



**CHEMISTRY INSTRUCTIONAL ADDITION & RENOVATION**

**13E5C**



**Summary** – This \$93,800,000, 9-story project is 228,443 GSF/135,000 ASF and will address the Chemistry instructional program’s anticipated space needs. It will focus on the need for instructional facilities and address opportunities for both new and renovated space. It will address some major infrastructure improvements in the older buildings, such as exhaust and heat recovery systems. The new tower will be constructed first, with two floors shelled for future fit-out. Renovation of existing teaching labs is deferred until fund raising will allow. The project is currently in the design stages, and construction is anticipated to begin in November 2017 and reach occupancy by November 2019.

**▼ BUDGET**

<b>TOTAL</b>	\$	93,800,000
<b>FUNDING SOURCES</b>		
<b>GFSB</b>	\$	86,200,000
<b>Gifts &amp; Grants</b>	\$	7,600,000
<b>ESTIMATED BUDGET BREAKDOWN</b>		
<b>Construction</b>	\$	74,715,000
<b>Design</b>	\$	7,395,000
<b>DFD Mgt.</b>	\$	3,228,000
<b>Contingency</b>	\$	5,978,000
<b>Equipment</b>	\$	1,900,000
<b>Other Fees</b>	\$	584,000
<b>Construction \$/GSF</b>	\$	332
<b>Total Project \$/GSF</b>	\$	393

**▼ TIMELINE**

Planning	02/2011 – 08/2012
A/E Selection	07/2014
Programming	11/2014 – 04/2015
10% Concept Report	05/2015 – 10/2015
35% Design Report	03/2016 – 11/2016
<b>Construction Documents</b>	<b>12/2016 – 05/2017</b>
Bid Date	07/2017
Construction	11/2017 – 09/2020
Substantial Completion	10/2020
Occupancy	10/2020

**▼ AREA DATA**

<b>GSF</b>	228,443 (188,500 new tower)
<b>ASF</b>	135,000
<b>Efficiency</b>	59.10 %

\*Note: 2 floors are shelled. ASF does not include fit out of 2 floors.

**▼ ISSUES**

There are currently issues for this project in the following areas:

- **Cost**
- **Scope impact**
- **Schedule conflicts**
- **System upgrades/ utility maintenance**
- **Authorization for budget adjustments**

As of early June 2015, State funding appears to be capped at \$86 million. A budget of \$122.6 million is required for full project fit-out (except one research floor.) Original enumerated amount of \$107.8m matched the budget, then grew to \$111.9m, and now stands at \$115m. To stay within the \$86.2m GFSB, project will not remodel Daniels (51,902 GSF), will shell 4 floors, and defer installation of 2 out of 3 air handlers.

**▼ KEY STAKEHOLDERS**

<b>Occupants</b>	Chemistry Department
<b>User Reps</b>	Bob McMahon John Moore
<b>UW PM</b>	Pete Heaslett
<b>DFD PM</b>	Russ Van Gilder
<b>A/E</b>	Strang Inc.
<b>Design Arch.</b>	Ballinger
<b>Landscape Arch.</b>	GRAEF-USA Inc.
<b>Structural Engr.</b>	GRAEF-USA Inc.
<b>Delivery Method</b>	Single Prime
<b>General</b>	TBD
<b>Plumbing</b>	TBD
<b>Mechanical</b>	TBD
<b>Fire Protection</b>	TBD
<b>Electrical</b>	TBD