

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. Fisheries Center Roof Replacement Project No. 202378
Action Reported: Select Architect/Adopt Budget

On May 19, 2010, an architectural agreement was awarded to Snyder Kane Hartung Strauss Architects PS Inc., (SHKS Architects) for the Fisheries Center Roof Replacement project under its existing Master Agreement for Architectural Services contract. The agreement amount is \$95,476 for basic services versus a budget value of \$157,134 for design consultants. The balance of the design budget is intended for the hazardous materials consultant and other specialty consultants required on this project.

SHKS Architects is a medium size firm located in Seattle, Washington. In addition to the many projects they have worked on at the Seattle campus, they have also worked at the Port of Seattle, City of Seattle and Western Washington University. SHKS Architects has been in business in Seattle since 1997.

The roof of the original Fisheries Center building has exceeded its useful service life and requires replacement. This project will replace the roof membrane, upgrade penthouse and roof access, upgrade guard rails and fall protection to current standards and abate asbestos on parapets.

Construction is anticipated to start in September, 2010 and should be complete in January, 2011.

The project budget is established at \$1,520,000. Funding of \$1,600,000 is provided by Facilities Services from the 2009-2011 Building Renewal budget.

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Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$157,134	\$157,134
Total Construction Cost*	\$1,252,242	\$1,252,242
Other Costs	\$15,908	\$15,908
Project Administration	\$94,716	\$94,716
Total Project Budget	\$1,520,000	\$1,520,000

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

2. Child and Family Wellbeing Center Project No. 203061
Action Reported: Select Architect/Adopt Budget

On May 4, 2010, a professional services agreement was awarded to Schacht Aslani Architects for predesign services for the Child and Family Wellbeing Center. Three firms were interviewed from the roster on March 18, 2010: Perkins+Will, Buffalo Design and Schacht Aslani. The agreement amount is \$39,447 for predesign services versus a budget value of \$263,801 for design consultants. The balance of the design budget is intended for basic architectural services, a hazardous materials consultant, and commissioning.

Founded in 1996, Schacht Aslani Architects is a Seattle firm with experience working with the University since 1997. They are currently working on the tenant improvement project in Mary Gates Hall. In addition to the many projects they have worked on at the Seattle campus, they have also worked at Seattle North, Central, and South Community Colleges, Tacoma Community College, Shoreline Community College, Olympic College, Peninsula College, and Grays Harbor College.

The project will renovate the building currently known as the Staff Services Building to accommodate the Child and Family Wellbeing Center. The project, of approximately 9,170 ASF (assignable square feet), will create computational human observation labs with sound isolation, research offices, instructional area, facility reception area and administrative offices.

Design is expected to be completed by November 2010 with construction beginning in February 2011 lasting through September of 2011.

The project budget is established at \$2,000,000. Funding of \$2,000,000 is provided from the 2009-2011 College of Arts & Sciences Capital Budget.

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Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$263,801	\$263,801
Total Construction Cost*	\$1,498,508	\$1,498,508
Other Costs	\$83,993	\$83,993
Project Administration	\$153,698	\$153,698
Total Project Budget	\$2,000,000	\$2,000,000

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

3. Miller Hall HVAC Chiller Replacement Project No. 203185
Action Reported: Select Architect/Adopt Budget

On June 3, 2010, an engineering basic services agreement for the Miller Hall HVAC Chiller Replacement project was awarded to The Greenbusch Group. Three engineering firms were selected from the roster in January 2007: The Greenbusch Group, CDi Mechanical Engineers and Hargis Engineers. The Greenbusch Group was selected and awarded a professional services agreement to conduct a predesign study to identify and evaluate replacement solutions for existing chillers and condensers in Miller Hall. The predesign was completed in 2007, and the project was put on hold awaiting funding. The basic services agreement amount is \$89,649 versus a budget value of \$131,195 for design consultants. The balance of the design budget is intended for the hazardous materials consultant, acoustical consulting, commissioning and HVAC balancing.

The Greenbusch Group is a 16 member Seattle mechanical and acoustical WBE/DBE (Women Business Enterprises and Disadvantaged Business Enterprises) engineering firm with experience working on multiple projects with the University since its founding in 1989. In addition to their experience on the many UW Seattle Campus projects, they have worked at Evergreen State College, Whitman College, Olympic College and Whatcom Community College.

The Miller Hall HVAC Chiller Replacement project will provide a new air-cooled modular style packaged chiller located on the roof of Miller Hall to replace the existing 40+ year old air conditioning system.

Design is expected to be completed by September of 2010, with construction beginning in December, and lasting through July 2011.

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The project budget is established at \$1,137,000. Funding of \$1,137,000 is provided from the 2009-2011 Facilities Services Building Renewal Budget.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$131,195	\$131,195
Total Construction Cost*	\$893,992	\$893,992
Other Costs	\$23,109	\$23,109
Project Administration	\$88,704	\$88,704
Total Project Budget	\$1,137,000	\$1,137,000

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

4. Intramural Activities Building Roof Project No. 203321 Action Reported: Adopt Budget and Select Consultant

On May 10, 2010 a contract for architectural services was awarded to Snyder Hartung Kane Strauss Architects, Inc. (SHKS Architects) under their existing master term agreement. The agreement amount for basic services is \$80,036 versus a budget value of \$157,939 for design consultants. The balance of the design budget is intended for the hazardous materials consultant, testing and inspections and other specialty consultants required for the project.

SHKS Architects is a medium-sized firm located in Seattle, Washington. The firm has completed several successful projects for the University under their master term agreement for building envelope improvements. SHKS Architects' expertise exists in public sector work including educational, civic, libraries, and historic preservation.

This project is a design-bid-build project to re-roof the original 40+ year old roof at the Intramural Activities Building (IMA). The project will include roof safety improvements, permit-required energy code improvements, and will also include investigating the option of adding future solar panels.

Design has been authorized and is scheduled to complete in August 2010. Construction will be conducted in two phases based upon available funding. The first phase will begin in September 2010, and the second phase is planned for the 2011-13 biennium.

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The project budget is established at \$3,199,746. Funding for phase one is provided from Facility Services Building Renewal 09-11 for \$1.6 million. The remaining funding will be from Building Renewal 11-13.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$157,939	\$157,939
Total Construction Cost*	\$2,833,432	\$2,833,432
Other Costs	\$33,472	\$33,472
Project Administration	\$174,903	\$174,903
Total Project Budget	\$3,199,746	\$3,199,746

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