

## VII. STANDING COMMITTEES

## B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority

Pursuant to the Standing Orders of the Board of Regents, Delegation of Authority, and to the delegation of authority from the President of the University to the Senior Vice President in Administrative Order No. 1, to take action for projects or contracts that exceed \$1,000,000 in value or cost but are less than \$5,000,000, the Administration may approve and execute all instruments.

REPORT OF ACTIONS TAKEN UNDER GENERAL DELEGATED AUTHORITY – CAPITAL PROJECT BUDGETS1. Hitchcock Hall Air Conditioning, Project No. 200639 Action Reported: Award Contract and Budget Adjustment (Increase) of Greater than 10%

On November 25, 2008, a construction contract was awarded to Auburn Mechanical, Inc. in the amount of \$1,116,205 for the Hitchcock Hall Air Conditioning, Project No. 200639. Five bids were received for the project; the high bid was \$1,441,000. The budgeted construction cost was \$1,387,000.

Auburn Mechanical is an Auburn, Washington company that has been in business since 1975. This contractor has successfully completed numerous public works contracts for the University of Washington including the UWMC Heart Center, 3T MRI renovation and the Conibear Shellhouse.

This project will provide cooling to Hitchcock Hall to comply with national design standards for laboratories and City energy code requirements. Hitchcock Hall was built in the 1970's without environmental cooling. Due to the significant increase in research utilization of heat-generating equipment over the last thirty-five years, the Hitchcock Hall biology labs currently experience temperatures in excess of 80 degrees for prolonged periods throughout the spring, summer and fall seasons. This has led to the loss of irreplaceable laboratory research, and significant human discomfort. This project will provide the maximum amount of cooling possible to Hitchcock Hall within the limits of the existing ventilation delivery system. Construction began in December 2008. The new system is scheduled to be complete and ready for use by May 2009.

The project budget was revised to \$2,114,330, an increase of \$305,541, from the original budget of \$1,808,789. This revision reflects the cost of scope additions and design developments implemented during design. The scope was increased to incorporate separately planned replacement of ductwork sound attenuators. In order to assure that project performance goals will be attained a full test and

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balance and re-commissioning of the building air handling system was accelerated from the construction phase to the design phase. These activities revealed a number of maintenance issues required for project success and uncovered underestimated predesign components. Due to the magnitude of the maintenance issues discovered in design, the budget includes \$245,000 in construction contingency to address perceived project risk during construction. Unused funds will be returned to the University to be assigned to other capital projects.

Funding for this project is being provided by the UW Building Renewal Fund, University Central Funds and College of Arts & Sciences, minor modifications allocation.

<b>Budget Summary</b>	<b>Previously Approved Budget</b>	<b>Revised Budget</b>
Total Consultant Services	\$ 255,123	\$ 394,689
Total Construction Cost *	\$ 1,380,380	\$ 1,540,139
Other Costs	\$ 36,720	\$ 42,936
Project Administration	\$ 136,566	\$ 136,566
<b>Total Project Budget</b>	<b>\$ 1,808,789</b>	<b>\$ 2,114,330</b>

\* Includes construction contract amount, contingencies and state sales tax.

2. Smith Hall Communications Upgrade, Project 202028  
Action Reported: Award Contract and Budget Adjustment (Decrease) of  
Greater than 10%

On November 17, 2008, a construction contract was awarded to Western Ventures Construction, Inc. of Mountlake Terrace, Washington, in the amount of \$430,500 for the Smith Hall Communications Upgrade, Project No. 202028. Seven bids were received for this project; the highest bid was \$559,999. The budgeted construction cost was \$1,222,305.

Western Ventures is a general contractor that has successfully completed numerous projects for the University of Washington, including other projects with similar scope such as the Padelford Hall Communications Upgrade.

The goal of this project is to provide a new communications infrastructure for Smith Hall that includes updating the existing communications wiring to Cat5e

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cabling throughout the 93,000 SF building. Construction activities began in December 2008 with completion anticipated in June of 2009.

The project budget was decreased from \$1,610,000 to \$835,000 due to a more competitive construction bidding market than originally estimated and errors in the architect's construction estimate. Funding for this project is provided by the 2007-2009 biennium Communications Infrastructure Capital Budget. The unneeded funding has been returned to its original source budget.

<b>Estimated Budget Summary</b>	<b>Current Approved Budget</b>	<b>Forecast Cost at Completion</b>
Total Consultant Services	\$ 237,660	\$ 190,984
Total Construction Cost *	\$ 1,222,305	\$ 549,785
Other Costs	\$ 25,207	\$ 22,316
Project Administration	\$ 124,828	\$ 71,915
<b>Total Project Budget</b>	<b>\$ 1,610,000</b>	<b>\$ 835,000</b>

\* Includes construction contract amount, contingencies and state sales tax

#### 3. HSC BB-8 & BB-9 Rehabilitation Medicine, Project No. 202525 Action Reported: Select Architect/Adopt Project Budget

On November 6, 2008, an architectural agreement was awarded to Hoshide Williams, for the HSC BB-8 & BB-9 Rehabilitation Medicine. The value of the preliminary design contract is \$28,495. The total budget for consulting services is \$ 249,477. The balance of the design budget is intended for further construction document design development, hazardous materials consultant, voice and data consultant.

Hoshide Williams was founded in Seattle in 1984 and has a successful track record of laboratory and health science renovation projects at the University of Washington. Recent projects include the Magnuson Health Sciences Center Library Renovation, Hitchcock Hall 316-324 Classroom Improvements for the Department of Biology, and Magnuson Health Science Center D-Wing Dental Simulation Stations Expansion.

The Rehabilitation Medicine project consists of remodeling and upgrading classrooms and offices in a portion of the eighth level and a portion of the ninth

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level of the BB wing of Magnuson Health Science Center building. This project is intended to be utilized as part of a larger "development campaign" with future projects as funding becomes available. The total value of the development campaign is roughly \$3,200,000 including this project.

Construction is scheduled to beginning in July, 2009 with occupancy in January, 2010.

The project budget as established at the conclusion of the predesign is \$1,600,000. Funding of \$1,600,000 is provided from the Department of Rehabilitation Medicine Capital Budget.

<b>Budget Summary</b>	<b>Current Approved Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Services	\$ 249,477	\$ 249,477
Total Construction Cost*	\$ 943,470	\$ 943,470
Equipment	\$221,500	\$221,500
Other Costs	\$ 53,101	\$ 53,101
Project Administration	\$ 132,452	\$ 132,452
<b>Total Project Budget</b>	<b>\$1,600,000</b>	<b>\$1,600,000</b>

\* Includes construction contract amount, contingencies and state sales tax.

#### 4. Harborview Medical Center Hydrotherapy Renovation Project No. 201893 Action Reported: Select Architect and Adopt Project Budget

On December 23, 2008, an agreement for architectural services was awarded to Buffalo Design, Inc. for the Harborview Medical Center (HMC) Hydrotherapy Renovation project. The value of the design contract is \$75,092. This was awarded off the master term agreement established May 30, 2007. A \$52,000 predesign effort was completed in November, 2008. The balance of the design budget is intended for further design refinement, site investigations, and testing.

The project is being designed to meet three goals:

- 1) Increase the capacity of the Burn Center to treat patient wounds and burns,
  - 2) Create a more private, comfortable and less stressful patient experience,
- and

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- 3) Improve the HMC staff's ability to deliver high quality care with more efficient and effective facilities

The most significant portion of the design focuses on Room 8EH-33, where three semi-private tank treatment spaces will be replaced by two private wet stretcher rooms. Both of the private rooms will incorporate color corrected procedure lighting for better wound diagnostics and treatment, more effectively located supply storage and better control and access to water sources and medical gasses. In addition, two adjacent rooms (8EH-38 & 8EH-47) will be renovated to accommodate hydrotherapy tanks, also to be used for burn treatment. The patient experience will be enhanced with dimmable lighting, non-institutional colors and finishes and the accommodation of video, sound and virtual reality systems.

The \$1,000,000 funding for this project came from an HMC donor. A stipulation of the funding mandates the project be under construction by December of 2009. HMC prefers Rooms EH-38 & EH-47 be completed by the end of June 2009, for use when the unit gets heavy use during the Fourth of July "season". Therefore, CPO's goal is to meet substantial completion of this piece of the construction by June 30 (if not before). The remainder of the project is to reach substantial completion by early October 2009. HMC may collect the funds from the project Donor once the City of Seattle has released the construction permit. In the interim, HMC is providing funds for the services prior to construction.

<b>Budget Summary</b>	<b>Current Approved Budget</b>	<b>Forecast Cost at Completion</b>
Consultant Services	\$ 179,283	\$ 179,283
Construction Services *	\$ 713,863	\$ 713,863
Equipment/Furniture	3,068	3,068
Other Costs	10,118	10,118
Project Administration	\$93,668	\$93,668
<b>Total Project Budget</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>

\* Includes construction contract amount, contingencies and state sales tax.