

VII. STANDING COMMITTEES**B. Finance, Audit & 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. Henry Art Cooling Tower Replacement Project No. 203279
Action Reported: Select Engineer/Adopt Budget

On April 28, 2010, a contract for engineering services was awarded to The Harris Group for the Henry Art Cooling Tower Replacement project under their existing Master Term Agreement for Engineering Services. The agreement amount for basic services is \$112,000 which is included in a budgeted value of \$257,974 for all design consultants. The balance of the design budget is intended for the hazardous materials consultant, commissioning and other specialty consultants required for the project.

The Harris Group is a multidiscipline engineering firm, headquartered in Seattle, with 11 offices in the US. They have completed several successful projects for the University under their master term agreements for mechanical and electrical engineering services awarded in April 2009. The Harris Group has experience in the design of retrofit projects of all sizes where minimal or no down time is allowed and with requirements for temporary backup systems during construction.

The Henry Art Museum was originally built in 1927 and significantly expanded in 1997. The facility houses art galleries, artifact storage, offices and reading rooms. The art exhibition and storage areas require stringent temperature and relative humidity control be maintained at all times. This requires the mechanical equipment to run 24/7, which limits maintenance access to critical components. Equipment failures have become more frequent as the equipment has aged and, since there is no redundancy in the primary equipment, it has not been feasible to perform preventive maintenance on the equipment.

A predesign study was commissioned in October 2009 to improve reliability and maintainability of the mechanical and electrical systems at Henry Art Gallery after a failure of a transformer last summer threatened to expose part of the

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collection to unacceptable temperatures and humidity. The study recommended replacement of critical equipment including the chiller, cooling tower and to provide redundancy to allow for maintenance of the equipment.

Construction start is anticipated in October, 2010 with completion anticipated before May 2011.

The project budget is established at \$1,500,000 based on the cost estimate developed in the predesign. Funding of \$1,150,000 has been provided from the Building Renewal fund. The project will be designed with bid alternates to assure that work can be done within current funding. Additional funding required to complete the entire scope will be requested from Central Funding upon budget confirmation at the end of design.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$257,974	\$257,974
Total Construction Cost*	\$1,023,825	\$1,023,825
Other Costs	\$97,650	\$97,650
Project Administration	\$120,551	\$120,551
Total Project Budget	\$1,500,000	\$1,500,000

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

2. Hutchinson Pool Decommission and Program Change Project No. 203052 Action Reported: Approve Budget Adjustment

On April 12, 2010, revised scope and budget were approved for the Hutchinson Pool Decommission and Program Change project. The scope was increased to include replacement of the roof over the project area. The project budget was increased from \$1,665,000 to \$1,965,000 to pay for the new roof.

The Hutchison Hall swimming pool is being decommissioned and the space converted to Drama Scene Design Studio for the UW School of Drama. This project is required to make a permanent space for a program displaced by the Phase I Housing Project located in the west campus.

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Design is complete and construction is scheduled to begin in late June continuing through November 2010.

The project's revised budget is established at \$1,965,000. Funding of \$1,965,000 is provided from the following source budgets:

\$708,300 Capital Resources/Central Funds
\$586,700 Arts & Sciences Minor Capital Repair Fund
\$370,000 Student Life and Student Life/Housing and Food Services
\$300,000 Building Renewal
\$1,965,000

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$189,864	\$266,240
Total Construction Cost*	\$1,318,837	\$1,478,183
Other Costs	\$26,719	\$67,729
Project Administration	\$129,580	\$152,848
Total Project Budget	\$1,665,000	\$1,965,000

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

3. Campus Natural Gas System Replacement Project No. 201035
Action Reported: Adopt Budget and Select Consultant

On May 7, 2010, a contract for engineering services was awarded to Reid Middleton, Inc. for the Campus Natural Gas System Replacement project under their existing Master Term Agreement for Engineering Services. The agreement amount for basic services is \$241,779 which is included in a budget value of \$378,916 for all design consultants. The balance of the design budget is intended for the hazardous materials consultant, surveys, commissioning and other specialty consultants required for the project.

Reid Middleton, Inc. is a multidiscipline engineering firm, headquartered in Everett, Washington. Their area of expertise is civil and structural, with an emphasis in waterfront engineering, utility site development and transportation. They have held a master term agreement with the University since February, 2009. They worked on the University's Connibear Shellhouse, as well as other

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projects. Other educational projects include work at Edmonds Community College, Bellingham Public Schools and Green River Community College.

This project will upgrade the campus natural gas distribution system. The scope of the work includes installing pipe sleeves for much of the existing gas lines and will trench and replace the line where piping sizes cannot be reduced. A total of 28 gas meters on campus will be replaced.

The project is funded for design only this biennium. Construction start is dependent on a construction phasing plan to be determined during the design phase.

The project budget is established at \$3,353,841. Partial funding of \$600,000 to complete design has been provided from the Utility Renewal Reserves. Funding to complete the construction will be supplied from the Utility Renewal Reserves in future biennia.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$378,916	\$378,916
Total Construction Cost*	\$2,663,361	\$2,663,361
Other Costs	\$72,868	\$72,868
Project Administration	\$238,696	\$238,696
Total Project Budget	\$3,353,841	\$3,353,841

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

4. N-28 Data Center & UW Tower Garage Roofing Project No. 203252
Action Reported: Adopt Budget and Select Consultant

On April 12, 2010 a contract for architectural services was awarded to Cornerstone Architectural Group under their existing master term agreement. The agreement amount for basic services for the N-28 Data Center Roof Repair is \$86,400 which is included in a budget value of \$247,448 for all design consultants. The balance of the design budget is intended for basic services for the UW Tower Garage Roof Repair, hazardous materials consultant, testing and inspections and other specialty consultants required for the project.

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Cornerstone Architectural Group is a medium-sized firm located in Kenmore, Washington. The firm has completed several successful projects for the University under their master term agreements for building envelope improvements. Cornerstone expertise exists mostly in educational facilities including Western Washington University and K-12.

This project is a design-bid-build project to complete the re-roofing at two locations. At 4545 15th Avenue NE Building, the Data Center roof which is the floor of the N28 parking garage is leaking. The parking lot surfacing will be removed, a new roof membrane installed and the parking lot repaved. The second location is the removal and resurfacing of the parking deck coating at the UW Tower Parking Garage. This includes the uppermost parking level and reroofing of the stair and elevator roofs.

Construction is anticipated to start August, 2010 with completion anticipated before the end of November, 2010.

The project budget is established at \$2,162,023. The project is currently funded for design with \$336,000 from UW Transportation Services Capital Reserve. Sources for construction funding are currently under review with portions coming from UW Transportation Services and portions coming from TSB Properties, the 63/20 property owner for the 4545 Building. Additional funding required to complete construction will be obtained upon budget confirmation at the end of design.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$247,448	\$247,448
Total Construction Cost*	\$1,728,242	\$1,728,242
Other Costs	\$24,413	\$24,413
Project Administration	\$161,920	\$161,920
Total Project Budget	\$2,162,023	\$2,162,023

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