

Date Entered: 9/20/2012 \*\*\* For Biennium Starting: 2011 \*\*\* PR #: **T744871**

Budget Title Budget # Dept. Contact Phone Box # Principal Investigator Grant Contract #  
203788 HS-F OFFICE CON 40-1230 ANDY MCGHAY 206-543-5200 352205 P#203788

Dept: CAPITAL PROJECTS Del No Later Than 00/00/00 Tech Contact JOHN WETZEL Phone 206-543-5200  
Deliver To: UNIVERSITY OF WASHINGTON No Earlier Than 00/00/00 Service Begin 00/00/00 Service End 00/00/00  
CAPITAL PROJECTS OFFICE  
SEATTLE WA 98195 Box: 352205 Attachment Assigned To CANDACE PLOG Original Requisition Amt \$1,332,615.00  
ATTN: JOHN WETZEL

Vendor: MBR LLC 269164 - 1  
17311 - 135TH AVENUE NE  
SUITE C-400  
WOODINVILLE WA 98072  
ATTN: TODD NYQUIST

**Per Statute RCW 39.04  
Pub Wks  
Documentation on file w/CPO**

Sole Source Justification:

Small Dollar Justification:

General Comments: MBR, LLC/PROJ#203788/PUBLIC WORKS CONTRACT HSC F-WING 3RD FLOOR LAB TO OFFICE  
CONVERSION

Funding Source:

[Attachment Link](#)

ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	ITEM PRICE	OB-SB-SS
1 MBR,LLC/PROJ#203788/PUBLIC WORKS CONTRACT	1.00	LOT	\$1,217,000.00	\$1,332,615.00	10 43 18

**T744871**

AD055A

REQUISITION RECAP

REQUISITION 744871 \*T\*

DEPARTMENT CONTACT

ANDY MCGHAY

(206)543-5200

352205

BIENN: 11-13

206-543-5200

TECHNICAL CONTACT

JOHN WETZEL

BUDGET LINES : 1 TOTAL COST : \$ 1,332,615.00 INCLUDING ANY SALES TAX

VENDORS : 1

BUYER :

ITEMS : 1

STATUS :

: 090: PERFORM ENCUMBRANCE

AS OF 09/20/12

PRIME BUDGET: 40-1230 203788 HS-F OFFICE C \*\* ATTACHMENTS \*\*

A0108 >>> PAS Limit = 5,000.00

See [www.washington.edu/admin/procsrvcs/](http://www.washington.edu/admin/procsrvcs/)

MBR, LLC.

Proj # 203788

HELP=1 QUIT=2 CORRECT=3 PURGE=4 INQUIRE=5 ENCUMBER=6

ACTION 06



September 20, 2012

MBR, LLC  
17311 135<sup>th</sup> Ave NE, Suite C-400  
Woodinville, WA 98072

Attn: Todd Nyquist

SUBJECT: PROJECT NAME: HSC F-WING 3<sup>rd</sup> FLOOR LAB TO OFFICE  
CONVERSION  
PROJECT NO. 203788  
CONTRACT: PUBLIC WORKS CONTRACT  
CONTRACT AMT: \$1,217,000+tax

To Whom It May Concern:

Please use the following purchase order number when billing against the above mentioned agreement.

**PURCHASE ORDER NUMBER T744871**

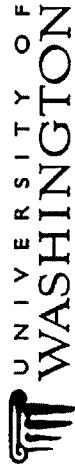
If you have questions, please feel free to contact us at the number listed below.

Sincerely,

University of Washington  
Capital Projects Accounting

cc: John Wetzel  
Cindy Magruder  
CPO Accounting

Capital Projects Office



09/20/ 2012

Project Title: <b>HSC F-WING 3<sup>rd</sup> FLOOR LAB TO OFFICE CONVERSION</b>		
Project #: 203788	Budget #: 40-1230	P.O. #: 744871

As you know, the University of Washington (UW) is required by State law to withhold 5% of each progress payment to your firm as retainage. Please select one of the following three options regarding how you would like the retainage handled:

1. University of Washington: Under this option, the UW holds the contractor's retainage. If you choose this option, please sign below and return this letter to this office at the address below.

By:		Date Signed:
Name of Signatory:		Title of Signatory:
I hereby elect to have the University of Washington hold the retainage on each progress payment for the above-referenced project. I understand that the retainage will not be released until authorized in accordance with State law and the terms of the contract for the above-referenced project.		

2. Escrow Account: Retainage is placed in an escrow account with a bank or trust company of the contractor's choice. The contractor pays all expenses associated with such an arrangement and may earn interest from the bank or trust company depending on the terms of the agreement with them. The University's standard Escrow Agreement must be used and may be found at the following website address: [http://www.cpo.washington.edu/DocMan/Web\\_FTP/DocManFTP/EscrowAgreement.doc](http://www.cpo.washington.edu/DocMan/Web_FTP/DocManFTP/EscrowAgreement.doc). If you choose this option, three completed and executed originals of the Escrow Agreement should be returned to this office at the address below.

3. Retainage Bond: The contractor provides a retainage bond and applicable retainage is released to the contractor with each progress payment. The University's standard Retainage Bond must be used and may be found at [http://www.cpo.washington.edu/DocMan/Web\\_FTP/DocManFTP/UWRetainageBond.doc](http://www.cpo.washington.edu/DocMan/Web_FTP/DocManFTP/UWRetainageBond.doc). If you choose this option, two completed and executed originals of the Retainage Bond must be returned to this office at the address below.

We would appreciate your prompt attention to this matter, as your **first progress payment may not be processed** until you have selected and implemented one of the options above.

Sincerely,

Capital Projects Accounting

cc: CPA Project File

University of Washington Box 352205 Seattle, Washington 98195-2205  
206.543.5200 FAX 206.543.1277



## CAPITAL PROJECTS OFFICE

UNIVERSITY of WASHINGTON

Finance & Facilities

September 18, 2012

MBR, LLC  
17311 135<sup>th</sup> Avenue NE, Suite C-400  
Woodinville, WA 98072

Attn: Todd Nyquist

RE: HSC F-WING 3<sup>RD</sup> FLOOR LAB TO OFFICE CONVERSION  
PROJECT NO. 203788  
PUBLIC WORKS CONTRACT  
NOTICE TO PROCEED

The contract documents for the above referenced project have been reviewed and approved and your fully executed copy of the contract is enclosed.

This letter is your official *Notice to Proceed* with the Work on the subject project and is effective commencing **September 21, 2012**. **On-site work shall not commence without Owner's acceptance of your site specific safety plan as required by the Modifications to the General Conditions, 5.07J.**

Your attention is directed to the time of completion of **150 calendar days** as specified in the contract documents, Supplemental Conditions to the General Conditions, Section 00 73 01. Based upon the date of this notice the substantial completion date for the subject project shall be **February 18, 2013**, and you will be expected to administer this project to assure its timely completion.

**Sandy McCrae**, University of Washington Construction Manager, shall be the Owner's Representative and all correspondence shall be directed to his attention. Sandy may be reached at (206) 685-2568, or by email at [smccrae@uw.edu](mailto:smccrae@uw.edu).

  
Jon Michael Lebo

Director, CPO Special Projects Group

c:	C.P.A.	J. Giniger
	C. Amadi	J. Wetzel
	M. Murray	S. McCrae
	C. Magruder	
	A. Engel	

University of Washington  
**PUBLIC WORKS CONTRACT**

Project Number:

HSC F-WING 3<sup>RD</sup> FLOOR LAB TO OFFICE CONVERSION 203788

THIS CONTRACT is made and entered into by and between the University of Washington (Owner), and MBR, LLC, a Washington Corporation (Contractor). Contractor and Owner may hereinafter be referred to as "Parties." This Contract shall be effective on the last date set forth on the signature page. This Contract shall be the agreed basis of performing the Work identified and defined in the Contract Documents.

FIRST: The Contractor agrees to furnish all material, labor, tools, equipment, apparatus, facilities, etc. necessary to perform and complete in a workmanship like manner the Work called for in the Contract Documents for the Project noted above, according to the terms of this Contract and the Contract Documents, which documents are incorporated herein by reference, as if set forth herein in full.

The Contract Documents include the Advertisement for Bids, Instructions for Bidders, completed Bid Form, Payment and Performance Bonds, General Conditions for Washington State Facility Construction, Modifications to the General Conditions, Supplemental Conditions to the General Conditions, other Special Forms, this Public Works Contract, and the following Drawings, Specifications, and Addenda:

Specifications dated: July 11, 2012 Drawings dated: July 11, 2012

Addendum No. 1 dated: July 26, 2012

SECOND: Time for Completion: The Work to be performed under this Contract shall commence as soon as the Contractor has been officially notified to proceed and shall be substantially complete within 150 calendar days of the Notice to Proceed.

The Contractor further agrees that, from the compensation otherwise to be paid, the Owner may retain the sum of \$1,000.00 for each calendar day thereafter that the Work remains uncompleted, which sum is agreed upon as the liquidated damages, and the Parties agree this sum is not to be construed as in any sense a penalty.

THIRD: The Owner hereby agrees to pay the Contractor the Contract Award Amount indicated below, not including State Sales Tax, as consideration for the agreements set forth above, including but not limited to, Contractor's completion of all Work, in strict accordance with the contract documents, as follows:

University of Washington  
**PUBLIC WORKS CONTRACT**

Project Number:

HSC F-WING 3<sup>RD</sup> FLOOR LAB TO OFFICE CONVERSION      203788

Total Base Bid      \$1,197,000.00

Alternates Awarded:

No. 1      20,000.00

Contract Award Amount      =      \$1,217,000.00

This Contract shall be construed and governed by the laws and statutes of the State of Washington.

IN WITNESS WHEREOF: The Parties hereto have executed this Contract by having their authorized representatives affix their signatures below.

OWNER:

University of Washington

By:

Richard K. Chapman  
Signature      Date

By:

T. Nyquist  
Signature      Date

CONTRACTOR:

MBR, LLC

Name:

Richard K. Chapman

Name:

TODD NYQUIST

Title:

Associate Vice President for Capital Projects

Title:

VICE PRESIDENT

Washington State Contractor's Registration No.

MBRLLC\*91204

Contractor's Federal Tax ID No.

61-1600171

## Filing of Intents and Affidavits for Public Works Projects

For public works projects, each and every contractor (Prime Contractor and sub-contractors of all tiers) is required to file a Statement of Intent to Pay Prevailing Wages (Intent), and an Affidavit of Wages Paid (Affidavit) form. These forms are filed with Labor & Industries online, using the PWIA System, located at the following website address:

<http://www.lni.wa.gov/TradesLicensing/PrevWage/IntentAffidavits/File/default.asp>.

Intent forms are to be filed immediately after the contract is awarded and before work begins. The UW will not make any payment on an invoice until all contractors seeking payment as a part of that invoice have submitted an Intent form that has been approved by Labor & Industries.

Please note that sub-contractors must use the same information filed by the Prime Contractor in order for their Intent to be approved by Labor & Industries. For this project the Prime Contractor and all sub-contractors should use the following information:

Awarding Agency: University of Washington

Awarding Agency Contact: Cindy Magruder

Awarding Agency Contact Phone Number: 206-221-4396

Contract Number (this is the UW Project Number): 203788

Project Name: HSC F-Wing 3<sup>rd</sup> Floor Lab to Office Conversion

Contract Amount: \$1,332,615 (includes sales tax)

Bid Due Date: July 31, 2012

Award Date: August 21, 2012

Project Site Address: 1705 NE Pacific Street

County the work will be performed in: King

City the work will be performed in: Seattle

Will this project utilize American Recovery and Reinvestment Act (ARRA) funds: No

Will this project utilize weatherization or energy efficient upgrade funds: No