

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 BUDGETS

1. Harborview Medical Center Hydrotherapy Renovation, Project No. 201893
Action Reported: Award Construction Contract and Budget Adjustment

On April 20, a construction contract was awarded to Regency NW Construction, Inc. in the amount of \$244,000 for the Harborview Medical Center Hydrotherapy Renovation, Project 201893. Seven bids were received for this project; the highest bid was \$396,000. The budgeted construction cost was \$545,610, with an estimate prepared prior to bid of \$329,000.

Regency NW is a Bellevue, WA, company that has been in business since 1995. This contractor specializes in general construction and public works tenant improvements. Regency NW has worked on numerous buildings at the Seattle campus of the University of Washington and at Harborview Medical Center. Recent projects that Regency NW has completed include UWMC NW220 Autozone, Phase 2 Chemistry Lab, HMC GEH Biplane Installation, and HSC 6th Floor Renovation, Aquatics and Veterinary Services Relocation. Other current projects include HMC 1WH Single Planes Installation, Suzzallo Caulking Improvements Phase 2, and HSC I-Wing Surgery Corridor Alterations.

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 (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

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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 project budget was revised to \$595,000, a decrease of \$405,000, from the original budget of \$1,000,000. This revision reflects receipt of favorable bids on April 9, 2009. While the scope of work did not change, the low bid was significantly under the original budget. The facility will be able to provide additional furnishings and equipment due to the favorable bid conditions.

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. The remainder of the project is to reach substantial completion by early October 2009. HMC collected the funds from the project donor upon receipt of the City of Seattle construction permit. In the interim, HMC provided funds for the services prior to construction.

Budget Summary:	Current Approved Budget:	Forecast Cost At Completion:
Total Consultant Svcs.	\$ 179,283	\$ 151,993
Total Construction Cost*	\$ 713,863	\$ 307,258
Equipment/Furniture	\$ 3,068	\$ 57,822
Other Costs	\$ 10,118	\$ 13,690
Project Administration	\$ 93,668	\$ 64,237
Total Project Budget	\$ 1,000,000	\$ 595,000

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

2. Engineering Library & Loew Hall Fire Safety, Project No. 202750 Action Reported: Award Construction Contract and Budget Adjustment

On March 13, 2009, a construction contract was awarded to Regency NW Construction, Inc., in the amount of \$654,466 for the Engineering Library & Loew Hall Fire Safety project. Six bids were received for this project: the highest bid was \$879,000. The budgeted construction cost was \$1,126,000.

Regency NW is a Bellevue, WA, company that has been in business since 1995. This contractor specializes in general construction and public works tenant improvements. Regency NW has worked on numerous buildings at the Seattle campus of the University

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of Washington and at Harborview Medical Center. Recent projects that Regency NW has completed include UWMC NW220 Autozone, Phase 2 Chemistry Lab, HMC GEH Biplane Installation, and HSC 6th Floor Renovation, Aquatics and Veterinary Services Relocation. Other current projects include HMC 1WH Single Planes Installation, Suzzallo Caulking Improvements Phase 2, and HSC I-Wing Surgery Corridor Alterations.

This project replaces fire alarm systems throughout the Engineering Library and Loew Hall. Fire protection sprinklers will be added throughout the Engineering Library, and on the ground floor of Loew Hall. Each building will have separate systems.

The project budget for the Engineering Library and Loew Hall Fire Safety project was revised to \$1,065,000, a decrease of \$625,000 from the original budget of \$1,690,000. This revision reflects receipt of favorable bids on April 9, 2009. While the scope of work did not change, the low bid was significantly under the original budget.

All funding is from Capital Safety through Environmental Health & Safety. The unneeded funding has been returned to Capital Safety.

Budget Summary:	Current Approved Budget:	Forecast Cost At Completion:
Total Consultant Svcs.	\$ 122,759	\$ 111,972
Total Construction Cost*	\$ 1,397,000	\$ 824,388
Other Costs	\$ 44,886	\$ 43,640
Project Administration	\$ 125,355	\$ 85,000
Total Project Budget	\$ 1,690,000	\$ 1,065,000

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

3. Institute for Learning and Brain Sciences Equipment Installation, Project No. 202358 Action Reported: Select Architect/Adopt Budget

On May 12, 2009, an architectural agreement was awarded to Clark Kjos Architects for design services for this project. The agreement amount for basic services is \$73,966 versus a budget value of \$254,884 for design consultants. The balance of the design budget is intended for hazardous materials consultant, commissioning, testing, and associated feasibility work.

Clark Kjos Architects completed a predesign for the Institute for Learning and Brain Sciences Equipment Installation project in August, 2008. At the time, the project was expected to cost less than \$1,000,000. The selection of Clark Kjos was made by selecting

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and interviewing three firms from the roster. The three firms interviewed were: BCRA Inc., Clark/KJOS Architects and Decker Architects LLC.

Upon completion of the predesign in April 2009, and upon final decision of the project scope, the project value was determined to be \$1,200,000.

Clark Kjos' experience includes over 500 healthcare projects in the past 17 years. They specialize in phased renovation of operational medical facilities. Clark Kjos has a staff of 45 and offices in both Portland and Seattle. The firm has completed projects for the Harborview Medical Center including the Single Planes Radiation Equipment project. Their medical experience ranges from the VA Medical Center, Northwest Kidney Centers, St. Joseph Hospital, Seattle Children's Hospital and Swedish Medical Center.

The Institute for Learning and Brain Sciences (I-LABS), a unit of College of Arts and Science, is remodeling a portion of its space located on the second floor of the Old Fisheries Building to house new MEG brain imaging equipment. When completed, this will be the first brain imaging facility dedicated to the study of child brain development in the nation. Design is expected to be completed by July, 2009, with construction beginning in August and lasting through January, 2010.

The project budget is established at \$1,200,000, with the forecast reflecting a savings of \$25,440. Funding of \$1,174,560 is provided from the College of Arts and Sciences, central funding, donor, and the state Life Sciences Defense Fund.

Budget Summary:	Current Approved Budget:	Forecast Cost At Completion:
Total Consultant Services	\$254,884	\$237,744
Total Construction Cost*	\$774,653	\$765,176
Other Costs	\$66,454	\$67,631
Project Administration	\$104,009	\$104,009
Total Project Budget	\$1,200,000	\$1,174,560

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

4. University of Washington Medical Center Satellite Radiology Department, Project No. 202783 Action Reported: Select Architect/Adopt Budget

On February 25, 2009, an architectural agreement was awarded to BCRA Inc., for the University of Washington Medical Center (UWMC) Satellite Radiology project. In August 2008, the Capital Projects Office selected three firms from the roster based on qualifications. Three firms were interviewed on October 22, 2008: BCRA Inc., Buffalo

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Architects and Rolluda Architects. The agreement amount is \$111,286 for basic services versus a budget value of \$239,258 for design consultants. The balance of the design budget is intended for Hazardous Materials consultation, commissioning, testing, and a previously completed predesign.

Located in Tacoma, WA, BCRA Inc. has 40 years of diverse design and planning expertise. BCRA has been providing design services for Medical Diagnostic Imaging Centers and Ambulatory Surgical Centers, as well as inpatient services in full hospital settings. Their experience at the University of Washington includes UWMC Roosevelt I/II Tenant Improvements, as well as miscellaneous Tacoma projects.

The University of Washington Medical Center is expanding the Radiology Services at a location convenient to the Emergency Department. The goal is to create new procedure rooms including: Radiology Room, Ultra Sound and general X-ray Rooms, and a new CT Room. The project will also include ancillary spaces such as Dressing Room, Control Room, Staff Workroom, and Toilet Room. The overall gross area is approximately 2,856 square feet (SF) located at the NE240 SCOR Suite. Design is expected to be completed by June 2009, with construction beginning in August and lasting through January 2010.

The project budget is established at \$1,552,700. Funding of \$1,552,700 is provided from the University of Washington Medical Center.

Budget Summary:	Current Approved Budget:	Forecast Cost At Completion:
Total Consultant Services	\$239,258	\$239,258
Total Construction Cost*	\$1,191,885	\$1,191,885
Other Costs	\$18,397	\$18,397
Project Administration	\$103,160	\$103,160
Total Project Budget	\$1,552,700	\$1,552,700

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