The University of Washington’s Upcoming Capital Program

Society of American Military Engineers

January 23, 2020
Lou Cariello- Vice President, UW Facilities
Steve Tatge- Executive Director, Project Delivery
Aleanna Kondelis- Director, Procurement & Sourcing

Agenda

> How We Are Organized and Approach our Work
> Our Five-Year Capital Plan and Selected Projects
> Business Diversity and Equity
• More than 51,000 undergraduate and graduate students on 3 campuses

• Over 520 buildings owned and 175 leased

• #1 public university for federal research grants since 1974 and #2 overall

Typically between $600M-$1B in projects underway
UW Facilities

Organizing around the Life-Cycle
• Integrated Planning and Asset Management
• Improved Asset and Financial Data, and Analytics
• Innovative Project Delivery
• Robust Transition to Occupancy
Moving our work ‘to the left’
1. Go to facilities.uw.edu

2. Under Planning, select Capital Planning and Budget

3. Click on Capital plan FY20-FY25

(also available as a hand out today)
“Major” Projects

- Above $15M, typically new buildings or major renovations
- Progressive Design-Build: either a GMP contract or an “IPD-like” contract with shared risk and reward
- UW works with Builder to choose Design team
- Emphasis on collaboration and lean principles
- Increasing reliance on Developer-led projects
Target Value Design

Trending Cost - Total ($550,000)

- Design/Preconstruction: $0
- General Conditions: $(100,000)
- Demolition: $0
- Site: $0
- Structure: $(550,000)
- Exterior Wall: $0
- Roofing/Waterproofing: $(500,000)
- Interior Construction: $(400,000)
- Vertical Transportation: $0
- HVAC: $(400,000)
- Plumbing: $200,000
- Fire Sprinklers: $0
- Electrical: $(600,000)
- Construction Support: $0
“Minor” Works

• $30-50M a year, with focus on infrastructure and program improvements
• Combination of State and UW Central funding
• Many projects are under $2M
“Minor” Works

Contracting Tools and General Approach:
- Job Order Contracting up to $500K per work order
- Design/Bid/Build and GCCM $500K-$2M
- Design/Build above $2M; Progressive DB with a GMP
- Small Works and Critical Patient Care Rosters
- Exploring other options
Consulting and Professional Services

General Approach:

- **Master Service Agreements-** 2 years, with 2 year renewal; annual solicitation
- **Use of DES Consultant Roster**
- **Design-Build:** UW works with the Builder and Architect to select Consultants
- **Advertise in the DJC**
University District Station Building (UDSB)
West Campus Site W27 (including Center for Advanced Materials and Clean Energy Technology)

- Developer solicitation process just underway
- Approximately 340,000GSF building to house UW faculty, students, classrooms and research facilities, public and private sector tenants
Behavioral Health Teaching Facility
College of Engineering Interdisciplinary Education and Research Building
UW Tacoma Academic Innovation Building

Current sites under consideration

CLT Construction
Bothell Academic STEM Building *and* UW Bothell Student Housing

UW Bothell / Cascadia College campus
Health Sciences Education Building
Health and High Performance Center

Massing Concept
ASUW Shellhouse Restoration and Waterfront Improvements
Business Diversity and Equity

- Executive Sponsor of the enterprise-wide program which includes all primary business units
- Seek to identify and leverage buying opportunities
- Focus on creating equitable opportunities in all aspects of University business

*FY2019 saw $216M in combined spend to diverse firms which included 80 OMWBE certified firms and nearly 3800 other types of diverse categories firms*
## Business Diversity and Equity

### Business Equity in consulting and construction

**Categories** of diverse businesses that are captured

<table>
<thead>
<tr>
<th>State Certifications</th>
<th>Self-Identification</th>
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</thead>
<tbody>
<tr>
<td>Minority (small)</td>
<td>LGBTQ</td>
</tr>
<tr>
<td>Women (small)</td>
<td>Small</td>
</tr>
<tr>
<td></td>
<td>Women (any size)</td>
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</table>

**Federal Hwy**

<table>
<thead>
<tr>
<th>Minority</th>
<th>Minority (any size)</th>
</tr>
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<tbody>
<tr>
<td>Women</td>
<td></td>
</tr>
<tr>
<td>Disadvantaged (with program)</td>
<td>Minority</td>
</tr>
</tbody>
</table>

**Federal (general)**

<table>
<thead>
<tr>
<th>Veteran (&amp; disabled)</th>
<th>Women Business Enterprise Council (WBEC)</th>
</tr>
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<tbody>
<tr>
<td>Small (SBA)</td>
<td>Women</td>
</tr>
<tr>
<td>Disadvantaged, general</td>
<td></td>
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</tbody>
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**Additional Resources**

- [Northwest Mt Minority Supplier Diversity Council (NWMMSDC)](http://www.nwmmsdc.org)
- [Women Business Enterprise Council (WBEC)](http://www.wbec.org)
Questions?