

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. UWMC NE240 Satellite Radiology, Project No. 202783
Action Reported: Construction Contract Award and Budget Adjustment

On January 15, 2010, a construction contract was awarded to BN Builders in the amount of \$534,999 for the UW Medical Center (UWMC) NE240 Satellite Radiology project. Twelve bids were received for this project; the highest bid was \$642,000. The budgeted construction cost was \$824,575, with a total project budget of \$1,940,000. The budget has been reduced to \$1,360,000, due to favorable bid results.

BN Builders, established in 2000, is a local general contractor that specializes in healthcare/medical, biotech and life sciences, education, and civic projects. BN Builders is currently working on a number of projects at the Health Sciences Center, including the Magnuson Health Sciences Center (MHSC) J1/J2 Microbiology and the AA/BB/RR 4th Floor Surgery Office and Lab Renovation. BN Builders has recently successfully completed the UWMC Blood Services project.

This project will expand the Radiology Services at the NE240 SCOR Suite and the Employee Health area. The project consists of 2,856 gross SF of new procedure rooms including: a Radiology Room, Ultra Sound and general X-Ray Rooms, and a new CT Room. Ancillary spaces such as Dressing Room, Control Room, Nurse Station, Soiled Utility Room, Storage, and Toilet Room are also included.

The construction activities began February 15, 2010 with a Substantial Completion date of July 26, 2010. Occupancy is expected in September 2010 after installation of the CT, and X-Ray equipment.

The project funding of \$1,360,000 is provided by UWMC.

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Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$240,815	\$246,352
Total Construction Cost*	\$1,523,693	\$974,631
Other Costs	\$24,951	\$21,705
Project Administration	\$150,541	\$117,312
Total Project Budget	\$1,940,000	\$1,360,000

* Includes construction contract amount, contingencies and state sales tax. It also includes Phase I construction cost for Employee Health Renovation delivered through the JOC process as a “make-ready” project for Satellite Radiology.

2. UW Tower C1 and O1 Occupancy Project No. 202925
Action Reported: Select Architect/Adopt Budget

On February 8, 2010, an architectural agreement was awarded to EHS Design, for the UW Tower C1 and O1 Occupancy project under their existing Master Term for Architectural Services agreement. The agreement amount is \$261,056 for basic services versus a budget value of \$400,000 for design consultants. The balance of the design budget is intended for a hazardous materials consultant, furnishing consultant, audio video consultant, move coordination and a previously completed predesign.

EHS Design is a firm with 32 years experience working with public and private entities in the Seattle community. They specialize in designing interior remodels of existing spaces. Their resume contains several projects of this type, including Opus Northwest, City of Seattle, Wells Fargo, and the Air Force Federal Credit Union.

The UW Tower C1 and O1 Occupancy project will provide a tenant improvement renovation to the UW Tower floors C1 and O1 for occupancy by units reporting to Human Resources and Finance & Facilities. Design is expected to be completed by May of 2010 with construction beginning in July, and lasting through November of 2010.

The project budget is established at \$3,950,000. Funding of \$600,000 for design is being provided through the Internal Lending Program. The remaining funding

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source required to complete construction will be determined by the Office of Planning and Budgeting, and be provided prior to bidding the project.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$400,000	\$400,000
Total Construction Cost*	\$2,500,000	\$2,500,000
Other Costs	\$750,000	\$750,000
Project Administration	\$300,000	\$300,000
Total Project Budget	\$3,950,000	\$3,950,000

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

3. Mechanical Engineering Building Roof Replacement, Project No. 202968
Action Reported: Select Architect/Establish Budget

On December 17, 2009, an architectural agreement was awarded to Cornerstone Architectural Group, for the Mechanical Engineering Roof Replacement, Project 202968, under their existing Master Term for Architectural Services agreement. The value of the design contract is \$100,798. The total budget for consulting services is \$170,828. The balance of the design budget includes previously completed programming and hazardous materials abatement design to be authorized separately. The Master Term for Architectural Services agreement was previously approved by the Board of Regents 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 Magnuson Health Sciences Center (MHSC) AA-Wing, MHSC T-Wing, and Wilcox Hall, curtain wall repairs at Suzzallo Library, and the 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 purpose of this project is to replace the roof, which has exceeded its service life, on the Mechanical Engineering Building. In addition to replacing the roof membrane, the work will provide fall protection anchors for window washing;

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provide guard rails at roof edges; add and upgrade access ladders to penthouse roofs for general roof access safety; abate an asbestos containing coating on the parapets; and upgrade support structures for roof mounted equipment.

Construction is scheduled to be performed during summer quarter 2010.

The project budget, as established at the conclusion of the predesign, is \$1,325,000. Funding of \$1,325,000 has been provided from the current Building Renewal Capital Budget. The forecast cost at completion of the project is \$1,255,000, which reflects a continuing downward trend in construction costs.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$170,828	\$170,828
Total Construction Cost*	\$1,033,542	\$963,542
Equipment	\$0	\$0
Other Costs	\$12,944	\$12,944
Project Administration	\$107,686	\$107,686
Total Project Budget	\$1,325,000	\$1,255,000

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

4. Odegaard Undergraduate Library (OUGL) Fire Safety, Project No. 202974 Action Reported: Delegate Award of Construction Contract; Budget Adjustment

On January 13, 2010, a construction contract was awarded to Western Ventures Construction, Inc. of Seattle, Washington, in the amount of \$812,500 for OUGL Fire Safety Project, No. 202974. Seven bids were received for this project; the highest bid was \$1,164,000. The budgeted construction cost was \$980,243. The project budget was established at \$1,500,000. The budget has been reduced to \$1,295,000, due to favorable bid results.

Western Ventures is a general construction company based in Mountlake Terrace, Washington. The company was founded in 1983, has 10 employees, and specializes in public bid tenant improvement projects. Other agencies that Western Ventures has completed projects for include General Administration for community college projects; Seattle Public Schools; and King County. For the

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University, Western Ventures is currently working on the Burke Museum Geology Collections Renovation, and has completed multiple projects that include UW Libraries Remote Shelving at Sand Point, Marine Studies Fire Sprinklers, Magnuson Health Sciences Center B-Wing Elevator Upgrade, Smith Hall Communications Upgrade, and Harborview Medical Center Lab Robotics.

This project completely replaces the existing fire alarm system and expands the existing fire protection system to cover the entire Odegaard Undergraduate Library building. The new fire alarm system replaces an obsolete system and will comply with current codes. The kitchen of "By George" is the only area of the building that currently has fire protection sprinklers. The remaining areas of "By George," the Undergraduate Library, miscellaneous offices, and the exit stair in the building that serves the Central Parking Garage will be fully protected at completion of the project.

Construction began in January 2010. Completion is forecast for November 2010.

The project budget is \$1,295,000. Funding is provided by Capital Safety through Environmental Health and Safety.

Budget Summary:	Original Approved Budget	Current Approved Budget Forecast Cost To Complete
Total Consultant Svcs	\$133,033	\$121,148
Total Construction Cost*	\$1,202,170	\$1,023,141
Other Costs	\$50,361	\$47,797
Project Administration	\$114,436	\$102,914
Total Project Budget	\$1,500,000	\$1,295,000

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

5. Harborview Medical Center Vascular Center of Excellence Clinic
Project No. 203117
Action Reported: Select Architect/Adopt Budget

On January 14, 2010, a professional agreement was awarded to Zimmer Gunsul Frasca Architects, for the predesign of the Harborview Medical Center (HMC) Vascular Center of Excellence under their existing Master Term Agreement for Architectural Services agreement. The agreement amount is \$118,867 for basic

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services versus a budget value of \$137,337 for all consultant services. The balance of the design budget is intended for a hazardous materials consultant.

Zimmer Gunsul Frasca Architects (ZGF) LLP is an award-winning architectural, planning, and interior design firm with offices in Seattle, Los Angeles, Portland, Washington DC and New York. The partnership employs over 400 professionals with a portfolio featuring public and private projects including academic facilities and healthcare spaces.

This project involves the build out of approximately 11,000 square feet of space on the fourth floor of the Maleng Building at Harborview Medical Center's campus. The project is being designed to meet four goals:

- 1) Enhance the medical center's ability to treat patients with vascular needs,
- 2) Create a comfortable, less stressful, patient centered experience,
- 3) Enhance HMC staff's ability to deliver high quality patient care and provide state of the art space for teaching, and
- 4) Become known as a regional Vascular Center of Excellence.

This new space will include exam rooms, surgeons' offices, space for scheduling, and a large conference room which will be used for patient consultation and healthcare provider education. The predesign effort will be completed in the second quarter of 2010 and a total project budget will be established at that time. This project is currently slated for completion late in 2011.

6. Harborview Medical Center Endovascular OR, Project No. 203118 Action Reported: Select Architect/Adopt Budget

On January 14, 2010, a professional services agreement was awarded to Zimmer Gunsul Frasca Architects, for the predesign of the Harborview Medical Center Endovascular OR under their existing Master Term Agreement for Architectural Services contract. The agreement amount is \$146,522 for basic services versus a budget value of \$175,500 for all consultant services. The balance of the design budget is intended for a hazardous materials consultant.

Zimmer Gunsul Frasca Architects (ZGF) LLP is an award-winning architectural, planning, and interior design firm with offices in Seattle, Los Angeles, Portland, Washington DC and New York. The partnership employs over 400 professionals with a portfolio featuring public and private projects including academic facilities and healthcare spaces. ZGF recently completed a project at the UWMC for the Otolaryngology Eye Center.

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This project involves the build out of approximately 5,000 square feet of space of the basement of the West Hospital at Harborview Medical Center's campus. The project is being designed to meet three goals:

- 1) Enhance the medical center's ability to treat patients with vascular needs,
- 2) Enhance HMC staff's ability to deliver high quality patient care and provide state of the art space for teaching , and
- 3) Develop into a known regional Vascular Center of Excellence.

This new space will be one of the first in the country to integrate cardiology, interventional radiology, and surgery, which have been traditionally disparate services. The pre-design effort will be completed in the second quarter of 2010 and a total project budget will be established at that time. The project, with the Department of Health's approval, is currently slated for completion late in 2011.

REPORT OF ACTIONS TAKEN UNDER GENERAL DELEGATED AUTHORITY – ACQUISITION OF GOODS AND SERVICES

1. HiSeq 2000 Sequencing Systems Action Reported: Delegate Award of Purchasing Contract

Under delegated authority, the Director of Purchasing Services, or his designee, has executed a contract with Illumina to purchase three HiSeq 2000 Sequencing Systems.

The University currently has three existing Illumina systems used for research in Genome Sciences. These new models will upgrade the existing Illumina sequencing systems. The new HiSeq 2000 sequencing systems involve three instruments, each including a computer workstation, monitor, software, installation and training.

This agreement is being processed under the Sole Source process with the primary justification being the need for continuity of research for Genome Sciences. These new models upgrade existing Illumina sequencing systems. The price of the equipment is list price and has been confirmed.

A Genome Sciences recharge center fund will be used for the initial purchase, and then allocated (as services are used) to various internal and external departments.

The contract value is \$2,070,000 plus 5%. This is not to exceed \$2,173,500 and is tax exempt.

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2. RFP Awarded to Studer Group Action Reported: Delegate Award of Three-Year Contract

Under delegated authority, the Director of Purchasing Services, or his designee, has awarded a three-year contract with the Studer Group for the development of University of Washington Medicine faculty, staff, and managers to achieve service excellence.

University of Washington Medicine has a current initiative to develop its faculty, staff and managers with the aim to achieve service excellence. The method of purchase was a competitive solicitation RFP (DL 09-026), with the agreement being awarded to the Studer Group LLC.

This is a new agreement and is not tied to any existing agreement. UW Medicine funds will be utilized for the purchase. The time period of the contract is three years, beginning on February 8, 2010 and running through February 7, 2013.

The contract value is not to exceed \$1,578,000 or \$526,000/year for three years.