

UNIVERSITY OF WASHINGTON

Agency 360

2022 SUPPLEMENTAL CAPITAL BUDGET REQUEST

September 13, 2021

INTERIOR "STRONGBACKS" INSTALLED IN HISTORIC
LEWIS HALL AS PART OF OUR MAJOR INFRASTRUCTURE
(SEISMIC IMPROVEMENTS) PROJECT

September 13, 2021

Office of Financial Management
300 Insurance Building
P.O. Box 43133
Olympia, WA 98504-3113

Darrell Jennings
Office of Financial Management
300 Insurance Building
P.O. Box 43133
Olympia, WA 98504-3113

Sent via e-mail

SUBJECT: 2022 Supplemental Capital Budget Request

Attached please find the University of Washington's - 2022 Supplemental Capital Budget Request.

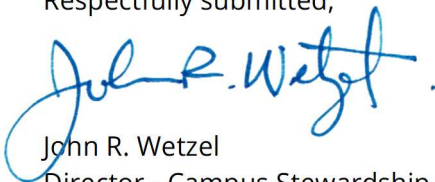
We are formally requesting an additional \$10M of construction funding for project 30000808 - Major Infrastructure (Seismic Improvements) be provided from the 057 - State Building Construction Account. This additional \$10M would help us backfill the funding we needed to repurpose from our 064 - University of Washington Building Account to address our critical Power Plant issues this past legislative session.

Originally funded as part of the 2017-2019 biennium, the Major Infrastructure project improves seismic preparedness in unreinforced masonry (URM) buildings on the Seattle campus. Twenty-five buildings are being strategically addressed over a multi-biennia timeframe. The work reinforces URM bearing and non-bearing walls and reinforces parapets to reduce the risk of building collapse and masonry falling from buildings during a seismic event. The first two phases are complete, and we are now beginning our third phase.

To date, this project has been entirely funded by the University's 064 - Building Account (primarily student fees). Unfortunately, when this funding source is utilized for a project of this scale (\$74.8M) it undermines our ability to address our growing deferred maintenance issues on campus. If supplemental funding for this important project could be provided by the 057 - State Construction Account, it would be a "win-win" situation, as we would be able to maintain our schedule for the work, help mitigate cost escalation and at the same time preserve the 064 - Building Account funding to help support our deferred maintenance program.

Thank you for your consideration and please let us know if you have any questions about the request.

Respectfully submitted,



John R. Wetzel
Director - Campus Stewardship and Capital Budget

Cc (via e-mail):

Joe Dacca, UW State Relations

Jed Bradley, UW Office of Planning & Budgeting

Kelsey Rote, UW Office of Planning & Budgeting

Lou Cariello, VP of Facilities

Anne Eskridge, Interim AVP Facilities Operations

Barbara Wingerson, AVP Facilities Finance

Steve Tatge, Interim AVP Facilities Asset Management

**2022 Supplemental Capital Budget Request
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TAB A

Introduction

- 10 Year Capital Plan by Project Class – Report (CBS001)
- Department of Archaeology and Historic Preservation Review Correspondence

360 - University of Washington Ten Year Capital Plan by Project Class

2021-23 Biennium *

Version: 1A 21-23 Supplemental Request FINAL

Report Number: CBS001

Date Run: 9/15/2021 9:46AM

Project Class: Preservation										
Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2021-23	New Approp 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31
1	30000808 UW Major Infrastructure									
	057-1 State Bldg	10,000,000				10,000,000				
	Constr-State									
	064-1 UW Building	64,800,000	7,633,000	18,030,000	6,837,000	8,000,000	16,300,000	8,000,000		
	Account-State									
	Project Total:	74,800,000	7,633,000	18,030,000	6,837,000	18,000,000	16,300,000	8,000,000		

Total Account Summary									
Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2021-23	New Approp 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31
057-1 State Bldg Constr-State	10,000,000				10,000,000				
064-1 UW Building Account-State	64,800,000	7,633,000	18,030,000	6,837,000	8,000,000	16,300,000	8,000,000		
Total	74,800,000	7,633,000	18,030,000	6,837,000	18,000,000	16,300,000	8,000,000		

Ten Year Capital Plan by Project Class

*

Report Number: CBS001
Date Run: 9/15/2021 9:46AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Functional Area	*	All Functional Areas
Agency	360	360
Version	1A-A	1A-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

September 9, 2020

Ms. Julie Blakeslee
Land Use Planner
University of Washington
Box 352205
Seattle, WA 98195

In future correspondence please refer to:
Project Tracking Code: 2020-09-05684
Re: University of Washington 2021-2023 Biennium Budget Request

Dear Ms. Blakeslee:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 05-05 (GEO 05-05). We have reviewed the materials you provided for the University of Washington Capital Programs Projects for the 2021-2023 Biennium.

We look forward to continuing consultation under Governor's Executive Order 05-05 on the following projects:

INTERDISCIPLINARY ENGINEERING BUILDING (2018-09-07191)
MILGARD HALL (2018-09-07191)
RENOVATION/REPLACEMENT MAGNUSON HEALTH SCIENCES BUILDING – (2018-09-07191)
ANDERSON HALL (2020-05-03624)
BEHAVIORAL HEALTH TEACHING FACILITY (2020-02-01350)
SEISMIC IMPROVEMENTS – (2018-09-07191)

Finally, please note that in order to streamline our responses, DAHP requires that Resource documentation (HPI, Archaeology sites, TCP) and reports be submitted electronically. Correspondence must be emailed in PDF format to the appropriate compliance email address. For more information about how to submit documents to DAHP please visit: <https://dahp.wa.gov/project-review>. To assist you in conducting a cultural resource survey and inventory effort, DAHP has developed Guidelines for Cultural Resources Reporting. You can view or download a copy from our website.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. If you have any questions, please feel free to contact me.

Sincerely,

Holly Borth



Project Compliance Reviewer
(360) 890-0174
holly.borth@dahp.wa.gov



TAB B

Preservation Projects

- 30000808 UW Major Infrastructure (Seismic Improvements)

360 - University of Washington Capital Project Request

2021-23 Biennium

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Version: 1A 21-23 Supplemental Request FINAL

Report Number: CBS002

Date Run: 9/15/2021 9:50AM

Project Number: 30000808

Project Title: UW Major Infrastructure

Project Class: Preservation

Description

Starting Fiscal Year: 2018

Agency Priority: 1

Project Summary

The University of Washington is requesting \$10M of funding from the 057 - State Building Construction Account to backfill the 064 - UW Building Account funding that was moved from this project to support the mission critical repairs included in project 91000046 - Power Plant during the recent legislative session. By replenishing the funds to the level originally requested in our 21-23 Capital Budget Request, we will be able to pursue the original timeline for this multi phase construction project avoiding potential escalation from delaying work an additional two years, as well as addressing the safety issues in a more timely manner.

Project Description

(1) What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.

The University of Washington proactively started this multi phase program of targeted improvements to twenty five campus buildings during the 2017-2019 biennium. While these projects are not full seismic upgrades, they will help stabilize the buildings enough to make them less vulnerable to collapse during earthquakes. The work is part of the University's overall strategy to increase our seismic readiness.

(2) What will the request produce or construct (predesign/design of a building, additional space, etc.)? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup.

This project began in the 2017-2019 biennium and is scheduled to finish during the 2025-2027 biennium. With the addition of the \$10M of funding from the 057 State Building Construction Account, we will be able to maintain our current schedule, retain our current contracting team and help mitigate cost escalation.

(3) How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?

The improvements being made during this project improve the safety of our most vulnerable facilities in the event of a major seismic event. If this work is not completed (or delayed) we are at continued risk of catastrophic damage to our facilities and potential loss of life.

(4) What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.

The University partnered with both the City of Seattle and our design build team to develop the most cost effective solutions to address the issues in these historic facilities. Due to the age of these facilities, new and innovative construction techniques have been utilized to ensure the architectural character of the facilities is not being compromised.

(5) Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc.

The facilities being addressed as part of this project house multiple colleges/programs/schools and serve the entire University population and in some cases are utilized by the local community as well.

360 - University of Washington Capital Project Request

2021-23 Biennium

*

Version: 1A 21-23 Supplemental Request FINAL

Report Number: CBS002

Date Run: 9/15/2021 9:50AM

Project Number: 30000808

Project Title: UW Major Infrastructure

Project Class: Preservation

Description

(6) Does this project or program leverage non -state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.

This project has been entirely funded by the University's 064 Building Account (primarily student fees) to date. Unfortunately, when this funding source is utilized for a project of this scale (\$75M) it undermines our ability to address our growing deferred maintenance issues on campus. If supplemental funding for this important project could be provided by the 057 - State Construction Account, it would be a "win-win" situation, as we would be able to maintain our schedule for the work, help mitigate cost escalation and at the same time preserve the 064 - Building Account funding to help support our deferred maintenance program.

(7) Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.

This project is the outgrowth of our own internal investigations, detailed consultant evaluations/reports and a close partnership with the City of Seattle. The project supports the tenets of our 2019 UW Campus Master Plan, Five Year Capital Budget and our Long-Term Capital Plan to increase investment in renewal of existing campus facilities.

(8) Does this project include IT related costs, including hardware, software, cloud based services, contracts or staff? If yes, attach IT Addendum.

No. There are no IT related costs included in this project.

(9) If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.

No. This project is not linked to the Puget Sound Action Agenda.

(10) How does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Although the project was not specifically developed with improving energy efficiency in mind, we are capitalizing on the opportunities afforded during the somewhat "invasive" nature of this work to include HVAC and other mechanical upgrades when appropriate and when funding sources are available.

(11) How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

As mentioned in a previous response, the facilities that are being addressed during this project serve not only the campus community, but the local University/Seattle community as well. The University prides itself on being an institution that not only values, but demands diversity, equity, and inclusion as part of our DNA.

(12) Is there additional information you would like decision makers to know when evaluating this request?

We are appreciative of the ongoing Legislative support for this project over the past several biennia. Providing this additional \$10M of funding from the 057 State Building Construction Account will help us maintain our original schedule and will help mitigate ongoing cost escalation that is prevalent in the current construction market.

360 - University of Washington Capital Project Request

2021-23 Biennium

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Version: 1A 21-23 Supplemental Request FINAL

Report Number: CBS002

Date Run: 9/15/2021 9:50AM

Project Number: 30000808

Project Title: UW Major Infrastructure

Project Class: Preservation

Description

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Infrastructure (Major Projects)

Growth Management impacts

There are no Growth Management Impacts related to the this project.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	10,000,000				10,000,000
064-1	UW Building Account-State	64,800,000	7,633,000	18,030,000	6,837,000	8,000,000
	Total	74,800,000	7,633,000	18,030,000	6,837,000	18,000,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
064-1	UW Building Account-State	16,300,000	8,000,000		
	Total	16,300,000	8,000,000	0	0

Schedule and Statistics

	Start Date	End Date
Pre-design	03/01/2021	11/01/2021
Design	12/1/2021	9/1/2022
Construction	10/1/2022	8/1/2024

	Total
Gross Square Feet:	1
Usable Square Feet:	1
Efficiency:	100.0%
Escalated MACC Cost per Sq. Ft.:	43,308,020
Construction Type:	College Classroom Facilities
Is this a remodel?	Yes
A/E Fee Class:	B
A/E Fee Percentage:	9.32%

Cost Summary

360 - University of Washington Capital Project Request

2021-23 Biennium

*

Version: 1A 21-23 Supplemental Request FINAL

Report Number: CBS002

Date Run: 9/15/2021 9:50AM

Project Number: 30000808

Project Title: UW Major Infrastructure

Project Class: Preservation

Cost Summary

	<u>Escalated Cost</u>	<u>% of Project</u>
Acquisition Costs Total	0	0.0%
Consultant Services		
Pre-Schematic Design Services	0	0.0%
Construction Documents	2,930,584	3.9%
Extra Services	1,836,720	2.5%
Other Services	1,376,382	1.8%
Design Services Contingency	928,127	1.2%
Consultant Services Total	7,071,813	9.5%
Maximum Allowable Construction Cost(MACC)	43,308,020	
Site work	0	0.0%
Related Project Costs	0	0.0%
Facility Construction	43,308,020	57.9%
GCCM Risk Contingency	1,456,046	2.0%
GCCM or Design Build Costs	7,400,338	9.9%
Construction Contingencies	4,330,802	5.8%
Non Taxable Items	373,196	0.5%
Sales Tax	5,706,016	7.6%
Construction Contracts Total	62,574,418	83.7%
Equipment		
Equipment	1,706,720	2.3%
Non Taxable Items	11,273	0.0%
Sales Tax	172,379	0.2%
Equipment Total	1,890,372	2.5%
Art Work Total	372,139	0.5%
Other Costs Total	1,050,200	1.4%
Project Management Total	1,841,059	2.5%
Grand Total Escalated Costs	74,800,001	
Rounded Grand Total Escalated Costs	74,800,000	

Operating Impacts

No Operating Impact

**360 - University of Washington
Capital Project Request**

2021-23 Biennium

*

Version: 1A 21-23 Supplemental Request FINAL

Report Number: CBS002

Date Run: 9/15/2021 9:50AM

Project Number: 30000808

Project Title: UW Major Infrastructure

Project Class: Preservation

Operating Impacts

Narrative

There are no Operating Impacts as this project does not add any new square footage to our campus.

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	360	360
Version	1A-A	1A-A
Project Classification	*	All Project Classifications
Capital Project Number	*	All Project Numbers
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Cost Estimate Summary

2021-23 Biennium

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Cost Estimate Number: 238

Cost Estimate Title: Major Infrastructure 21-23 Supplemental

Report Number: CBS003

Date Run: 9/15/2021 9:51AM

Version: 1A 21-23 Supplemental Request FINAL

Agency Preferred: Yes

Project Number: 30000808

Project Title: UW Major Infrastructure

Project Phase Title:

Contact Info

Contact Name: John Wetzel

Contact Number: 206.616.5924

Statistics

Gross Sq. Ft.:	1
Usable Sq. Ft.:	1
Space Efficiency:	100%
MACC Cost per Sq. Ft.:	40,600,000
Escalated MACC Cost per Sq. Ft.:	43,308,020
Remodel?	Yes
Construction Type:	College Classroom Facilities
A/E Fee Class:	B
A/E Fee Percentage:	9.32%

Schedule

Start Date

End Date

Predesign:	03-2021	11-2021
Design:	12-2021	09-2022
Construction:	10-2022	08-2024
Duration of Construction (Months):	22	

Cost Summary Escalated

Acquisition Costs Total

0

Pre-Schematic Design Services	0
Construction Documents	2,930,584
Extra Services	1,836,720
Other Services	1,376,382
Design Services Contingency	928,127

Consultant Services Total

7,071,813

Site work	0
Related Project Costs	0
Facility Construction	43,308,020
Construction Contingencies	4,330,802
Non Taxable Items	373,196
Sales Tax	5,706,016

Construction Contracts Total

62,574,418

Maximum Allowable Construction Cost(MACC) 43,308,020

Equipment	1,706,720
Non Taxable Items	11,273
Sales Tax	172,379

Equipment Total

1,890,372

Art Work Total

372,139

Other Costs Total

1,050,200

Project Management Total

1,841,059

Grand Total Escalated Costs

74,800,001

Rounded Grand Total Escalated Costs

74,800,000

Additional Details

Alternative Public Works Project:

Yes

Cost Estimate Summary

2021-23 Biennium

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Cost Estimate Number: 238**Report Number:** CBS003**Cost Estimate Title:** Major Infrastructure 21-23 Supplemental**Date Run:** 9/15/2021 9:51AM**Version:** 1A 21-23 Supplemental Request FINAL**Agency Preferred:** Yes**Project Number:** 30000808**Project Title:** UW Major Infrastructure**Project Phase Title:****Contact Info****Contact Name:** John Wetzel**Contact Number:** 206.616.5924**Additional Details**

State Construction Inflation Rate:	3.28%
Base Month and Year:	09-2021
Project Administration By:	AGY
Project Admin Impact to DES that is NOT Included in Project Total:	\$0

Cost Estimate Detail

2021-23 Biennium

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Cost Estimate Number: 238

Analysis Date: September 02, 2020

Cost Estimate Title: Major Infrastructure 21-23 Supplemental

Detail Title: UW Major Infrastructure (Seismic Imp.) 21-23

Project Number: 30000808

Project Title: UW Major Infrastructure

Project Phase Title:

Location: Seattle, WA

Contact Info Contact Name: John Wetzel

Contact Number: 206.616.5924

Statistics

Gross Sq. Ft.: 1

Usable Sq. Ft.: 1

Rentable Sq. Ft.:

Space Efficiency: 100%

Escalated MACC Cost per Sq. Ft.: 43,308,020

Escalated Cost per S. F. Explanation

This project addresses many facilities and a SF comparison is not appropriate.

Construction Type: College Classroom Facilities

Remodel? Yes

A/E Fee Class: B

A/E Fee Percentage: 9.32%

Contingency Rate: 10.00%

Contingency Explanation

Projected Life of Asset (Years):

Location Used for Tax Rate: Seattle, WA

Tax Rate: 10.10%

Art Requirement Applies: Yes

Project Administration by: AGY

Higher Education Institution?: Yes

Alternative Public Works?: Yes

Project Schedule

Start DateEnd Date

Predesign: 03-2021 11-2021

Design: 12-2021 09-2022

Construction: 10-2022 08-2024

Duration of Construction (Months): 22

State Construction Inflation Rate: 3.28%

Base Month and Year: 9-2021

Project Cost Summary

MACC: \$ 40,600,000

MACC (Escalated): \$ 43,308,020

Current Project Total: \$ 70,378,529

Rounded Current Project Total: \$ 70,379,000

Escalated Project Total: \$ 74,800,002

Rounded Escalated Project Total: \$ 74,800,000

ITEM	Base Amount	Sub Total	Escalation Factor	Escalated Cost
CONSULTANT SERVICES				
<u>Construction Documents</u>				
A/E Basic Design Services				2,871,995
SubTotal: Construction Documents				2,930,584
<u>Extra Services</u>				
Extra Services	1,600,000			
Multiple Site Inefficiency	200,000			
SubTotal: Extra Services		1,800,000	1.0204	1,836,720
<u>Other Services</u>				
Bid/Construction/Closeout				1,290,317
SubTotal: Other Services				1,376,382
<u>Design Services Contingency</u>				
Design Services Contingency	596,231			
Extra Services Contingency	180,000			
Adjustment Entry	93,861			
SubTotal: Design Services Contingency		870,092	1.0667	928,127
Total: Consultant Services		6,832,404	1.0350	7,071,813
CONSTRUCTION CONTRACTS				
<u>Facility Construction</u>				
Complete Facilities	39,000,000			
Estimating Contingency (4%)	1,600,000			
SubTotal: Facility Construction		40,600,000	1.0667	43,308,020
<u>GCCM Risk Contingency</u>				
GCCM Risk Contingency	585,000			
Risk Reward Incentive (2%)	780,000			
SubTotal: GCCM Risk Contingency		1,365,000	1.0667	1,456,046
<u>GCCM or Design Build Costs</u>				
GCCM Fee	1,170,000			
Bid General Conditions	3,900,000			
GCCM Preconstruction Services	585,000			
DB Direct Costs (1.5%)	585,000			
Permits/Bonds/Rounding	697,600			
SubTotal: GCCM or Design Build Costs		6,937,600	1.0667	7,400,338
<u>Construction Contingencies</u>				
Allowance for Change Orders	4,060,000			
SubTotal: Construction Contingencies		4,060,000	1.0667	4,330,802
<u>Non Taxable Items</u>				
Adjustment Entry	349,860			
Non Taxable		349,860	1.0000	349,860
Sales Tax		5,349,223	1.0667	5,706,016
Total: Construction Contracts		58,661,683	1.0667	62,574,418
Maximum Allowable Construction Cost (MACC)		40,600,000	1.0700	43,308,020
EQUIPMENT				

<u>ITEM</u>	<u>Base Amount</u>	<u>Sub Total</u>	<u>Escalation Factor</u>	<u>Escalated Cost</u>
EQUIPMENT				
E10 - Equipment	400,000			
E20 - Furnishings	600,000			
F10 - Special Construction	400,000			
Contingency	200,000			
SubTotal:		1,600,000	1.0667	1,706,720
<u>Non Taxable Items</u>				
Adjustment Entry	10,568			
Non Taxable		10,568	1.0000	10,568
Sales Tax		161,600	1.0667	172,379
Total: Equipment		1,772,168	1.0667	1,890,372
ART WORK				
Higher Ed Artwork	372,139			
Total: Art Work		372,139	1.0000	372,139
OTHER COSTS				
Hazardous Material Remediation/Removal	500,000			
Other Costs	500,000			
Adjustment Entry	14,196			
Total: Other Costs		1,014,196	1.0355	1,050,200
PROJECT MANAGEMENT				
Agency Project Management	1,218,153			
Additional Services	500,000			
Adjustment Entry	7,786			
Total: Project Management		1,725,939	1.0667	1,841,059

Cost Estimate Summary and Detail

2021-23 Biennium

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Cost Estimate Number: 238

Cost Estimate Title: Major Infrastructure 21-23 Supplemental

Report Number: CBS003

Date Run: 9/15/2021 9:51AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Associated or Unassociated	Associated	Associated
Biennium	2021-23	2021-23
Agency	360	360
Version	1A-A	1A-A
Project Classification	*	All Project Classifications
Capital Project Number	*	All Project Numbers
Cost Estimate Number	238	238
Sort Order	Cost Estimate Number	Number
Include Page Numbers	N	No
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

TAB C

Programmatic Projects

NO REQUESTS

TAB D

Grant & Loan Programs

NO REQUESTS

- END -