The University of Washington’s Upcoming Capital Program

Society of American Military Engineers

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Agenda
> About UW Facilities
> Project Funding
> Our Five-Year Capital Plan and Selected Projects
> Business Diversity and Equity
Our Approach

- Integrated Planning and Asset Management
- Emphasis on Renovation/Renewal over New Space
- Collaborative Project Delivery
- Robust Transition to Occupancy
- Enhanced Business Equity via Strategic Procurement
Five-Year Capital Budget - Regents approve each June

https://facilities.uw.edu/planning/capital-budget
The Big Picture - Funding Sources

Five-Year Capital Budget to Long-Term Use of Sources

We are here

https://facilities.uw.edu/planning/capital-budget
The Big Picture - Funding Uses

Five-Year Capital Budget to Long-Term Demand

We are here

https://facilities.uw.edu/planning/capital-budget
Our “Major” Projects

- FY 22-26 Capital Budget $3.1B, $600M+/yr.
- Above $15M, typically new buildings or major renovations
- Progressive Design-Build: either a 2-part GMP contract or an “IPD-like” contract with shared risk and reward
- Builder first, then Architect; or Builder & Architect self-select.
- Increasing reliance on Developer-led projects
- Emphasis on collaboration and lean principles
Key Tools: Target Value Design

BUDGET UPDATE

- **Target Budget:** $53,612,861 total*

- **30% - 40% Design:** $53,782,458 total*

- **January 26 Variance:** $1,025,433 / 1.94%

- **Current Variance:** $169,597 / 0.32%

- **Building Area:** 79,519 GSF

*[$1,765,886] shelled space target is included

Taxes, insurance and contingencies are not included
T-Wing Renovation Ph. 2

• $64M targeted renovation, pending Regent approval at March meeting
• Focus on Educational spaces
• $95M Phase 3 is intended
• Anderson Hall Renovation

• $30M Substantial Alteration - systems, envelope, educational spaces
• Pending inclusion in capital request
UW Medical Center Plaza Café Renovation

• ~$40M Phased Renovation of Kitchen and Dining
• Part of a renewed UWMC capital program at Montlake and Northwest campuses
ASUW Shellhouse Restoration and Waterfront Improvements

Capital Campaign underway
• ~$13M Goal
• Event, Exhibit, & Recreational Uses
“Minor” Works Projects

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

- Ultimately $40-60M a year, with focus on infrastructure and clinical improvements
- UWMC debt funding
- Mix of project sizes, many below $5M
- Montlake & Northwest campuses, plus clinics
Smaller Project Procurement

Contracting Tools and General Approach:
• Job Order Contracting up to $500K per work order
• Design/Bid/Build and GCCM $500K-$2M
• Design/Build typical above $2M; Progressive DB with a GMP
• Small Works and Critical Patient Care Rosters
• Master Term Agreements and individual A/E selections
Consulting and Professional Services

General Approach:

• Master Service Agreements- 2 years, with 2 year renewal; annual solicitations
• Diverse business focused, women and minority owned firms currently make up substantial portion of our agreement holders.
• Use of DES Consultant Roster – limited
• Advertise in the DJC, UWF Bidding Opportunities.
• [https://facilities.uw.edu/projects/business-opportunities/solicitations](https://facilities.uw.edu/projects/business-opportunities/solicitations)
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

*FY2021 saw $249M in combined spend to diverse firms, which included 109 OMWBE-certified firms*
Business Diversity and Equity

Consulting and Construction Categories We Track

**State Certifications**
Minority (small)
Women (small)

**Self-Identification**
LGBTQIA
Women-owned (any size)
Minority-owned (any size)

**Federal Hwy**
Minority
Women
(NWMMMSDC)
Disadvantaged

**Northwest Mt Minority Supplier Diversity Council**
Minority

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

**Women Business Enterprise Council (WBEC)**
Women
**Capital Projects – Inclusion Plans**

**Solicitation**
UWF intent to include BEEs and the approach to scoring or ranking response. General goal.

**RFQ**
Scored on demonstrated past performance of inclusion on projects similar scope and size

**RFP**
Scored on proposal and best practices that will be applied to current project

**Inclusion Plan**
Awarded firm meets with Project Team to discuss a project specific Inclusion Plan

**Management/Monitoring**
Project Team fills out BEE Tracking Template and makes modifications to fit project need, tracks strategies

**Inclusion Plan agreed and added to contract by modification/amendment**

**Management/Monitoring**

**Close-Out**
Subcontractor data is collected for a final tracking form submission. Final contract #s should match final project #s.

Team meets based on project milestones (at least quarterly) to fill in progress on goals, forecast, actuals through completion
Thank you!