

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. HSC BB-8 & BB-9 Rehabilitation Medicine, Project No. 202525
Action Reported: Budget Adjustment

The budget is reduced from \$1,600,000 to \$1,265,000. This project renovates 6,400 sf of office and classroom space on the 8th and 9th floors of the BB tower.

The department has indicated that they will no longer be able to support a project budget at the original level (\$1,600,000). Options for reduction of construction scope and furniture were discussed, and estimate information reflecting the current, more favorable market conditions were used to provide new cost information.

In the end, a decision was made by the department to significantly reduce the amount of furniture purchased. The cost reductions achieved due to favorable market conditions allowed the construction scope to remain essentially the same. Associated project design fees and management fees are also reduced to reflect the lower construction budget.

Construction is anticipated to start in July 2009 with occupancy in early January 2010.

The project funding of \$1,215,000 is provided from the 07-09 Biennium School of Medicine funds and an additional \$50,000 is provided from Health Sciences Facilities Maintenance funds.

Budget Summary	Original Approved Budget	Current Approved Budget Forecast Complete
Total Consultant Services	\$249,477	\$181,466
Total Construction Cost*	\$943,470	\$862,211
Equipment and Furniture	\$221,500	\$85,665
Other Costs	\$53,101	\$ 31,193
Project Administration	\$132,452	\$104,465
Total Project Budget	\$1,600,000	\$1,265,000

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

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2. Bryants Building Roof Improvements, Project No. 202812
Action Reported: Select Architect/Adopt Budget

On March 17, 2009, an authorization under an existing term agreement for architectural services was awarded to Cornerstone Architectural Group, for the Bryants Building Roof Improvements Project. The value of the preliminary design contract is \$20,222. The total budget for consulting services is \$164,181. The balance of the design budget is intended for development of construction documents; hazardous materials design; and structural engineering to be authorized separately. The master architectural agreement was previously approved by the Board on May 15, 2008.

Cornerstone Architectural Group has experience in a broad range of project types, and developed a building envelope practice in 2001 that has addressed long-term moisture problems in over 60 projects. The firm has provided services for roof replacements at HSC AA-Wing, HSC T-Wing, and Wilcox Hall, curtain wall repairs at Suzzallo Library, and balcony waterproofing replacement at Gould Hall. Cornerstone has provided investigation and design services for roof replacements and wall, roof, and window repairs at other public agencies locally including the federal General Services Administration, the US Postal Service, school districts, and other state and local agencies. They have been in business in Seattle for 15 years, and have 17 employees.

The Bryants Building Roof Improvements project replaces the following Building C components: roof and roof access catwalk and fall protection guardrails. For bid protection, an additive alternate is being designed and specified to recoat the Building D roof.

Construction is scheduled to begin in July 2009 with substantial completion planned for October 2009. The construction schedule is dependent on timely approval of a substantial shoreline development permit by the City of Seattle.

The project budget, as established at the conclusion of the predesign, is \$1,424,979. Funding of \$900,000 has been provided from the current Building Renewal Capital Budget. Additional funding will be provided by Building Renewal Budget Reserves prior to public works bidding.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$ 164,181	\$ 164,181
Total Construction Cost*	\$ 1,149,081	\$ 1,149,081
Equipment	\$ 0	\$ 0
Other Costs	\$ 16,967	\$ 16,967
Project Administration	\$ 94,750	\$ 94,750
Total Project Budget	\$1,424,979	\$1,424,979

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

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3. Academic Computer Center (ACC) Move Design Project No. 202572
Action Reported: Select Architect/Adopt Budget

This project renovates spaces in the Academic Computer Center (ACC) building for the newly formed College of the Environment (COE). The occupants of the ACC will be the Joint Institute for the Study of the Atmosphere and Ocean (JISAO), the Program on the Environment (POE), and the dean's office suite. This project renovates 14,000 sf of the 20,200 sf of the ACC. The existing data center area of the ACC will not be renovated.

The design work will be completed by in-house design staff within the Capital Projects Office. The agreement amount is \$67,816 for basic services versus a budget value of \$128,794 for design consultants. The balance of the design budget is intended for a hazardous materials consultant, interior design consultants, a testing and balancing contractor, move coordination and previously completed programming, fit planning and predesign.

Design Services, the in-house design staff, has experience working on similar tenant improvement projects such as the Condon Hall Surge Phase III project. In addition to the many academic projects they have worked on at the Seattle campus, they have also participated on projects at the UW Medical Center, Bothell and Tacoma campuses and the Friday Harbor Labs.

The design will be completed by the end of April 2009 with construction starting in June 2009. Substantial completion is scheduled for October 2009.

The project budget is established at \$1,190,330. Funding of \$1,190,386 is provided from program renewal funds in the amount of \$1,021,100 and \$169,286 of central funds.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$128,794	\$128,794
Total Construction Cost*	\$631,294	\$631,294
Equipment & Furnishing	\$167,159	\$167,159
Other Costs	\$149,103	\$149,103
Project Administration	\$113,980	\$113,980
Total Project Budget	\$1,190,330	\$1,190,330

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