

The University of Washington's Upcoming Capital Program

Society of American Military Engineers

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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



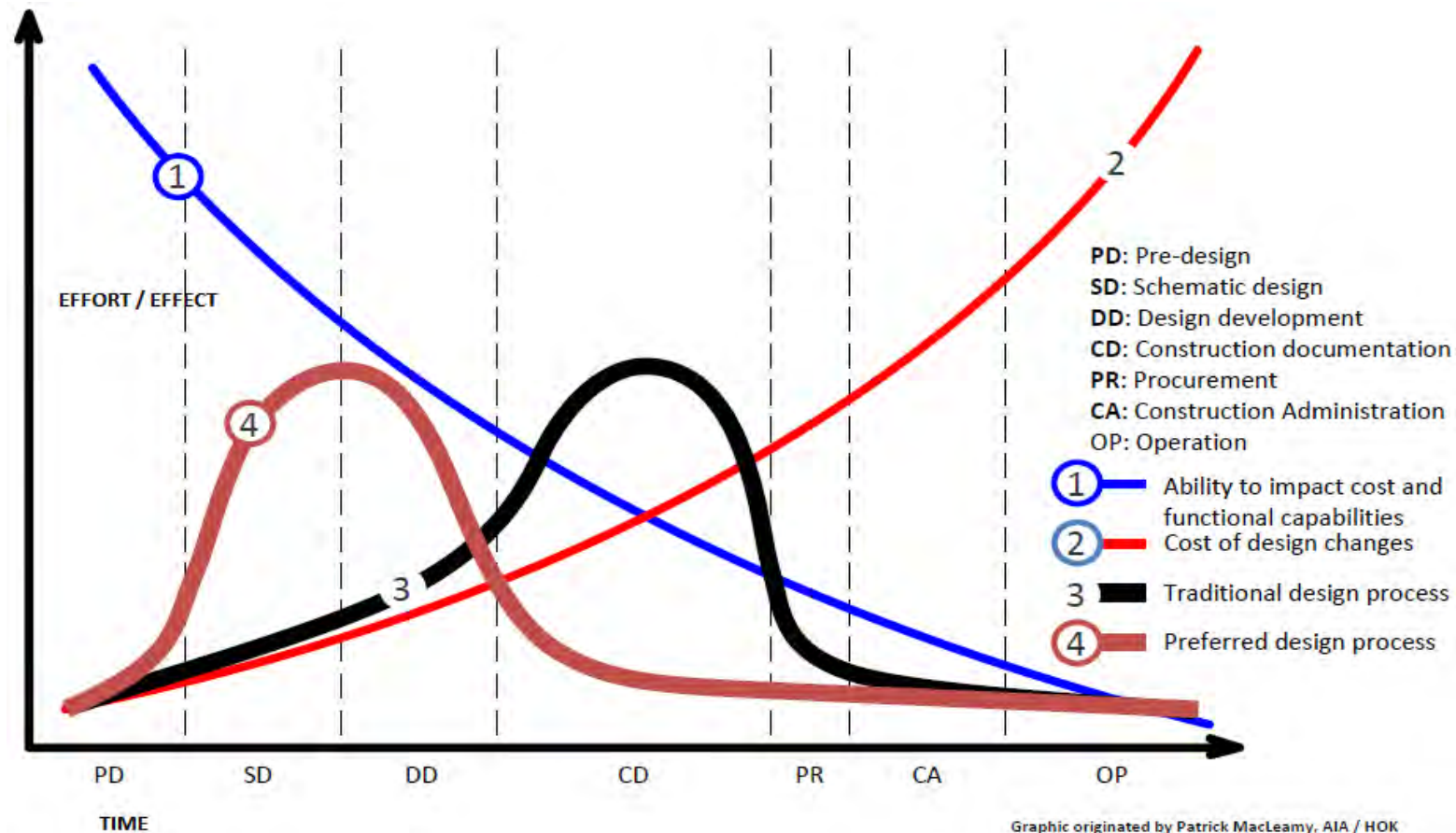
UW Facilities

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'



Graphic originated by Patrick MacLeamy, AIA / HOK



Six-Year Capital Plan (FY20–FY25)

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)

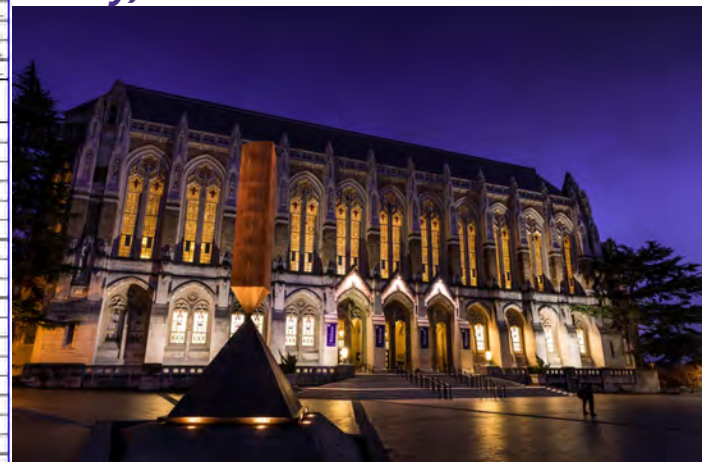
	Project Budget	Currently Funded							Prior Funding	Project Information				
		State Bond	Bldg Acct	Debt	Donor	Central	Local (Debt)	Other		Total GSF	Net New GSF	O&M/R (\$)	O&M/R Source	
Funds in \$ Billions														
ACTIVE	1	\$ 93	-	-	\$ 5	\$ 5	-	-	\$ 79	176,756	116,756	\$ (1.9)	S,DI	
	2	\$ 230	-	-	\$ 150	-	-	-	\$ 80	256,578	196,578	\$ (3.5)	S	
	3	\$ 178	-	\$ 128	-	-	\$ 50	-	-	-	-	-	-	
	4	\$ 215	-	\$ 112	-	\$ 82	-	-	\$ 21	-	-	-	-	
	9	\$ 79	-	-	\$ 70	-	-	-	-	90,000	46,900	\$ (0.7)	F	
	6	\$ 43	-	\$ 31	-	\$ 5	\$ 4	-	\$ 3	84,459	-	-	-	
	7	\$ 66	-	-	-	-	\$ 66	-	-	105,500	105,500	\$ (1.8)	D	
	8	\$ 24	-	-	\$ 10	\$ 4	-	-	\$ 10	58,775	-	-	-	
	9	\$ 25	-	\$ 25	-	-	-	-	-	26,000	-	-	-	
	10	\$ 7	-	-	-	-	-	\$ 6	\$ 1	-	-	-	-	
	11	\$ 101	\$ 58	\$ 2	\$ 20	\$ 10	-	-	\$ 11	86,000	86,000	\$ (1.8)	F	
	12	\$ 79	\$ 76	-	-	-	-	-	\$ 3	100,000	100,000	\$ (1.5)	S	
	13	\$ 140	-	-	-	-	-	\$ 140	-	240,000	240,000	\$ (1.3)	C,DI	
		\$ 1,289	\$ 124	\$ 2	\$ 316	\$ 245	\$ 98	\$ 120	\$ 146	\$ 201	1,204,064	991,731	\$ (0.6)	

	Project Budget	Projected Funding							Prior Funding	Project Information			
		State Bond	Bldg Acct	Debt	Donor	Central	Local (Debt)	Other		Total GSF	Net New GSF	O&M/R (\$)	O&M/R Source
Funds in \$ Billions													
INFRASTRUCTURE	1	\$ 96	-	\$ 48	-	-	-	-	\$ 18	-	-	-	-
	2	\$ 300	-	-	-	-	\$ 300	-	-	-	-	-	-
	3	\$ 194	-	\$ 194	-	-	-	-	-	-	-	-	-
	4	\$ 77	-	\$ 77	-	-	-	-	-	-	-	-	-
	5	\$ 13	-	\$ 13	-	-	-	-	-	-	-	-	-
	6	\$ 25	-	\$ 23	\$ -	\$ 3	-	-	-	-	-	-	-
	7	\$ 400	-	\$ 100	-	-	-	-	-	-	-	-	-
	8	\$ 75	-	\$ 13	-	-	-	\$ 50	-	-	-	-	-
	9	\$ 20	-	-	-	\$ 20	-	-	-	-	-	-	-
	10	\$ 20	-	-	-	\$ 20	-	-	-	-	-	-	-
		\$ 1,181	\$ 271	133	\$ 48	\$ 300	\$ 50	\$ 78					

MAJOR CAPITAL (OVER \$5M)	1	\$ 60	\$ 60	-	-	-	-	-	-	60,000	-	-	-
	2	\$ 92	\$ 5	-	-	-	-	-	-	101,200	-	-	-
	3	\$ 225	\$ 225	-	-	-	-	-	-	210,000	166,000	\$ (3.6)	S
	4	\$ 30	\$ 30	-	-	-	-	-	-	34,000	-	-	-
	5	\$ 101	\$ 46	\$ 4	\$ 50	-	-	-	\$ 7	100,000	57,515	\$ (0.9)	S,F
	6	\$ 50	-	\$ 40	-	-	\$ 10	-	-	-	-	-	-
	7	\$ 84	\$ 64	-	\$ 20	-	-	-	-	73,000	-	-	-
	8	\$ 208	-	-	-	-	-	\$ 200	-	400,000	100,000	\$ 1.0	D
	9	\$ 77	\$ 71	-	-	-	-	-	-	273,700	-	-	-
	12	\$ 203	-	-	-	-	-	\$ 475	-	340,000	112,200	\$ 1.0	S,DI,F
	13	\$ 140	-	-	-	-	\$ 140	-	-	240,000	36,886	\$ (0.5)	D
	15	\$ 52	\$ 12	-	\$ 40	-	-	-	-	-	-	-	-
	14	\$ 129	-	-	-	-	-	\$ 170	-	300,000	228,000	\$ 1.0	D
	17	\$ 102	\$ 10	-	-	-	-	-	-	135,000	115,000	\$ (2.0)	S,F
	19	\$ 55	\$ 36	\$ 4	\$ 15	-	-	-	-	56,000	56,000	\$ (0.4)	S
	25	\$ 101	\$ 0.5	-	-	-	-	\$ 100	-	60,000	60,000	\$ (1.8)	D
	26	\$ 45	-	-	\$ 45	-	-	-	-	50,000	27,955	\$ (0.4)	D
	30	\$ 30	-	-	-	-	\$ 70	-	-	30,000	30,000	\$ (1.8)	S,DI
	34	\$ 20	-	-	\$ 20	-	-	-	-	50,000	50,000	\$ (0.6)	F
	41	\$ 10	-	-	\$ 10	-	-	-	-	10,000	10,000	\$ (0.2)	F
	42	\$ 12	-	-	\$ 12	-	-	-	-	8,000	8,000	\$ (0.2)	D
	44	\$ 13	-	-	\$ 13	-	-	-	-	73,267	13,267	\$ (0.1)	F
	45	\$ 16	-	-	-	-	\$ 16	-	-	-	-	-	-
	46	\$ 150	-	-	-	-	\$ 150	-	-	200,000	200,000	\$ 1.3	D
		\$ 2,183	\$ 529	\$ 8	\$ 40	\$ 225	\$ 150	\$ 884	\$ 31	2,574,167	1,259,823	\$ (8)	

6 Year Capital Proposed Total \$ 3,276 \$ 643 \$ 283 \$ 491 \$ 470 \$ 128 \$ 570 \$ 1,181 \$ 259

6 Year Capital Target by Source \$ 3,956 \$ 630 \$ 216 \$ 800 \$ 500 \$ 150 \$ 600 \$ 1,200





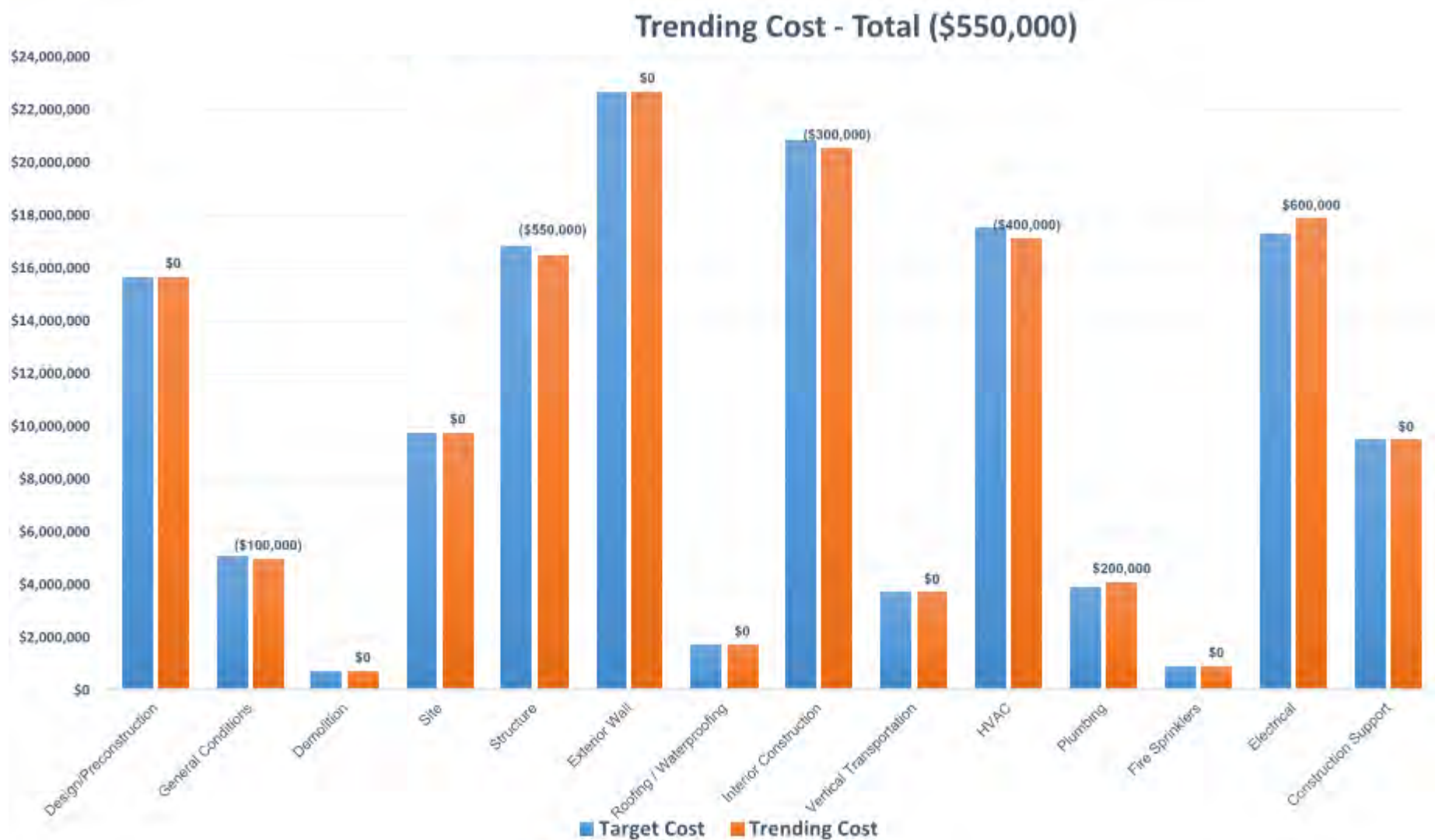
“Major” Projects

- **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





“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

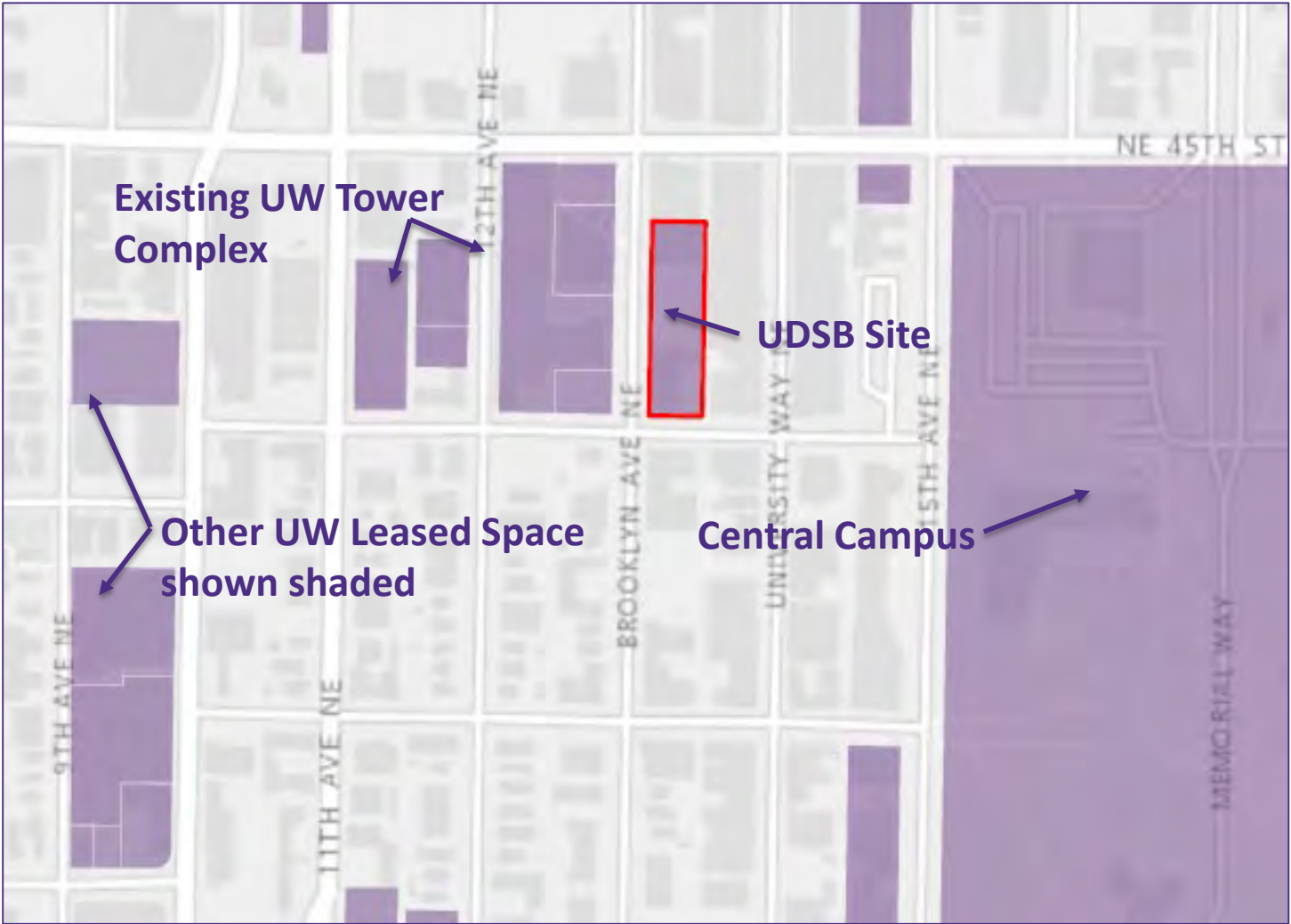
General Approach:

- **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)



Concept Design





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



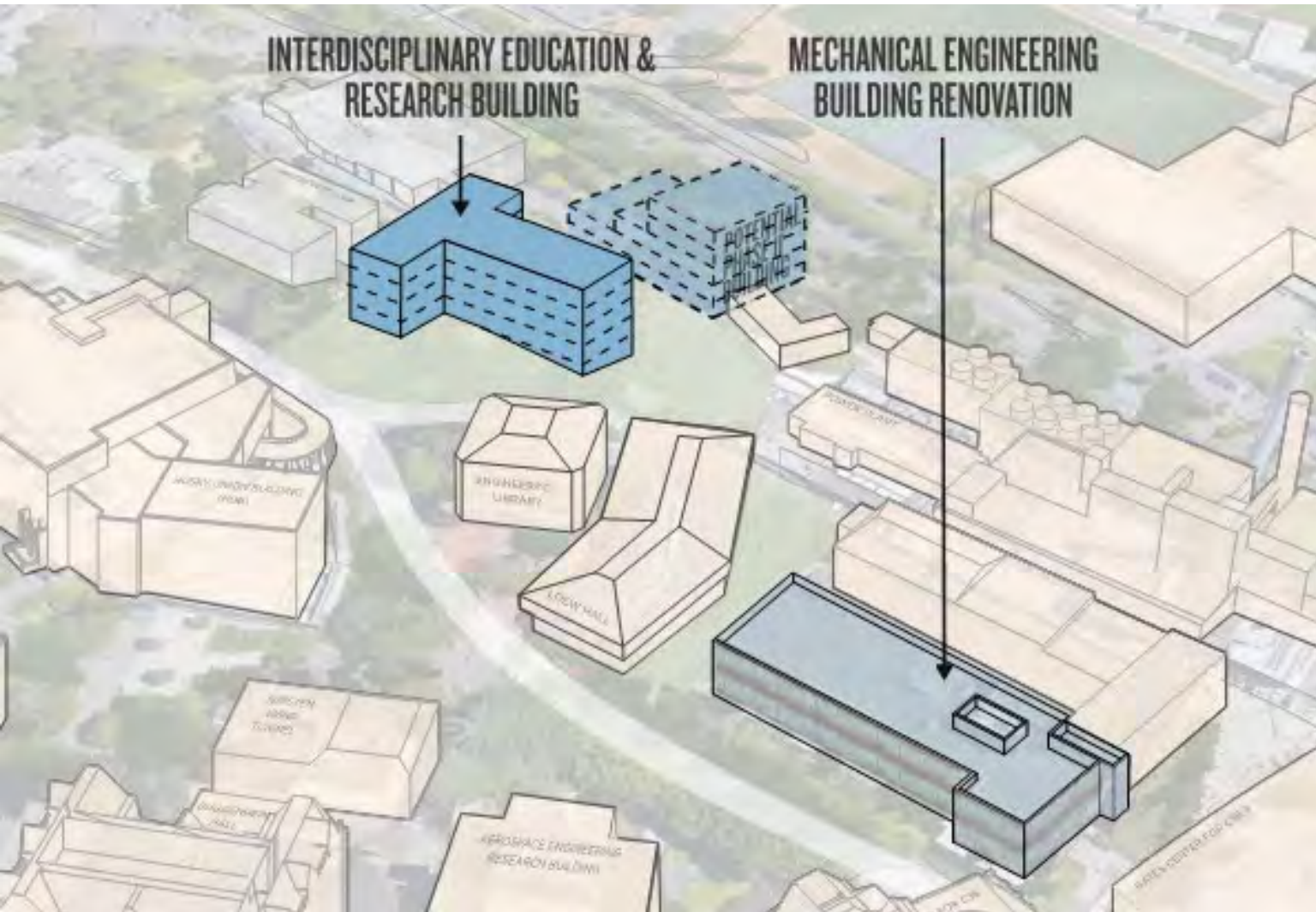


Behavioral Health Teaching Facility





College of Engineering Interdisciplinary Education and Research Building





UW Tacoma Academic Innovation Building



CLT Construction





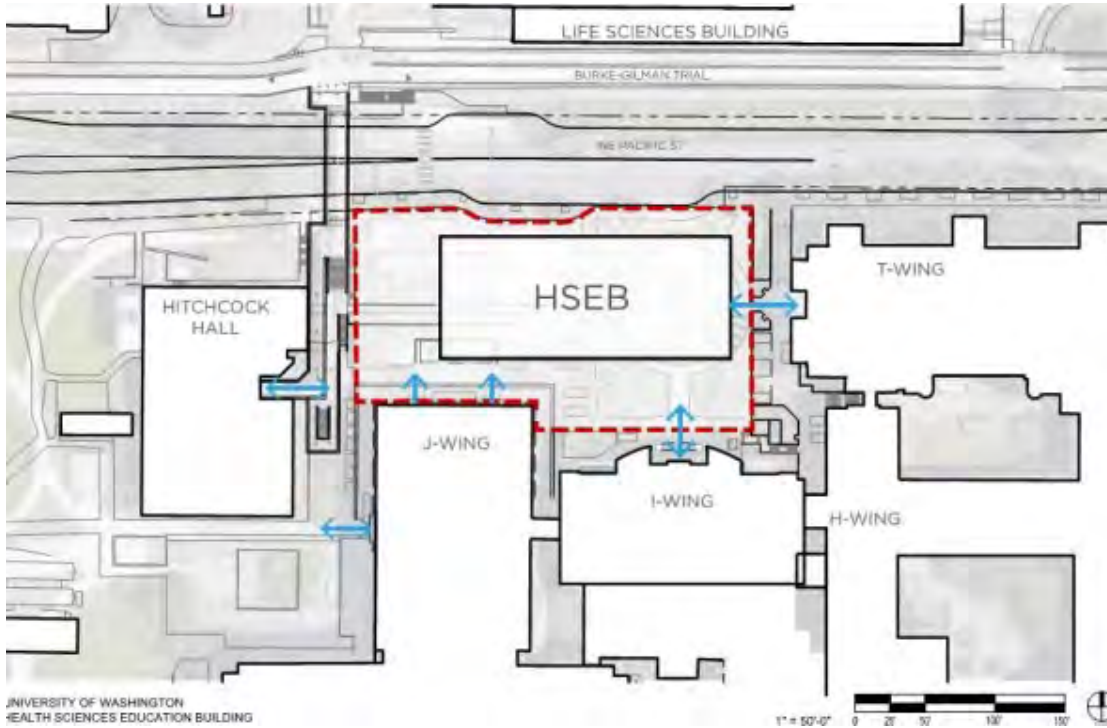
Bothell Academic STEM Building *and* UW Bothell Student Housing



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

State Certifications

Minority (small)
Women (small)

Federal Hwy

Minority
Women
Disadvantaged (with program)

Federal (general)

Veteran (& disabled)
Small (SBA)
Disadvantaged, general

Self-Identification

LGBTQ
Small
Women (any size)
Minority (any size)

Northwest Mt Minority Supplier Diversity Council (NWMMSDC)

Minority

Women Business Enterprise Council (WBEC)

Women





Questions?

