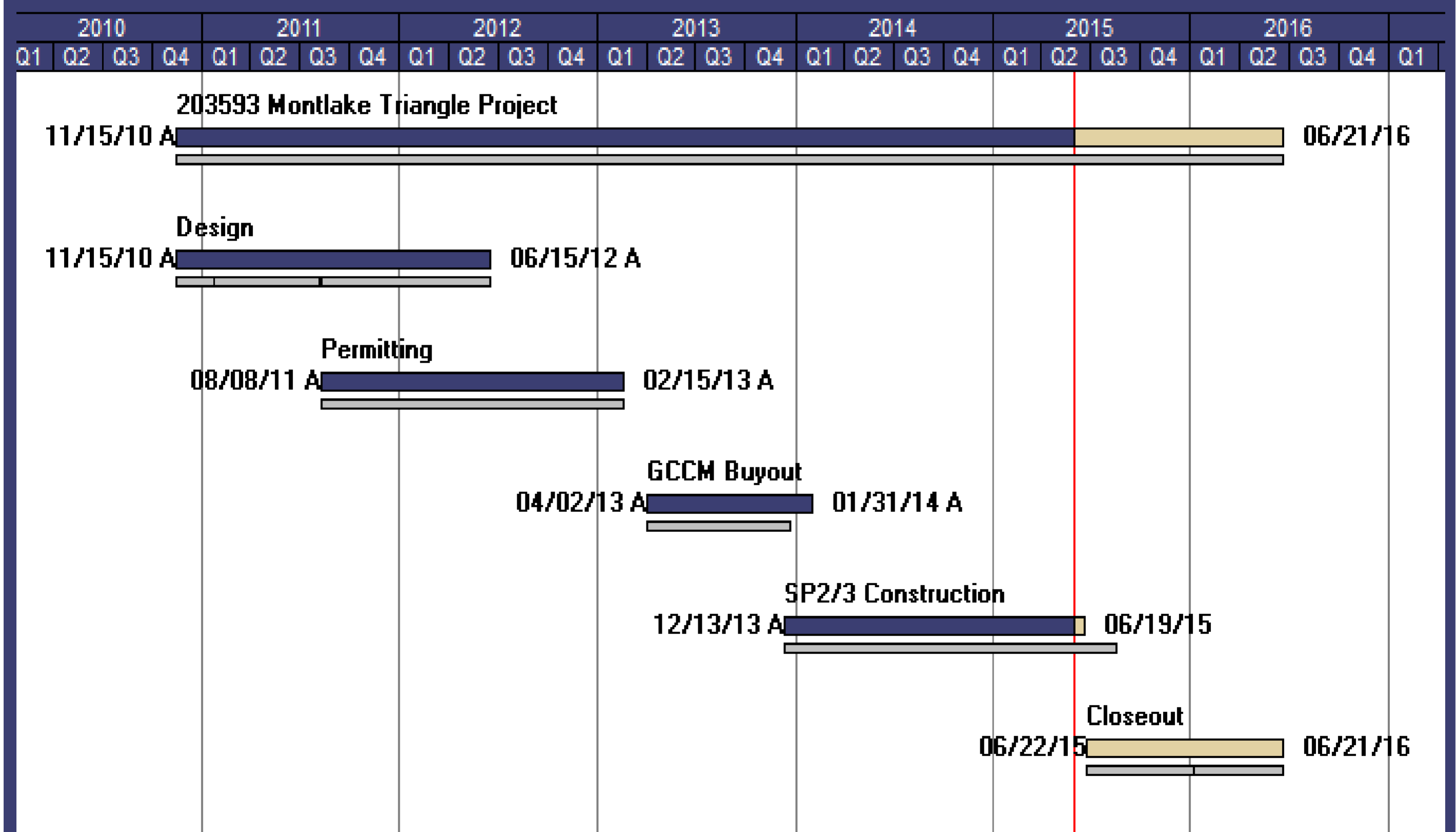
MONTLAKE TRIANGLE PROJECT

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

	BUDGET		FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
Project No. 203593 Project Manager: Andy Casillas	APPROVED BY BOR Feb-11	LAST PERIOD Nov-14	THIS PERIOD May-15		LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15
CONSULTANT SERVICES	2,720,000	2,624,000	2,593,000	↑	(96,000)	(127,000)	2,234,000	2,472,000
CONSTRUCTION COSTS	20,088,000	19,335,000	21,597,000	↓	(753,000)	1,509,000	13,252,000	19,694,000
EQUIPMENT & FURNISHINGS	-	-	24,000	↓	-	24,000	-	23,000
PROJECT MANAGEMENT	1,502,000	1,502,000	1,539,000	↓	-	37,000	1,104,000	1,327,000
OTHER COSTS	990,000	1,348,000	1,354,000	↓	358,000	364,000	606,000	791,000
SUBTOTAL	25,300,000	24,809,000	27,107,000	↓	(491,000)	1,807,000	17,196,000	24,307,000
SCOPE CHANGES	-	-		→	-	-	-	
PROJECT TOTAL	25,300,000	24,809,000	27,107,000	↓	(491,000)	1,807,000	17,196,000	24,307,000



SCHEDULE PROGRESS				LEGEND		
DESIGN	→	CONSTRUCTION	↑	↑	→	↓
CONTRACTING & PROCUREMENT	→	PROJECT CLOSEOUT	↑	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
This Period	31	0	0	30,636	0.0	2.74
Project to Date	32	0	0	90,578	0.0	2.74

* TRIR = Total Recordable Incident Rate

MONTLAKE TRIANGLE PROJECT #203593

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

The Montlake Triangle Project (MTP) is a multi-agency effort consisting of three subprojects centered around the intersection of Pacific Street and Montlake Boulevard. The scope of the project lowers NE Pacific Place and constructs a land bridge that will connect the Montlake triangle with the lower Rainier Vista. Transit patrons will access the triangle via a combination of existing crosswalks and a new mid-block bridge across Montlake Boulevard. The three subprojects will be constructed sequentially and scheduled to minimize impacting adjacent projects. These subprojects consist of the following elements:

- Montlake Pedestrian Bridge--Subproject 1 (SP1) – This project will provide pedestrian and bicycle connections between the future light rail station at Husky Stadium and the Montlake Triangle. Sound Transit is managing design and construction of this \$11.4 million project.
- Rainier Vista Land Bridge--Subproject 2 (SP2) – This bridge will span Pacific Place and connect the Montlake Triangle to Rainier Vista. The UW is managing design and construction of this \$20.8 million project.
- Rainier Vista Land Bridge Site Improvements--Subproject 3 (SP3) – This project will provide landscaping, hard surfacing, lighting, and other site improvements from Stevens Way through the Montlake Triangle. The UW is managing design and construction of this \$4.5 million project.

The designer for SP2 and SP3 is KPFF Consulting Engineers. The General Contractor/Construction Manager (GC/CM) for SP2 and SP3 is a joint venture of Sellen Construction and Merlino Construction.

SCOPE CHANGES

By the end of May, 119 Change Orders had been executed totaling \$2,423,077. The costs are split somewhat proportionally between unforeseen site conditions, design omissions, third-party agency changes, and added scope. All of the added scope items have come with additional funding.

WORK ACCOMPLISHED THIS PERIOD

All major work completed and punch list activities are gearing up to start. The lower vista work completed all hardscaping, irrigation, planting, sight lighting and site furnishings. The Pacific Place roadway fully opened for two-way traffic including sidewalk access. All site utilities have been completed along with all gabion wall construction. The land bridge work is completed with installation of topping slab, guard railing and lighting. The triangle work also completed all hardscaping, irrigation, planting, sight lighting and site furnishings.

COST AND SCHEDULE

The combined SP2/3 budget is \$25.3 million, and the current forecast is projecting a \$2.0 million over budget or \$27.3M total. The overall project funding plan includes a Washington State Department of Transportation (WSDOT) construction reserve, which provides an additional level of protection. There are efforts being made to request these needed funds. The SP2/3 construction completion is forecast on June 22, 2015, which is fourteen weeks earlier than originally planned when the project was approved. Currently the project has met all interim milestones and remains on schedule.

OPPORTUNITIES AND CHALLENGES

The triangle topsoil over the garage has exhibited a tendency to hold water causing structural and drainage concerns. The multiple soil testing is in progress to determine cause and remedy.

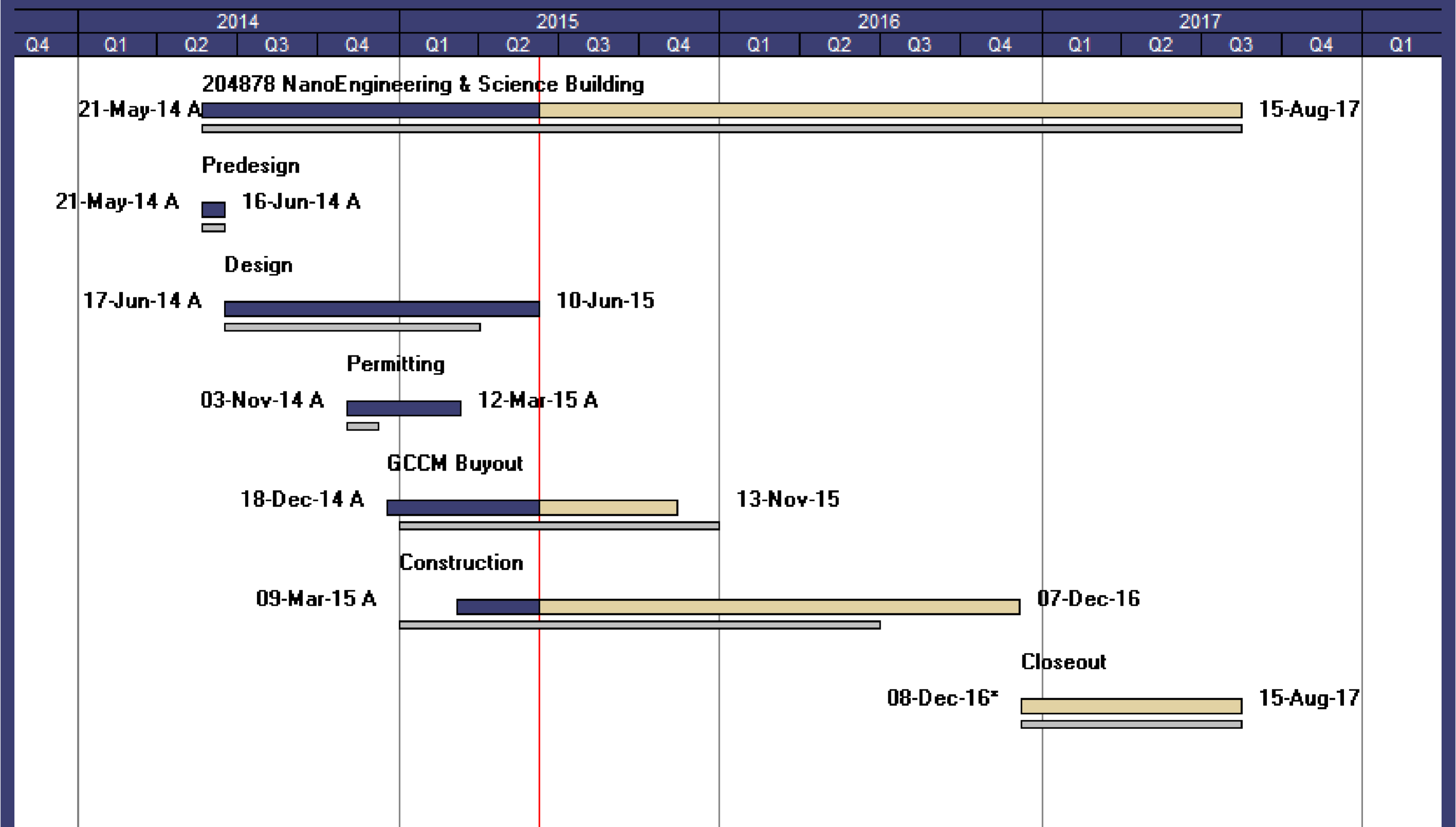
NANOENGINEERING AND SCIENCES BUILDING

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

	BUDGET		FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
Project No. 204878 Project Manager: Eric McArthur	APPROVED BY BOR Jun-14	LAST PERIOD Nov-14	THIS PERIOD May-15		LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15
CONSULTANT SERVICES	6,192,000	6,179,000	4,615,000	↑	(13,000)	(1,577,000)	81,000	1,118,000
CONSTRUCTION COSTS	43,342,000	41,755,000	49,599,000	↓	(1,587,000)	6,257,000	-	514,000
EQUIPMENT & FURNISHINGS	428,000	428,000	428,000	→	-	-	-	-
PROJECT MANAGEMENT	2,098,000	2,098,000	2,098,000	→	-	-	20,000	365,000
OTHER COSTS	940,000	940,000	1,070,000	↓	-	130,000	-	186,000
SUBTOTAL	53,000,000	51,400,000	57,810,000	↓	(1,600,000)	4,810,000	101,000	2,183,000
SCOPE CHANGES	-		440,000	↓	-	440,000		53,000
PROJECT TOTAL	53,000,000	51,400,000	58,250,000	↓	(1,600,000)	5,250,000	101,000	2,236,000



SCHEDULE PROGRESS				LEGEND		
DESIGN	→	CONSTRUCTION	→	↑	→	↓
CONTRACTING & PROCUREMENT	→	PROJECT CLOSEOUT	→	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
This Period	25	0	0	12,569	0.0	2.74
Project to Date	25	0	0	12,569	0.0	2.74

* TRIR = Total Recordable Incident Rate

NANO ENGINEERING AND SCIENCES BUILDING #204878

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

The NanoEngineering and Sciences Building (NanES) project will consist of a new, approximately 78,000 gross square foot (GSF), 6-story building adjacent and connected to the existing Molecular Engineering & Sciences Building (MoES) on the main University of Washington campus. The project will be to construct a warm shell building and complete the build-out of 13,000 assignable square feet (asf) to accommodate the currently impacted spaces. The first floor of 12,000 gross square feet will be constructed as a warm shell for anticipated future completion for academic general purpose use, and this warm shell work will be funded by Central Funds. To offset this loss of floor space, the currently designed basement level floor will expand to the north and add 9,000 of gross square feet of ground contact area. The balance of the shell space will be available to provide build-out space for future College of Engineering vibration and EMI sensitive programs, currently estimated at an additional 27,000 asf by the year 2021.

SCOPE CHANGES

None this period.

WORK ACCOMPLISHED THIS PERIOD

The design team completed the Design Development Phase for the interior improvements and supporting building infrastructure. The Ground Floor will be fit out with approximately 3,000 assignable square feet to support the vibration and EMI-sensitive instrumentation affected by the Sound Transit Link Light Rail tunnel. The remaining portion of the assignable square feet, approximately 10,000, will be fit out on Level 2 of the building. The researchers and supporting staff will occupy a portion of the office area and the remaining will be lab space to prepare samples and house non-vibration sensitive equipment.

The level 1 has been planned and designed for general assignment classroom spaces. The floor is accessible to the grade and will house one 100 seat classroom and one 60 seat smaller classroom. The spaces are designed to be flexible and to support active learning. By including this floor along with the lab floors in the design effort, CPO can develop a scope and cost model to present to the Board for approval. The presentation of this scope is anticipated for the July 9 Board of Regents meeting.

The construction is moving forward with excavation of and shoring for the below-grade ground floor area. . CPO and the construction team are monitoring the pedestrian traffic as it passes by this busy corner of the campus. We continue to work closely with the researchers in the adjacent Molecular Engineering and Sciences building to attempt to minimize impacts to their research by electro-magnetic fields and/or vibration caused by the normal construction operations.

COST AND SCHEDULE

The project is currently over the approved budget number, and the team is reviewing the cost estimates to determine where appropriate reductions can be made to preserve the project scope. The bid packages are also being issued and the construction manager is aggressively seeking multiple bidders to provide competition in the hopes of getting better pricing.

OPPORTUNITIES & CHALLENGES

The construction market is currently experiencing increased escalation as the industry recovers from the weakened economy. The on-going projects in the Seattle area are straining the labor pool for construction trades. The NanoEngineering project and other university construction work are seeing younger tradesfolk on the jobsite which can affect the quality of work and the project schedule. The construction manager is aware of this and is actively monitoring and working with their subcontractors to manage this issue.

The site is restricted and will be affecting vehicular circulation around the site. The tight fence boundaries and the increasing number of students that flow through this area of the campus present a challenge to the contracting team, to preserve safety while still maintaining traffic and the ingress of materials. A law officer has been retained to help direct traffic through the Grant Lane and Steven's Way intersection. This is the primary point for materials to enter the site and is also where most pedestrian traffic will cross.

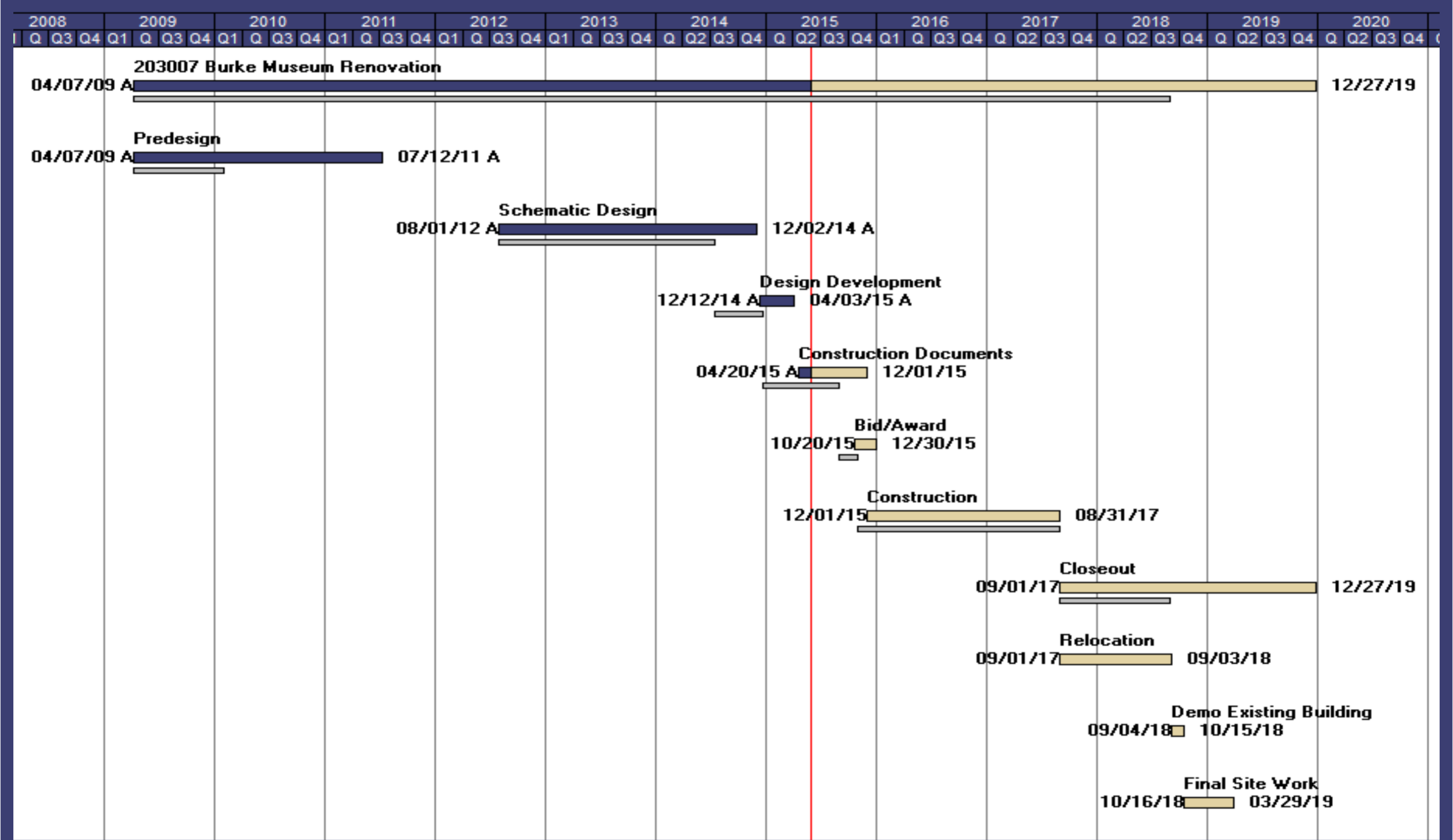
NEW BURKE MUSEUM

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

	BUDGET		FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
Project No. 203007 Project Manager: Randy Everett	APPROVED to date Sep-14	LAST PERIOD Nov-14	THIS PERIOD May-15		LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15
CONSULTANT SERVICES	5,732,000	5,716,000	4,968,000	↑	(16,000)	(764,000)	1,452,000	2,988,000
CONSTRUCTION COSTS	-	-	207,000	↓	-	207,000	-	-
EQUIPMENT & FURNISHINGS	-	-	-	→	-	-	-	-
PROJECT MANAGEMENT	264,000	264,000	716,000	↓	-	452,000	264,000	264,000
OTHER COSTS	304,000	320,000	409,000	↓	16,000	105,000	76,000	111,000
SUBTOTAL	6,300,000	6,300,000	6,300,000	→	-	-	1,792,000	3,363,000
SCOPE CHANGES	-	-	-	→	-	-	-	-
PROJECT TOTAL	6,300,000	TBD	6,300,000	→	-	-	1,792,000	3,363,000



SCHEDULE PROGRESS				LEGEND		
DESIGN	→	CONSTRUCTION	→	↑	→	↓
CONTRACTING & PROCUREMENT	→	PROJECT CLOSEOUT	→	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
NOT APPLICABLE AT THIS TIME	0	0	0	0	n/a	2.74
	0	0	0	0	n/a	2.74

* TRIR = Total Recordable Incident Rate

NEW BURKE MUSEUM #203007

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

This project will construct a New Burke Museum to replace the existing Burke Museum. The current museum is a two-story 68,916 gross square foot (GSF) building constructed in 1962, on the Seattle Campus. This new and larger building will address the limitations and shortcomings of the existing building. A project goal is to construct an architecturally noteworthy facility that reflects the museum's core institutional values. The values include; making the collections and research accessible and engaging; integrate a cross-disciplinary approach to achieving the museum's vision; and facilitate meaningful visitor engagement with exhibitions, on-site programs, public amenities, and outreach services.

The new museum is planned as a three-story building with a partial additional daylight basement with approximately 110,000 GSF. The proposed building site is directly west of the existing museum and is within a development site identified in the UW Master Plan. The revised site plan will permit construction of a future building on the site of the current museum. The project architect is Olson Kundig Architects (OKA) of Seattle.

SCOPE CHANGES

None this period.

WORK ACCOMPLISHED THIS PERIOD

The design consultants commenced and completed the Design Development phase of the project. The University Landscape Advisory Committee and the UW Architectural Commission approved the Design Development phase in March of 2015. The Project Review Board, representing various University administrative and operating groups approved the Design Development documents in April of 2015. Three independent estimates of the project were completed and reconciled in May 2015. The estimates ranged from \$51.1M to \$52.9M, the approved design construction budget is \$51.1M with a desire from the Burke Museum to reduce the construction budget to \$49.5M if possible. The project team will seek to identify scope reduction measures for consideration during the design phase of Construction Documents to achieve a reduction in construction costs.

In March 2015, Skanska was selected as the General Contractor/Construction Manager (GC/CM) for the project. A preconstruction services agreement was executed.

The Master Use Application for the project was submitted to the City of Seattle in April 2015.

COST AND SCHEDULE

The State of Washington 2012 Supplemental Capital Budget appropriated \$3,500,000 for design phase activities. The target total project budget, which was \$52.5 million at the end of predesign, is now forecast to be \$75 million. The Burke Museum is seeking \$46.2 million in State capital funds in the 2015 -2017 biennium. The schematic design and design development phases took longer than planned allowing the exhibit design work to align with the building design. Some of the additional time was for the realignment of the budget at the end of the schematic design phase. The project team is developing a phase design completion and bidding strategy in order to maintain the desired construction schedule.

OPPORTUNITIES AND CHALLENGES

The potential of the whole site was considered in order to maximize this corner of the campus for its urban character, visibility, and identity potentials. The complexity of the program, the density of the design and the aspirational goals for the project are a challenge for the project budget. An active construction market and price escalation in the Seattle area will put pressure on the project budget.

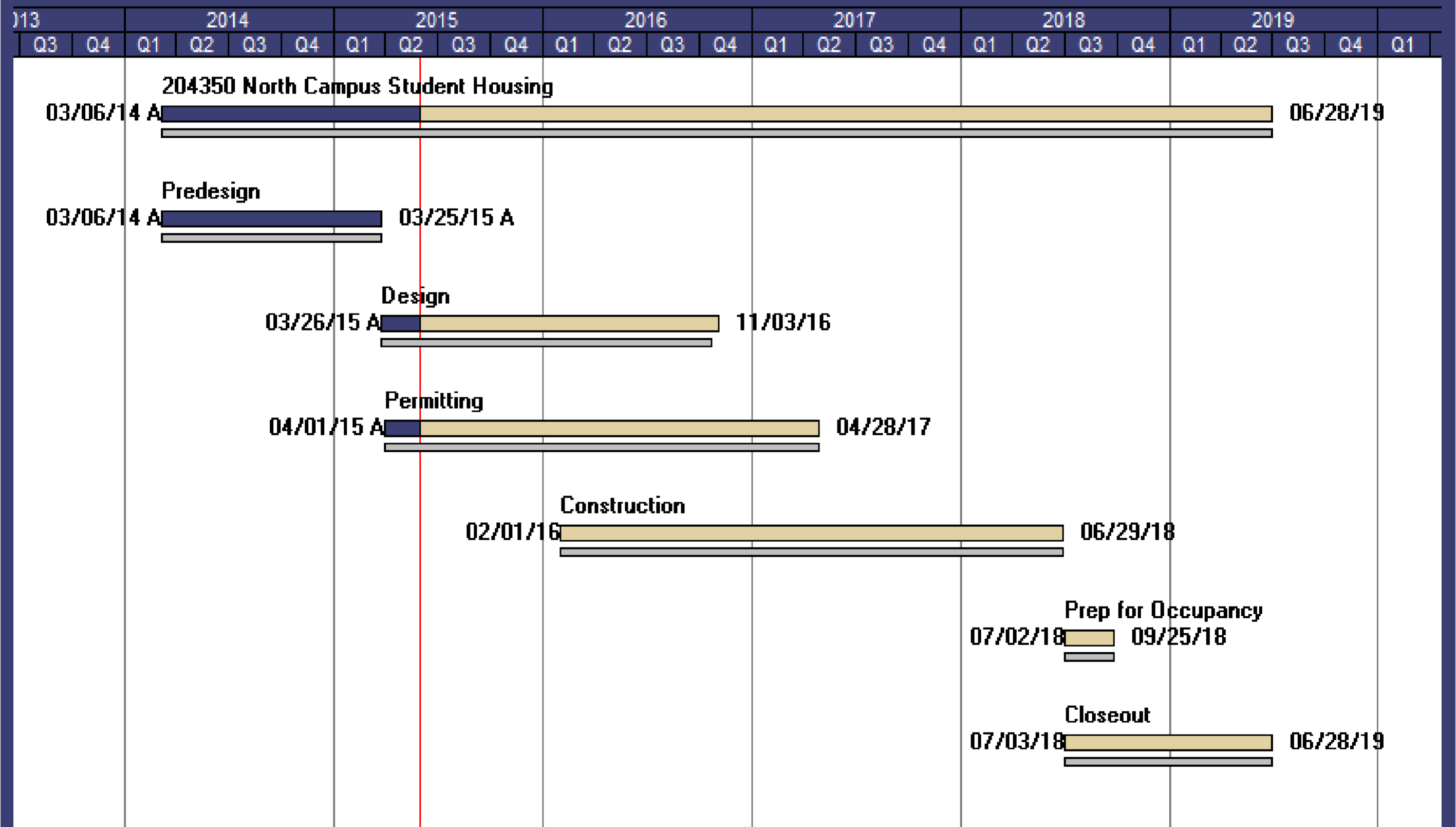
NORTH CAMPUS STUDENT HOUSING REPLACEMENT PH 4 (a)

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

	BUDGET		FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
	APPROVED	LAST	THIS		LAST	THIS	LAST	THIS
	BY BOR	PERIOD	PERIOD		PERIOD	PERIOD	PERIOD	PERIOD
Project No. 204350	Mar-15	Nov-14	May-15		Nov-14	May-15	Nov-14	May-15
Project Manager: Victoria Morris								
CONSULTANT SERVICES	1,383,000	-	6,574,000	↓	(1,383,000)	5,191,000	-	1,513,000
CONSTRUCTION COSTS	461,000	-	885,000	↓	(461,000)	424,000	-	-
EQUIPMENT & FURNISHINGS		-	-	→	-	-	-	-
PROJECT MANAGEMENT	76,000	-	76,000	→	(76,000)	-	-	-
OTHER COSTS		-	15,000	↓	-	15,000	-	15,000
SUBTOTAL	1,920,000	-	7,550,000	↓	(1,920,000)	5,630,000	-	1,528,000
SCOPE CHANGES	-	-		→	-	-	-	-
PROJECT TOTAL	1,920,000	-	7,550,000	↓	(1,920,000)	5,630,000	-	1,528,000



SCHEDULE PROGRESS	LEGEND
DESIGN ↓	 ↑ Positive → Neutral or On Plan ↓ Negative
CONTRACTING & PROCUREMENT ↓	
CONSTRUCTION ↓	
PROJECT CLOSEOUT ↓	

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
This Period	0	0	0	0	n/a	2.74
Project to Date	0	0	0	0	n/a	2.74

* TRIR = Total Recordable Incident Rate

NORTH CAMPUS HOUSING REPLACEMENT #204350

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

The first phase of the North Campus Student Housing projects is Phase IV (a). Phase IV (a) will replace McCarty Hall with three buildings, identified as buildings B, C, and D. The occupancy is planned for the start of Autumn Quarter 2018. The University plans for the building to be 5-stories of wood-frame construction above a two-story concrete podium. The steeply sloped site makes it challenging to achieve the desired 1,870 beds programmed for these buildings.

The project is targeting to achieve the U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) for New Construction for at least a LEED Silver.

Kieran Timberlake of Philadelphia, Pennsylvania is the architect, Olin Studios of Philadelphia is the Landscape Architect, and W.G. Clark is the General Contractor/Construction Manager (GC/CM) from Seattle, Washington.

SCOPE CHANGES

None this period.

WORK ACCOMPLISHED THIS PERIOD

The schematic design is progressing. The topographic survey was completed. Tree Solutions has continued its work on the tree survey and the physical tree identification. A preliminary draft of the geotechnical report was provided to the team.

COST AND SCHEDULE

The project budget has funding of \$1,920,000 for schematic design. The planned date for presentation to the Board of Regents for budget, funding, and site approval was shifted from March to September to align with the completion of the Final Supplemental Environmental Impact Statement. The additional funding above the \$1.9 million is estimated at approximately \$4.0 million. The funding from Housing & Food Services reserves will be used during this additional period before the Board approval. The early site work and demolition of McCarty Hall will start in February 2016. The design work is phased to match the construction schedule. The design will be complete in November 2016. The occupancy of the three buildings is planned for the start of Autumn Quarter 2018.

OPPORTUNITIES AND CHALLENGES

The early selection of the General Contractor along with early selections of the mechanical and electrical subcontractors, follow the successful format of design participation that occurred in the West Campus Housing projects. This early involvement has proven to further the 3D modeling and coordination of the design.

The project will be challenged with construction cost escalation and adequate number of specialty tradecraft workers to construct the project due to the increase in construction activity in the Seattle area.

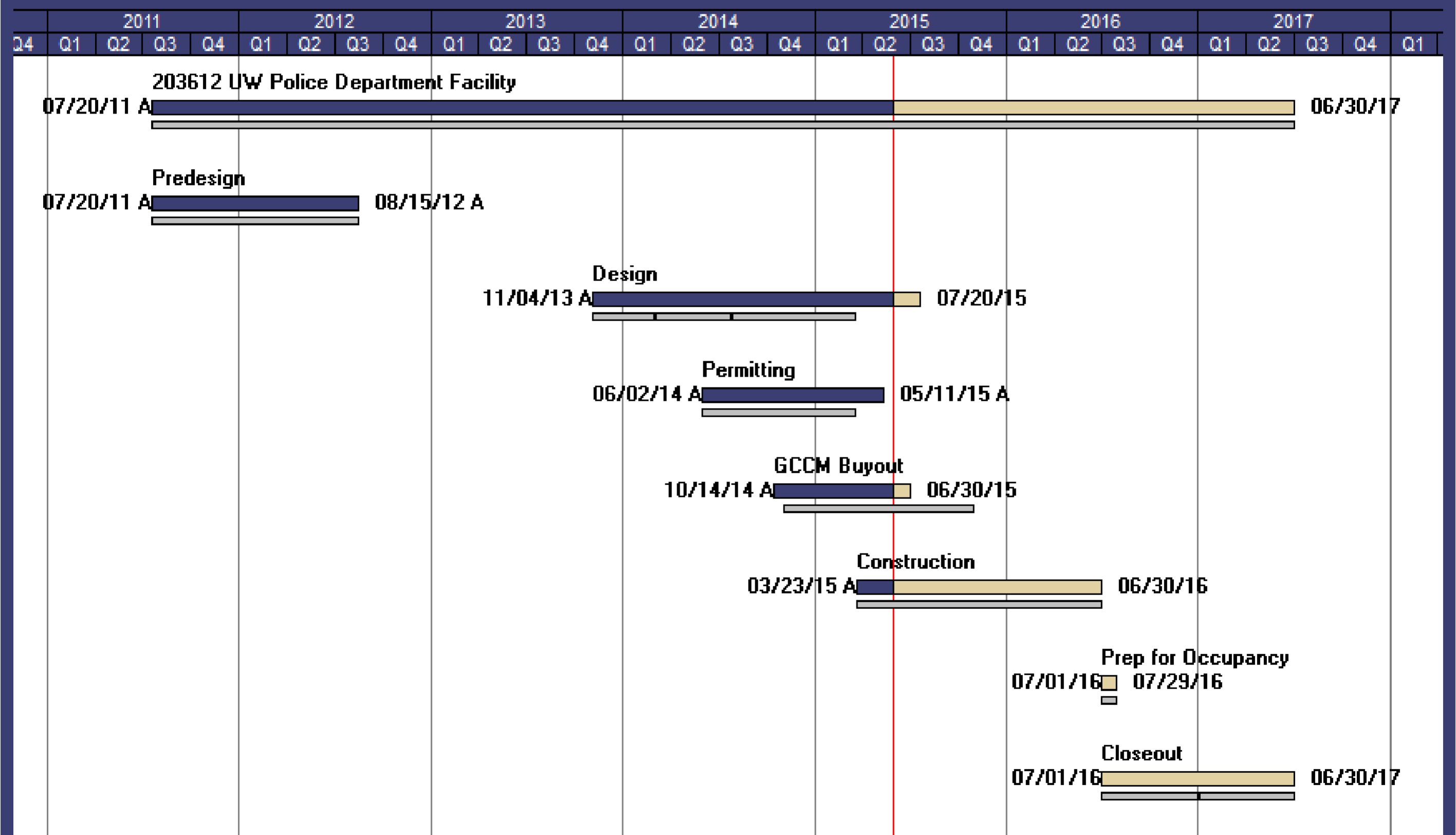
POLICE DEPARTMENT FACILITY

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

Project No. 203612 Project Manager: Ken Kubota	BUDGET		FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
	APPROVED	LAST	THIS		LAST	THIS	LAST	THIS
	BY BOR	PERIOD	PERIOD		PERIOD	PERIOD	PERIOD	PERIOD
Sep-13	Nov-14	May-15		Nov-14	May-15	Nov-14	May-15	
CONSULTANT SERVICES	2,278,000	2,729,000	2,500,000	↓	451,000	222,000	1,263,000	1,534,000
CONSTRUCTION COSTS	15,616,000	15,202,000	15,616,000	→	(414,000)	-	134,000	274,000
EQUIPMENT & FURNISHINGS	-	-	-	→	-	-	-	-
PROJECT MANAGEMENT	820,000	820,000	820,000	→	-	-	155,000	181,000
OTHER COSTS	786,000	749,000	564,000	↑	(37,000)	(222,000)	120,000	157,000
SUBTOTAL	19,500,000	19,500,000	19,500,000	→	-	-	1,672,000	2,146,000
SCOPE CHANGES	-	-	-	→	-	-	-	-
PROJECT TOTAL	19,500,000	19,500,000	19,500,000	→	-	-	1,672,000	2,146,000



SCHEDULE PROGRESS				LEGEND		
DESIGN	→	CONSTRUCTION	→	↑	→	↓
CONTRACTING & PROCUREMENT	→	PROJECT CLOSEOUT	→	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
This Period	5	0	0	4,830	0.0	2.74
Project to Date	5	0	0	4,830	0.0	2.74

* TRIR = Total Recordable Incident Rate

POLICE DEPARTMENT FACILITY #203612

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

This project will construct a new University of Washington Police Department (UWPD) facility in a more central location that will facilitate greater accessibility to the campus community. The site for the project is just south of Gould Hall, occupying a portion of the W14 Parking Lot and the 3945 and 3937 buildings on 15th Avenue. Located in the growing and increasingly lively west campus and near a primary campus entrance, the site offers improved visibility and access to the police station. The approximately 29,000 square foot building is envisioned to be architecturally significant, with a program and features to support a modern and highly capable UWPD operation for decades to come. The conceptual design envisions two stories with an additional basement for police department use and a surface parking lot for fleet vehicles. The program includes offices, a dispatch and communications center, records, evidence room and lab, suspect processing, interview rooms, report taking rooms, juvenile waiting rooms, police lockers, fitness rooms, a multipurpose meeting/training room, and fleet parking.

The project sustainability goal is to achieve Leadership in Energy and Environmental Design (LEED) Silver certification.

The architect is the Miller Hull Partnership of Seattle. The General Contractor/Construction Manager (GC/CM) is BNBuilders of Seattle.

SCOPE CHANGES

The contaminated soils were discovered in 3 locations on the site from past residential uses and were removed from the excavation area. The two underground storage tanks (USTs) were also removed. In anticipation that bidding is trending higher than the estimate for metal panels, glazing, elevators, site utilities, and drywall bid packages, the project team developed a list of VE options to consider. A decision on these items will be made in June 2015 when bidding is complete.

WORK ACCOMPLISHED THIS PERIOD

The bid package bidding continued and the last four packages will bid in June. The GC/CM was given a Notice to Proceed (NTP) to start construction. The site was cleared, two houses were abated and demolished, and shoring was installed on the east end of the site. The site was excavated to basement level, concrete footings were placed, the east basement wall waterproofing was installed and shotcrete walls were placed. The interior column and seismic core walls were placed, below basement slab utilities were installed, and the basement concrete slab and columns were placed. The permit drawings were submitted to the Seattle Department of Transportation (SDOT) for installing the emergency power and communication conduits in the alley.

COST AND SCHEDULE

The project budget of \$19.5 million was approved in September 2013 and the forecast is currently on budget. The construction will start in the spring of 2015 and occupancy is planned for July of 2016.

OPPORTUNITIES AND CHALLENGES

The UW Police Department facility is one of the few buildings on campus that is open 24 hours a day, seven days a week. This project will make the facility more visible, as many students, faculty, and staff do not know its current location.

This project is currently on budget. With the increased construction activity throughout the Puget Sound region there has been an impact on the bidding with fewer bidders and increased costs.

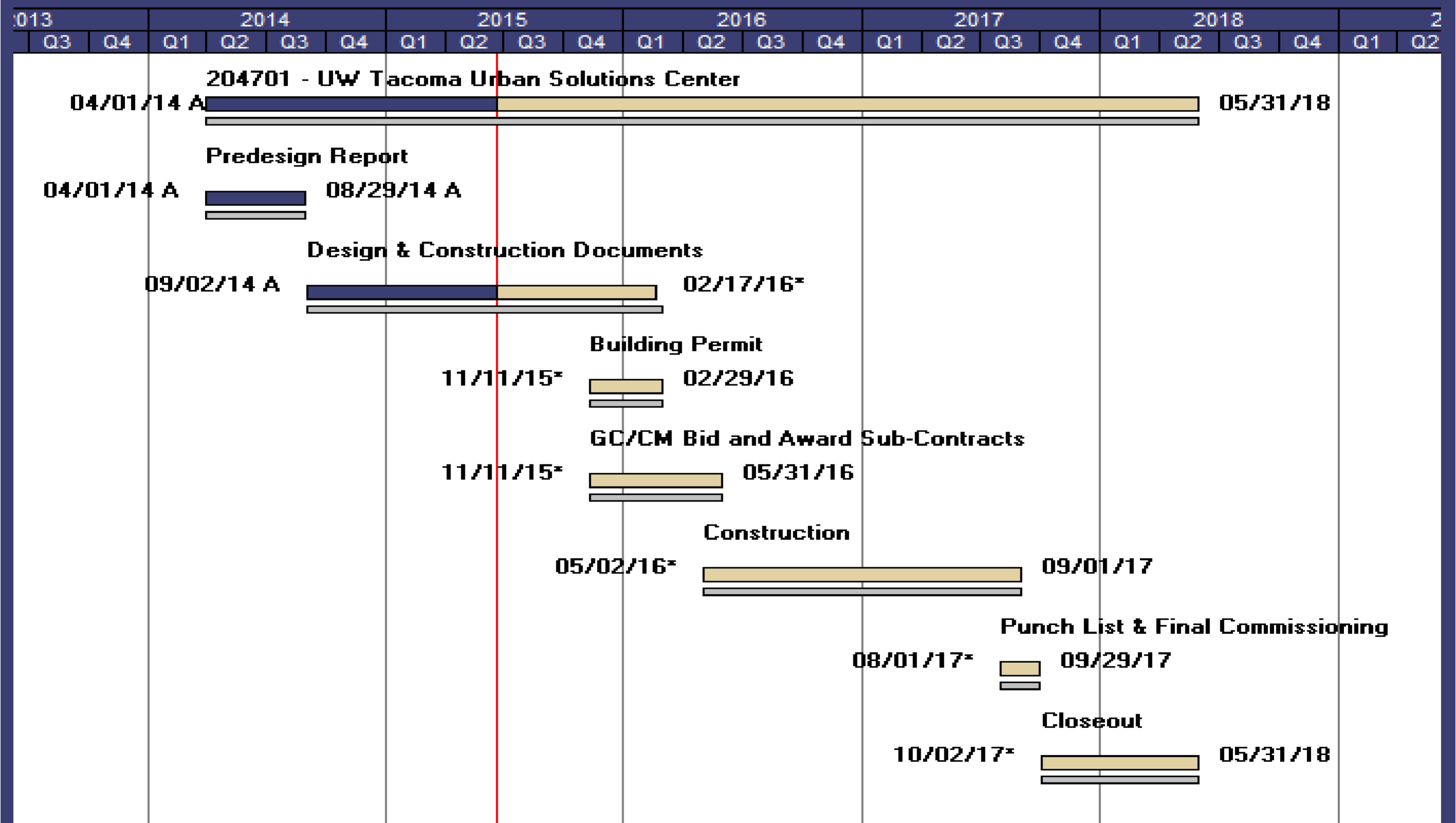
TACOMA URBAN SOLUTIONS CENTER

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

Project No. 204701 Project Manager: Jeannie Natta	BUDGET	FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE		
	APPROVED BY BOR May-14	LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15	
CONSULTANT SERVICES	1,429,000	1,439,000	1,439,000	↓	10,000	10,000	291,000	770,000
CONSTRUCTION COSTS	219,000	227,000	236,000	↓	8,000	17,000	-	65,000
EQUIPMENT & FURNISHINGS	-	-	-	→	-	-	-	-
PROJECT MANAGEMENT	217,000	218,000	217,000	→	1,000	-	-	43,000
OTHER COSTS	35,000	16,000	8,000	↑	(19,000)	(27,000)	1,000	5,000
SUBTOTAL	1,900,000	1,900,000	1,900,000	→	-	-	292,000	883,000
SCOPE CHANGES	-	-	-	→	-	-	-	-
PROJECT TOTAL	1,900,000	1,900,000	1,900,000	→	-	-	292,000	883,000



SCHEDULE PROGRESS	LEGEND
DESIGN	↑ Positive
CONTRACTING & PROCUREMENT	→ Neutral or On Plan
CONSTRUCTION	↓ Negative
PROJECT CLOSEOUT	

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
NOT APPLICABLE AT THIS TIME	0	0	0	0	n/a	2.74
	0	0	0	0	n/a	2.74

* TRIR = Total Recordable Incident Rate

TACOMA URBAN SOLUTIONS CENTER #204701

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

The Urban Solutions Center project is the warm shell renovation of the Tacoma Paper & Stationary Building, a 40,000 square foot, four-story historic building located between the existing University of Washington Tacoma (UWT) Science Building and Dougan Building. Built in 1904, this historic building is the last remaining undeveloped warehouse building located along the old Prairie Rail Line railroad spur. The scope of work is a shell and core renovation, focusing on creating a warm shell to house the future program envisioned by the UW Tacoma administration. The academic programs housed in this building will be forward-thinking and outreach-based. The building will be the core of the urban-serving missions at the University. These programs are currently spread throughout the buildings and departments. This will be the first manifestation of this gathering of departments to collocate in one building.

SCOPE CHANGES

Originally, the project was to be completed in two phases: (1) a 'warm shell' and core renovation, (2) a full build-out of the interior space. Based on UW Tacoma's current growth projections of 5% - 7% student growth per year, the UW Tacoma Campus Planning Office is considering completing the project in a single phase. The preliminary interior design programming efforts have begun. The schedule has been revised to reflect the anticipated date the building will be vacated. The construction is forecasted for May 1, 2016, when we anticipate the building will be vacated.

WORK ACCOMPLISHED THIS PERIOD

The stakeholders and the design team reached consensus on the cladding for the exterior south wall, the basis of design for the window replacement, the color scheme, and exterior downspots for the building. The 50% design development set was distributed for review. Mortenson, the General Contractor/Construction Manager (GCCM), has established a cost trend log to track the cost impact of design changes.

The project team completed a life-cycle cost analysis to compare a stand alone cooling systems to two different options for combining cooling systems with the neighboring Science and Dougan buildings.

The interior design programming kicked off in the middle of the month. The three focus groups meetings followed. One focused on general learning spaces, a second focused on engineering and urban design laboratories and the third focused on biomedical laboratories.

At the end of month, the project team met to discuss the progress of the project, reviewed goals and finalized a collaboration agreement for the team.

COST AND SCHEDULE

Currently, the project budget is the \$1.9M design money already received from the state. The expected core and shell construction cost of \$18M will be confirmed as part of the project. The schedule has been revised with anticipation of when the building may be vacated. We anticipate starting construction in May of 2016 and reaching substantial completion in August of 2017 in time for occupancy for Fall Quarter of 2017.

OPPORTUNITIES AND CHALLENGES

The project offers the chance to complete the major renovation of UW Tacoma's warehouse building stock and fill in a 'missing tooth' in the heart of the campus. The building has a number of infrastructure challenges to overcome. There is also known contaminated soil within the footprint of the building and economically addressing that issue may be an additional challenge.

The predesign provides a strong foundation moving forward. Now that the Prairie Line Trail is completed, the design team is also able to envision how the new Urban Solutions Center will tie into the trail. At this time the team is proceeding with the understanding that the building will be unoccupied during construction. If this assumption changes and the building remains partially occupied during the core and shell renovation, several challenges and opportunities exist.

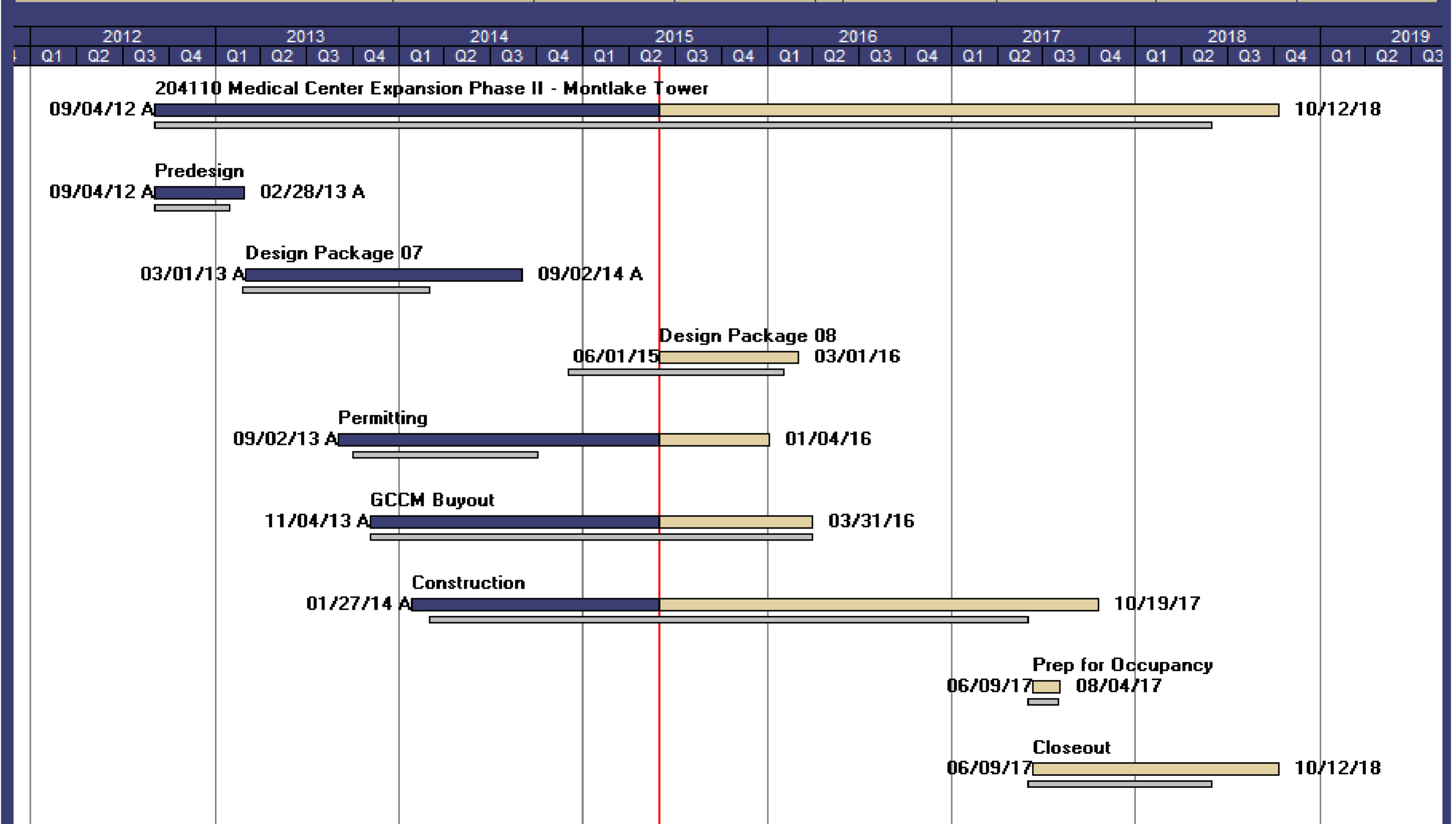
UWMC EXPANSION PHASE II

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

	BUDGET	FORECAST COST			VARIANCE: OVER/(UNDER)		WORK IN PLACE	
Project No. 204110 Project Manager: Ross Pouley	APPROVED BY BOR Feb-13	LAST PERIOD Nov-14	THIS PERIOD May-15		LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15
CONSULTANT SERVICES	18,566,000	18,632,000	18,655,000	↓	66,000	89,000	10,538,000	12,477,000
CONSTRUCTION COSTS	116,873,000	116,993,000	116,968,000	↓	120,000	95,000	18,795,000	57,546,000
EQUIPMENT & FURNISHINGS	43,350,000	43,350,000	43,350,000	→	-	-	-	-
PROJECT MANAGEMENT	5,350,000	5,350,000	5,350,000	→	-	-	2,538,000	2,784,000
OTHER COSTS	2,161,000	1,975,000	1,977,000	↑	(186,000)	(184,000)	514,000	622,000
SUBTOTAL	186,300,000	186,300,000	186,300,000	→	-	-	32,385,000	73,429,000
SCOPE CHANGES	-	-	-	→	-	-	-	-
PROJECT TOTAL	186,300,000	186,300,000	186,300,000	→	-	-	32,385,000	73,429,000



SCHEDULE PROGRESS	LEGEND
DESIGN ↓	↑ Positive → Neutral or On Plan ↓ Negative
CONSTRUCTION →	
CONTRACTING & PROCUREMENT →	
PROJECT CLOSEOUT →	

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
This Period	273	1	3	272,864	2.2	2.74
Project to Date	139	1	7	392,897	3.6	2.74

* TRIR = Total Recordable Incident Rate

UWMC EXPANSION PHASE II #204110

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

This project will provide the interior structure, systems, and finishes for a second phase of expansion at the University of Washington Medical Center (UWMC). This phase 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. The additional inpatient beds will also be provided. To support this goal, the Phase II project will build out 107,000 gross square feet (GSF) of shelled spaces within the new Montlake Tower and renovate 137,000 GSF for both inpatient and outpatient services in the Pacific and Muilenburg Towers. The scope will include new operating rooms (ORs) on Level 2 and intensive care or medical surgery units on Levels 5, 6, and 7. The renovation work will consolidate and organize clinics in wings 7EE and 8SE and provide the support space and infrastructure necessary to make each component fully operational.

The project architect is NBBJ of Seattle and the General Contractor/Construction Manager (GC/CM) is Mortenson of Kirkland.

SCOPE CHANGES

None this period.

WORK ACCOMPLISHED THIS PERIOD

The construction on the first bid package (DP01) for the GC/CM Construction Contract started in January of 2014 and occupancy has been achieved for all of the medical and clinical space in this package. The end date for the final ancillary modifications in the package is scheduled for June of 2015. The completion of construction on DP01 and construction on the next major bid package (DP04) will occur simultaneously and will began in July of 2014. This work consists of the build-out of new operating rooms on the 2nd floor, and new Inpatient nursing units on the 5th, 6th, and 7th floors of the shelled Montlake Tower space. The completion dates for the work in this package are staggered to coincide with the phasing approach the GC/CM has utilized. The UWMC will begin taking occupancy of the floors in late 2015 and be fully operational in all areas by early 2016.

The design work was also completed for next major bid package (DP07) in this period. This work will consist of multiple renovations on the 2nd floor of the UWMC to create the new prep-hold-recovery complex that will support the new OR configuration. This bid package is in the midst of the bid process, with an anticipated construction award date of late July 2015.

The design work on the final bid package is ongoing and is scheduled for a construction start date in mid-2016. This package contains the final building modifications and services necessary to support the new OR and prep-hold-recovery complex.

COST AND SCHEDULE

The approved project budget is \$186.3 million, and the forecast is currently on budget. The first phase of construction is nearly complete, the second will be completed by year end with the next phase starting in early 2016.

OPPORTUNITIES AND CHALLENGES

The phased construction continues to give the hospital the opportunity to assess the impacts of construction with their current operations and to mitigate negative impacts to their continuous delivery of service. Nonetheless, construction in an occupied Medical Center continues to pose multiple logistical challenges related to material and personnel movement, construction noise and vibration, and infection control. To accomplish this, the GC/CM contractor is working very closely with the UWMC operations and patient care management to establish acceptable construction methods that balance operational demands with the realities of performing the construction. The high escalation in the Seattle area construction market will put pressure on the project budget.

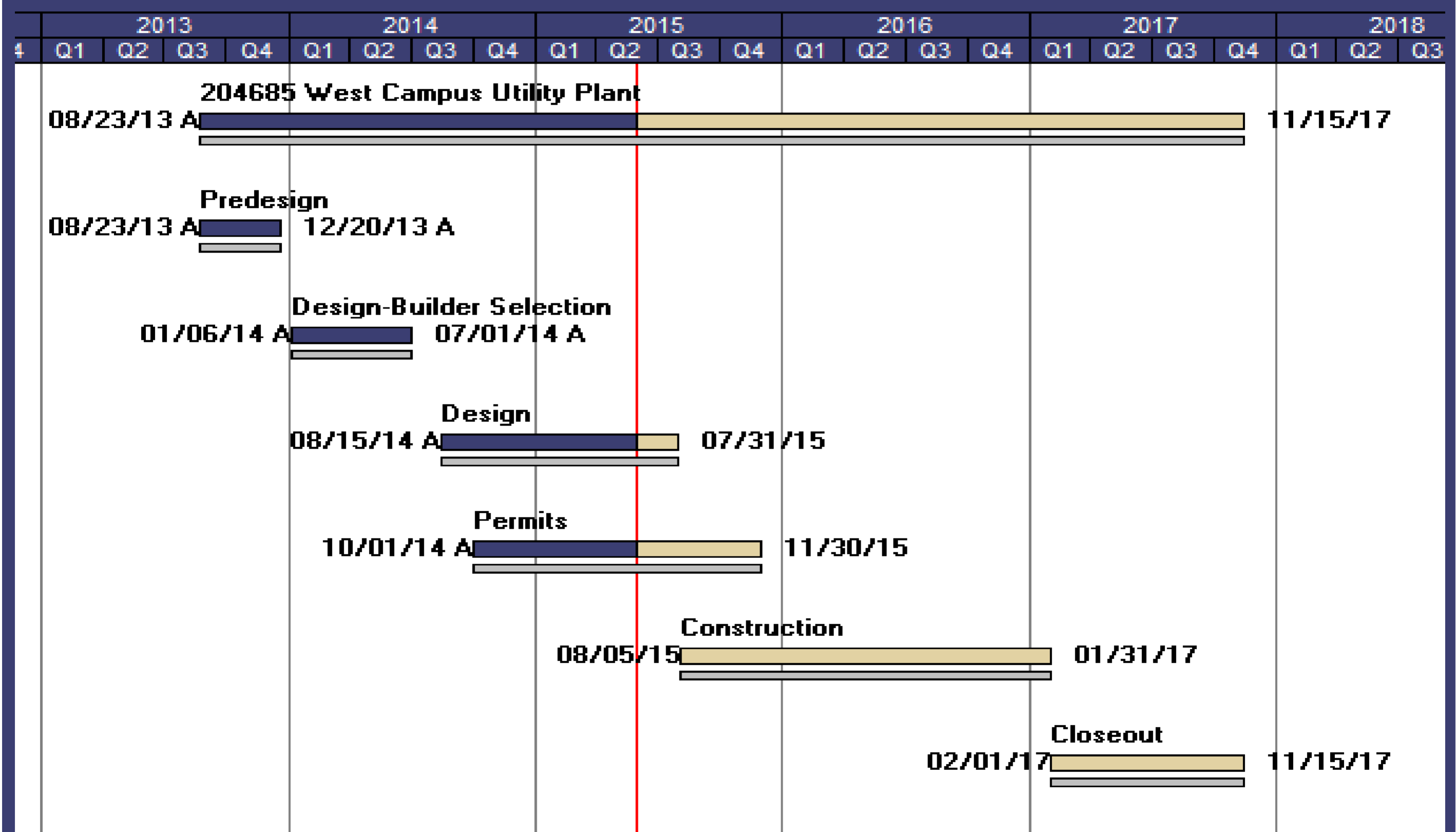
WEST CAMPUS UTILITY PLANT

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

	BUDGET		FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
Project No. 204685 Project Manager: Steve Harrison	APPROVED BY BOR Sep-13	LAST PERIOD Nov-14	THIS PERIOD May-15		LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15
CONSULTANT SERVICES	559,000	2,314,000	3,456,000	↓	1,755,000	2,897,000	361,000	1,754,000
CONSTRUCTION COSTS	28,351,000	26,754,000	30,662,000	↓	(1,597,000)	2,311,000	105,000	548,000
EQUIPMENT & FURNISHINGS	-	-	-	→	-	-	-	-
PROJECT MANAGEMENT	1,056,000	1,056,000	1,026,000	↑	-	(30,000)	30,000	30,000
OTHER COSTS	534,000	376,000	1,056,000	↓	(158,000)	522,000	28,000	45,000
SUBTOTAL	30,500,000	30,500,000	36,200,000	↓	-	5,700,000	524,000	2,377,000
SCOPE CHANGES	-	-	-	→	-	-	-	-
PROJECT TOTAL	30,500,000	30,500,000	36,200,000	↓	-	5,700,000	524,000	2,377,000



SCHEDULE PROGRESS				LEGEND		
DESIGN	↓	CONSTRUCTION	→	↑	→	↓
CONTRACTING & PROCUREMENT	→	PROJECT CLOSEOUT	→	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
NOT APPLICABLE AT THIS TIME	0	0	0	0	n/a	2.74
	0	0	0	0	n/a	2.74

* TRIR = Total Recordable Incident Rate

WEST CAMPUS UTILITY PLANT #204685

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

This project includes a building of approximately 17,000 gross square feet (GSF) containing generators, chillers, cooling towers, and associated equipment. The building will be constructed above the existing campus utility tunnel, allowing direct access to the tunnel for distribution of electrical cabling and chilled water (CW) piping.

When fully built out, the plant will have the capacity to produce 12 megawatts (MW) of emergency power and 10,500 tons of CW. Phase 1 will construct the complete building, install equipment to produce 6 MW and 3,000 tons, provide space and infrastructure for the future full equipment build-out, and run distribution systems to the south campus. The emergency power and CW will be distributed to the tunnel intersection vault SW-1, at which point the Animal Research and Care Facility (ARCF) project will pick up those services for connection and distribution within the facility and to the existing distribution lines nearby.

The West Campus Utility Plant (WCUP) is envisioned to be an architecturally significant building, given its prominent location on the west campus. There will careful attention given to ensure that the design fits contextually with the surrounding community and is representative of its importance as a gateway building at the southwest approach to the campus. The design will incorporate a demonstration display element that will enable access by students and the public to gain an understanding of the University's commitment to the environment and energy conservation.

The Board of Regents authorized the use of the design-build (D-B) contracting method for this project.

SCOPE CHANGES

None this period.

WORK ACCOMPLISHED THIS PERIOD

The work accomplished in the past 6 months includes design development under the preliminary agreement and the execution of the design build contract. The project scope and budget were increased to add features that will enhance future plant flexibility and capacity. The environmental permitting and envision (green project) certification efforts have also been conducted in parallel with the design.

COST AND SCHEDULE

The current approved budget is \$36.2 million. This has increased from the original project budget of \$30.5 million which was approved by the Board of Regents at the March 2015 meeting. The increase was needed in order to add a number of scope enhancements identified and to provide flexibility for the future by increasing the building footprint, providing a partial basement, and equipment enhancements. This increase will allow the facility to respond to potential future sustainability initiatives such as thermal storage, lake water cooling, and campus system conversion from steam to hot water.

OPPORTUNITIES AND CHALLENGES

A primary challenge for this project will be meeting the schedule goals. A closely related challenge will be defining and assuring the performance of the facility, which is a robust industrial grade utilities plant with architectural qualities commensurate with its campus gateway location. This must be accomplished within a fast-track delivery method. The coordination with the ARCF project, which will receive its chilled water and emergency power from this project, will be critical. The recent experience indicates that the project will also have budget challenges, but the delivery method allows for substantial flexibility and a workable scope and a budget arrangement are expected to emerge. The permitting, including State Environmental Policy Act (SEPA), master use permit, construction, and electrical/energy code compliance, will have to be tightly coordinated with the D/B sequence of major tasks. The high escalation in the Seattle area will put pressure on the project budget.



CAPITAL PROJECTS OFFICE

UNIVERSITY *of* WASHINGTON

Projects in Closeout

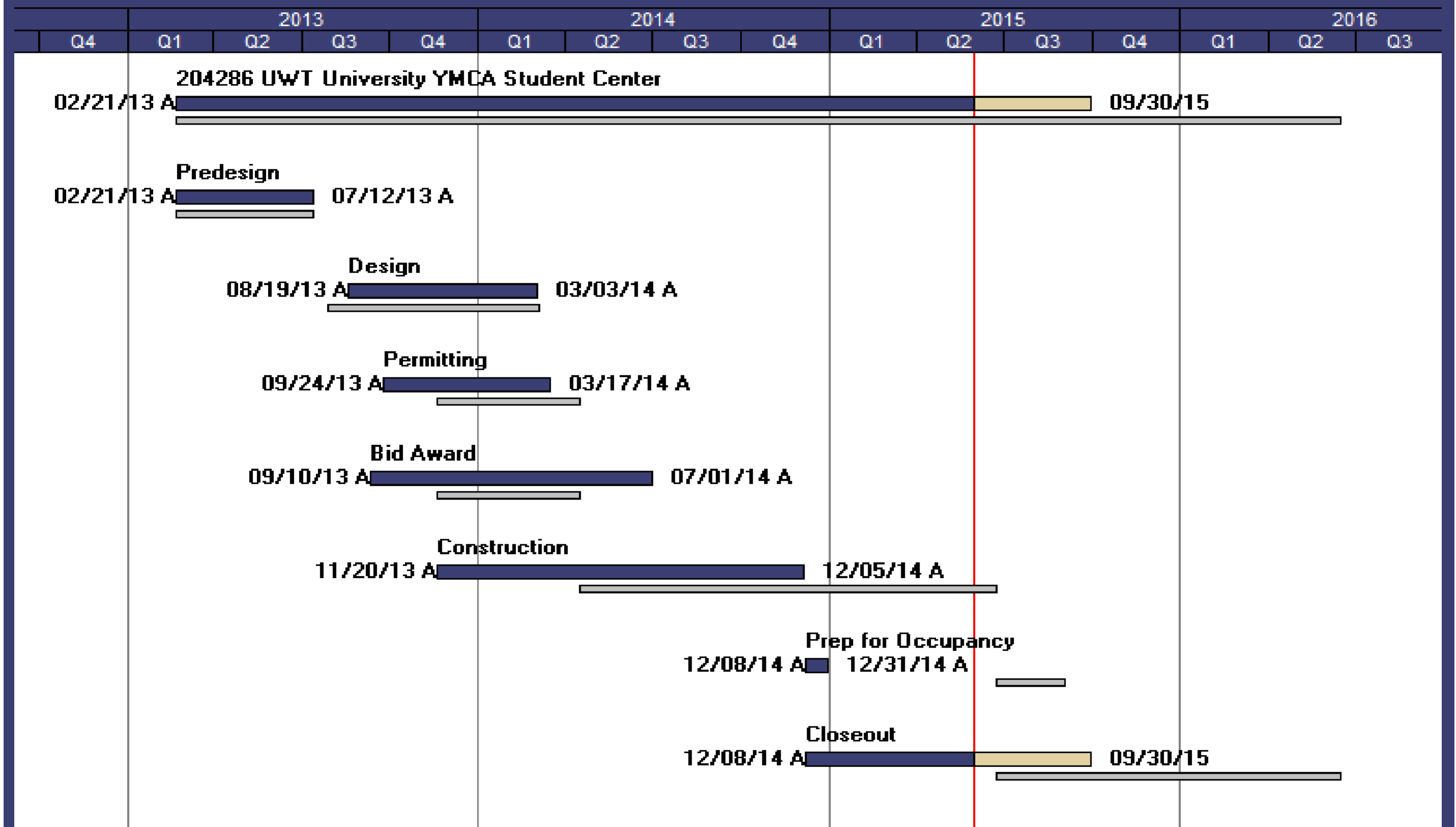
TACOMA UNIVERSITY YMCA STUDENT CENTER

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

Project No. 204286 Project Manager: Steve Tatge	BUDGET	FORECAST COST		VARIANCE: OVER/(UNDER)		WORK IN PLACE	
	APPROVED BY BOR Jul-13	LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15
CONSULTANT SERVICES	225,000	608,000	547,000 ↓	383,000	322,000	527,000	541,000
CONSTRUCTION COSTS	19,352,000	19,005,000	18,876,000 ↑	(347,000)	(476,000)	16,764,000	18,782,000
EQUIPMENT & FURNISHINGS	-	-	3,000 ↓	-	3,000	-	3,000
PROJECT MANAGEMENT	315,000	315,000	315,000 →	-	-	281,000	315,000
OTHER COSTS	108,000	72,000	109,000 ↓	(36,000)	1,000	67,000	106,000
SUBTOTAL	20,000,000	20,000,000	19,850,000 ↑	-	(150,000)	17,639,000	19,747,000
SCOPE CHANGES	-	800,000	960,000 ↓	800,000	960,000	600,000	915,000
PROJECT TOTAL	20,000,000	20,800,000	20,810,000 ↓	800,000	810,000	18,239,000	20,662,000



SCHEDULE PROGRESS				LEGEND		
DESIGN	→	CONSTRUCTION	↑	↑	→	↓
CONTRACTING & PROCUREMENT	→	PROJECT CLOSEOUT	↑	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
This Period	1	0	0	1,283	0.0	2.74
Project to Date	29	0	0	57,956	0.0	2.74

* TRIR = Total Recordable Incident Rate

TACOMA UNIVERSITY YMCA STUDENT CENTER #204286

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

The UW Tacoma and the YMCA of Pierce and Kitsap Counties are collaborating to build a full-service Y on the UWT campus. The building size will be 70,300 gross square feet (GSF). The program elements will include a gymnasium, cardio and weight training facilities, indoor walking/jogging track, multipurpose exercise rooms, student government and club space, meeting rooms, and locker rooms. The facility will serve UWT students, faculty, and staff, as well as other Y members. The project will contribute to the missions of both institutions. The UWT will gain a campus facility that combines the functions of a student recreation center and a student union. The Y will expand the number of people it currently serves through healthy-living facilities and outreach programs. The building will be constructed and owned by the UW, leased to the Y, and operated and maintained by the Y. All UWT students will become members of the Y and UWT faculty and staff who choose to join the Y will also be able to use the facility. Like all Y members, the students and participating staff will also have access to any of the nine Y facilities throughout Pierce and Kitsap counties.

The Board of Regents approved the design/build (D/B) contracting method for this project. Mortenson Construction of Seattle with McGranahan Architects of Tacoma was selected as the D/B contractor.

SCOPE CHANGES

The audio-visual scope and the feature signage scope, originally to be provided as owner-furnished, were executed as part of the construction project and the funding has been transferred to the project budget.

WORK ACCOMPLISHED THIS PERIOD

The facility opened on schedule on New Years Day 2015. The punch list items were completed and the closeout activities are on-going.

COST AND SCHEDULE

The project forecast was approximately \$800,000 higher than the current \$20 million of approved funds. This was due to the incorporation into the project of primary building exterior signage for both UWT and the YMCA as well as for the design/installation of the A/V system. Both of these scopes of work were to be owner-furnished and funded outside the project, but were more efficiently executed by the project team. The funding was transferred to the project budget.

OPPORTUNITIES AND CHALLENGES

This project provided an opportunity to demonstrate the effectiveness of the design-build delivery method for appropriate projects.

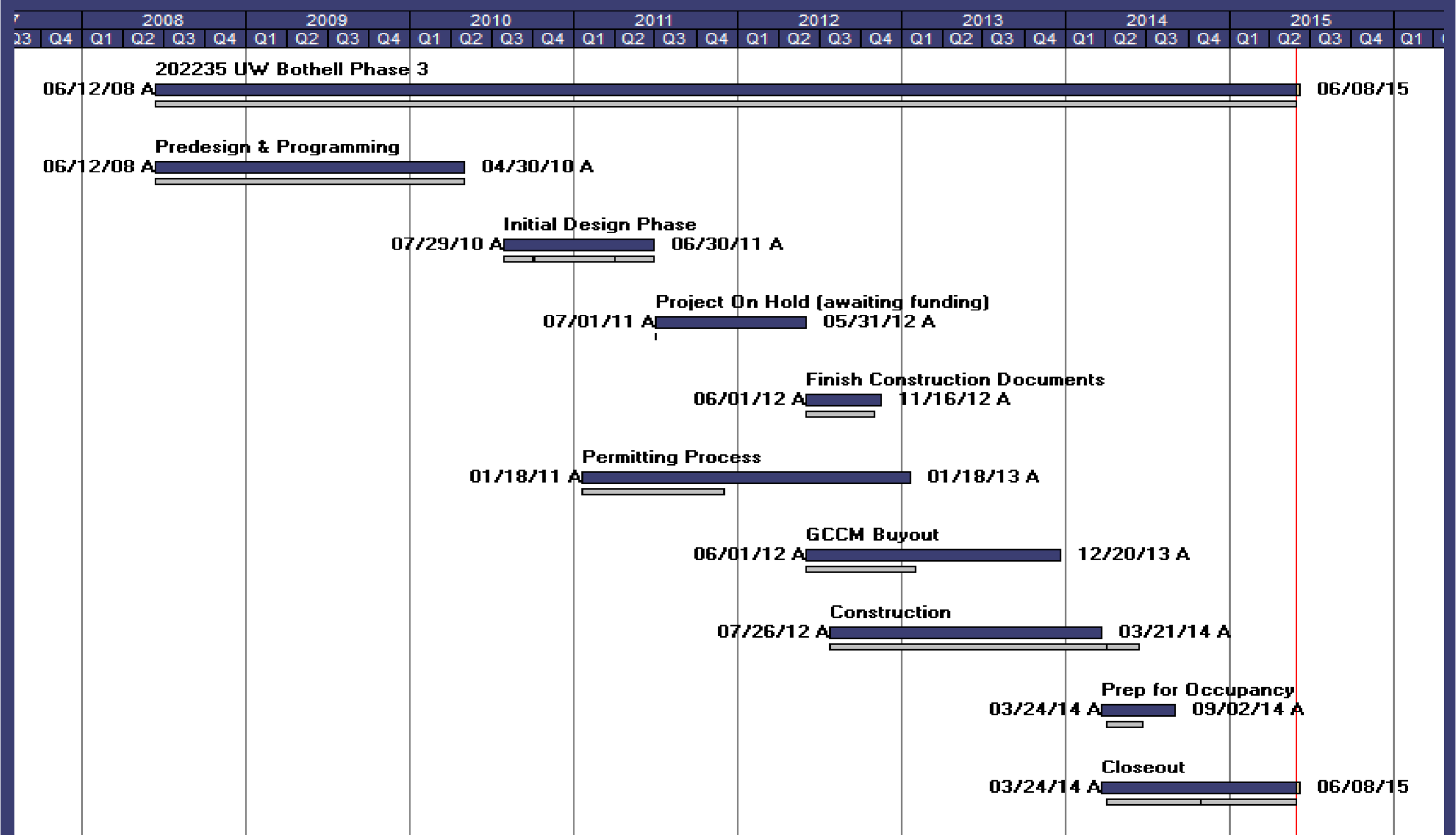
UW BOTHELL PHASE 3 - DISCOVERY HALL

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

	BUDGET		FORECAST COST			VARIANCE: OVER/(UNDER)		WORK IN PLACE	
Project No. 202235 Project Manager: Steve Tatge	APPROVED BY BOR Sep-10	LAST PERIOD Nov-14	THIS PERIOD May-15		LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15	
CONSULTANT SERVICES	6,902,000	7,200,000	7,229,000	↓	298,000	327,000	7,024,000	7,096,000	
CONSTRUCTION COSTS	51,809,000	54,322,000	55,707,000	↓	2,513,000	3,898,000	49,659,000	51,764,000	
EQUIPMENT & FURNISHINGS	5,710,000	861,000	861,000	↑	(4,849,000)	(4,849,000)	755,000	757,000	
PROJECT MANAGEMENT	2,266,000	2,266,000	2,266,000	→	-	-	2,260,000	2,261,000	
OTHER COSTS	1,313,000	1,871,000	1,937,000	↓	558,000	624,000	1,858,000	1,917,000	
SUBTOTAL	68,000,000	66,520,000	68,000,000	→	(1,480,000)	-	61,556,000	63,795,000	
SCOPE CHANGES	-	-		→	-	-	-	-	
PROJECT TOTAL	68,000,000	66,520,000	68,000,000	→	(1,480,000)	-	61,556,000	63,795,000	



SCHEDULE PROGRESS				LEGEND		
DESIGN	↓	CONSTRUCTION	↓	↑	→	↓
CONTRACTING & PROCUREMENT	↓	PROJECT CLOSEOUT	↓	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
This Period	0.0	0	0	0	n/a	0.00
Project to Date	98	0	3	280,892	2.1	2.74

* TRIR = Total Recordable Incident Rate

UW BOTHELL PHASE 3 – DISCOVERY HALL #202235

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

The project will develop capacity to accommodate at least 600 additional full-time equivalent (FTE) students. The new building comprises of approximately 75,000 gross square feet (GSF), and will support expanded and new degree offerings. In doing so allows program development in science and technology, and provide larger classrooms to meet the needs of a four-year institution. The project also provides critical campus infrastructure required for the next phase of campus development, including a delivery and loading dock, a 500-ton chiller, utility improvements, and campus accessibility and site improvements.

The architect is THA Architecture, Inc. of Portland, Oregon. The General Contractor/Construction Manager (GC/CM) is Lease Crutcher Lewis of Seattle.

SCOPE CHANGES

None this period.

WORK ACCOMPLISHED THIS PERIOD

The project was completed in the Fall Quarter of 2014. The final artwork was installed in the Spring of 2015. The closeout is in progress.

COST AND SCHEDULE

The approved total project budget is \$68 million. The current forecast continues to indicate the project will finish on budget, inclusive of funds allotted for the anticipated delivery of a new corporation yard facility. The corporation yard was an at-risk scope element and is part of the upgrade to the campus infrastructure intended for the overall project to deliver if funds permitted. The scope and schedule for the corporation yard project is being determined. A majority of the equipment and furnishings which were to be owner furnished were procured by the contractor and are reflected in the forecast.

OPPORTUNITIES AND CHALLENGES

The project has been tremendously successful in leveraging coordination through the Building Information Model (BIM) as a means for reducing conflicts, change orders, and schedule impacts. The investment in creating and using the BIM tool has paid dividends many times over. It has significantly contributed to the substantial savings we realized, which can be devoted to other planned campus infrastructure (such as the corporation yard) in support of the 600 FTE student population growth.

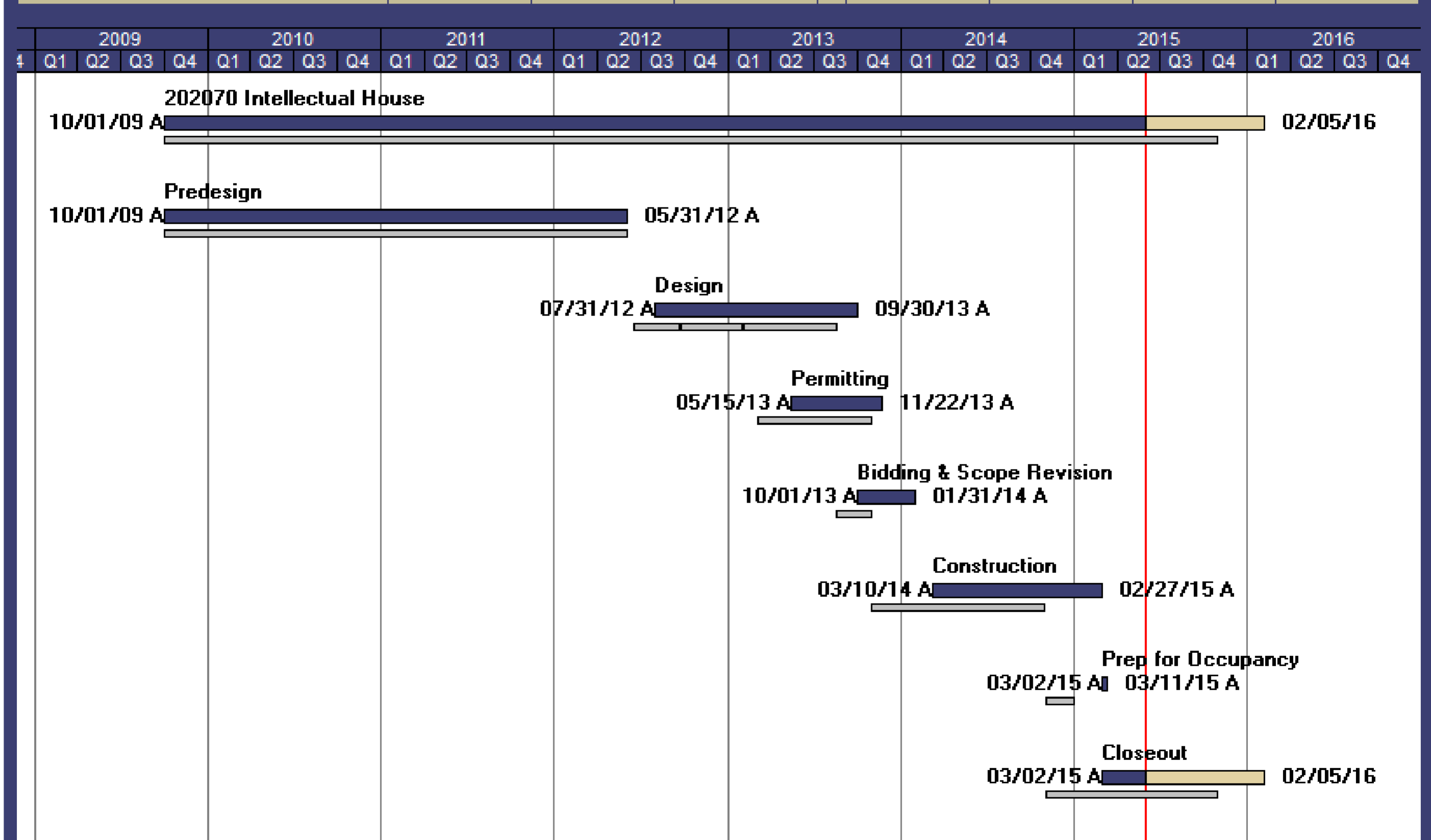
wə'ɪbʔaltx™ (INTELLECTUAL HOUSE)

EXECUTIVE SUMMARY COST REPORT

UNIVERSITY OF WASHINGTON

May 2015

Project No. 202070 Project Manager: Troy Stahlecker	BUDGET	FORECAST COST			VARIANCE: OVER/(UNDER)		WORK IN PLACE	
	APPROVED by BOR Jun-12	LAST PERIOD Nov-14	THIS PERIOD May-15		LAST PERIOD Nov-14	THIS PERIOD May-15	LAST PERIOD Nov-14	THIS PERIOD May-15
CONSULTANT SERVICES	1,257,000	1,234,000	1,243,000	↑	(23,000)	(14,000)	1,027,000	1,110,000
CONSTRUCTION COSTS	3,883,000	3,643,000	3,411,000	↑	(240,000)	(472,000)	1,990,000	3,311,000
EQUIPMENT & FURNISHINGS	158,000	149,000	137,000	↑	(9,000)	(21,000)	-	119,000
PROJECT MANAGEMENT	370,000	370,000	370,000	→	-	-	318,000	318,000
OTHER COSTS	185,000	234,000	203,000	↓	49,000	18,000	86,000	155,000
SUBTOTAL	5,853,000	5,630,000	5,364,000	↑	(223,000)	(489,000)	3,421,000	5,013,000
SCOPE CHANGES	-	213,000	251,000	↓	213,000	251,000	53,000	239,000
PROJECT TOTAL	5,853,000	5,843,000	5,615,000	↑	(10,000)	(238,000)	3,474,000	5,252,000



SCHEDULE PROGRESS				LEGEND		
DESIGN	↓	CONSTRUCTION	↑	↑	→	↓
CONTRACTING & PROCUREMENT	↓	PROJECT CLOSEOUT	→	Positive	Neutral or On Plan	Negative

SAFETY STATISTICS	Average Daily Workforce	INCIDENTS		Hours Worked	Project TRIR*	UW CPO 2014 TRIR*
		Lost Time	Recordable			
This Period	7.7	0	0	17,666	0.0	2.74
Project to Date	9.0	0	1	18,928	10.6	1.30

* TRIR = Total Recordable Incident Rate

wəłəbʔaltxʷ (INTELLECTUAL HOUSE) #202070

BOR Semiannual Report: May 2015

PROJECT DESCRIPTION

This project constructed Phase 1 (Gathering Building) of the wəłəbʔaltxʷ (Intellectual House) project. The name wəłəbʔaltxʷ comes from the Lushootseed language (traditional language of the Puget Salish people) and is phonetically pronounced "wah shleb alt." The building vision is to be a contemporary interpretation of longhouse style traditions of the Salish (coastal) people of the Pacific Northwest. Phase 1 constructed a multiservice learning and gathering space for Native American students, faculty, and staff. This provides the opportunity for various cultures and communities to come together in a supportive and welcoming educational environment to share their knowledge and their cultures with one another.

The Gathering Building is 8,340 gross square feet (GSF) with a large gathering hall, conference room, office, teaching/warming kitchen, and other related support spaces. The outdoor spaces include a gathering circle, cooking space, and educational gardens with native plantings for the use in teaching indigenous science, art, and medicine. A Leadership in Energy and Environmental Design (LEED) Silver certification is the minimum goal for the project; the project is on pace to receive Gold certification.

The architect and landscape architects is Jones & Jones Architects, of Seattle. The general contractor is Western Ventures Construction, located in Mountlake Terrace.

CHANGES IN SCOPE

A building security and door access control system was added to the project.

Work Accomplished This Period

The project was completed as planned with the grand opening celebration occurring on March 13, 2015.

Cost and Schedule

The total funds available for this project are \$5.853 million. The state funding of \$300,000 was appropriated for the predesign phase. The funding of \$2.7 million was included in the 2011-13 state capital budget appropriations. The remaining amount is funded from UW Central Funds and donor funds. As a result of the rebidding effort the project completed in March 2015, four months behind the original schedule.

OPPORTUNITIES & CHALLENGES

This project will be an important unique landmark on the campus with many opportunities, including the following:

- Make the Native American culture more "visible" on the UW campus;
- Offer a meeting place for UW Native American students, faculty and staff;
- Visibly manifest and symbolize the importance of Native traditions in the institutional culture;
- Share the knowledge and culture of indigenous Northwest people within the UW community and among the tribes in the area and the broader community;
- Enhance the recruitment and retention of Native students, faculty, and staff; and
- Serve the tribes with resources and access to the University community.



CAPITAL PROJECTS OFFICE

UNIVERSITY *of* WASHINGTON

Appendix A

University of Washington
Appendix A
FUNDING SOURCE SUMMARY
May 31, 2015

Project No.	Project Name	Funding Sources	Amount
203928	Animal Research and Care Facility	Funding Received	
		UW Local (Central)	\$ 26,000,000
		UW Debt	\$ 97,500,000
		Anticipated Funding	
		UW Local (Central)	\$ 6,500,000
		Total	\$ 130,000,000
203007	New Burke Museum	Funding Received	
		State (Allotted)	\$ 5,000,000
		Anticipated Funding	
		State Request	\$ 14,800,000
		Other (Grant and Donor)	\$ 55,200,000
		Estimated Total	\$ 75,000,000
203801	Burke-Gilman Trail Corridor	Funding Received	
		Other (Grant)	\$ 3,022,000
		UW Local (Client)	\$ 8,298,000
		Total	\$ 11,320,000
203880	Fluke Hall Renovation	Funding Received	
		UW Local (Central)	\$ 5,250,000
		Anticipated Funding	
		UW Local (Central)	\$ 30,250,000
		UW Debt	\$ 1,500,000
		Total	\$ 37,000,000
203512	Housing - Maple and Terry Halls	Funding Received	
		UW Local (Client)	\$ 1,480,000
		UW Debt	\$ 125,000,000
		Anticipated Funding	
		UW Debt	\$ -
		Total	\$ 126,480,000
203593	Montlake Triangle Projects SP2/SP3	Funding Received	
		UW Local (Central)	\$ 12,096,000
		Anticipated Funding	
		Washington State Dept of Transportation	\$ 14,904,000
		Total	\$ 27,000,000
204685	West Campus Utility Plant	Funding Received	
		UW Local (Central)	\$ 30,500,000
		Total	\$ 30,500,000

Project No.	Project Name	Funding Sources	Amount
202235	UW Bothell Phase 3 - Discovery Hall	Funding Received	
		State	\$ 36,000,000
		UW Debt	\$ 30,000,000
		Total	\$ 66,000,000
203835	Bothell Activities and Recreation Center	Funding Received	
		UW Local (SAF)	\$ 250,000
		UW Debt	\$ 18,000,000
		Subtotal	\$ 18,250,000
		Anticipated Funding	
		UW Local (SAF)	\$ 310,000
		Cascadia Community College	\$ 290,000
		Total	\$ 18,850,000
204110	UWMC Expansion Phase II	Funding Received	
		UW Local (Client)	\$ 5,300,000
		UW Debt	\$ 134,753,000
		Subtotal	\$ 140,053,000
		Anticipated Funding	
		UW Local (Client)	\$ 46,247,000
		Total	\$ 186,300,000
203612	Police Department Facility	Funding Received	
		UW Local (Central)	\$ 19,500,000
		Anticipated Funding	
		UW Local (Central)	\$ -
		WSDOT (SR 520 Mitigation)	\$ -
		Total	\$ 19,500,000
204286	Tacoma University YMCA Student Center	Funding Received	
		UW Local (Client)	\$ 4,000,000
		UW Local (SAF)	\$ 4,000,000
		UW Debt	\$ 12,708,000
		Subtotal	\$ 20,708,000
		Anticipated Funding	
		UW Local (SAF)	\$ -
		Total	\$ 20,708,000

Project No.	Project Name	Funding Sources	Amount		
202070	wəłəb?altx^w - Intellectual House	Funding Received			
		UW Local (Central)	\$ 2,726,000		
		State	\$ 3,000,000		
		Subtotal	\$ 5,726,000		
		Anticipated Funding			
		UW Local (Central)	\$ -		
		Donations	\$ -		
		Total	\$ 5,726,000		
		204701	Tacoma Urban Solutions Center	Funding Received	
				State	\$ 1,900,000
UW Debt					
Total	\$ 1,900,000				
Anticipated Funding					
State	\$ 18,000,000				
Total	\$ 19,900,000				
204878	NanoEngineering and Sciences Building	Funding Received			
		UW Local	\$ 45,000,000		
		Total	\$ 45,000,000		
		Anticipated Funding			
		UW Local	\$ 13,000,000		
		Total	\$ 58,000,000		
204350	North Campus Housing Replacement	Funding Received			
		UW Local	\$ 2,583,000		
		Total	\$ 2,583,000		
		Anticipated Funding			
		UW Local	\$ 213,417,000		
		Total	\$ 216,000,000		
204746	Life Sciences Building	Funding Received			
		UW Local	\$ 24,100,000		
		Total	\$ 24,100,000		
		Anticipated Funding			
		UW Local	\$ 136,400,000		
		Total	\$ 160,500,000		
202039	Denny Hall Renovation	Funding Received			
		State	\$ 6,502,390		
		UW Debt	\$ 400,000		
		Total	\$ 6,902,390		
		Anticipated Funding			
		UW Local	\$ 4,000,000		
		UW Debt	\$ 15,600,000		
		State	\$ 26,389,610		
Total	\$ 52,892,000				