

**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. Mary Gates Hall Student Services, Project No. 202463  
Action Reported: Budget Adjustment

On November 12, 2009, an agreement for architectural services was awarded for the Mary Gates Hall Student Service project to Schacht Aslani Architects. The project budget was established at \$3,890,000. The budget has been increased to \$4,300,000.

The initial budget was developed on a broad brush, dollars per square foot basis based on preliminary program information. At the end of the schematic design phase the budget was increased based on the cost estimate for the fully developed project program and schematic design documents.

The scope of the project will renovate the first floor of Mary Gates Hall associated with the "Core Campus Building Concept."

"The Core Campus Building Concept" will improve the student experience by consolidating similar student life support functions near one another. The Mary Gates Hall component of "The Core Campus Building Concept" provides student support services in one building. The following units have been identified to date as key in providing these services in Mary Gates Hall:

Undergraduate Academic Affairs Advising  
Office of Minority Affairs and Diversity Counseling Services  
Academic Support Services  
First Year Programs  
Experiential Learning  
Louis Stokes Alliance for Minority Participation Program (LSAMP)  
Early Identification Program/McNair Program  
Career Services

VII. STANDING COMMITTEES

B. Finance, Audit & Facilities Committee

Actions Taken Under Delegated Authority (continued p. 2)

Each of these services will be located on the first floor of Mary Gates Hall. The scope will be limited to approximately 22,000 assignable square feet within existing suites 120, 131 and 171, and first floor signage and temporary relocations will be required to complete this project. A surge plan has been developed and the costs have been included in the project budget. Refinements in the number of spaces and program requirements that were identified in the schematic design phase have led to the adjustment of the preliminary budget.

Construction will occur in three phases and is anticipated to start on July 1, 2010. Completion of the final phase anticipated on or before December 31, 2011.

The project funding of \$4,300,000 is from the 05-07 Intermediate Student Services and Classroom Improvements, State funds (Education Construction Account).

Budget Summary:	Original Approved Budget	Current Approved Budget Forecast Cost to Complete
Total Consultant Services	\$450,000	\$500,000
Total Construction Cost*	\$2,400,000	\$2,870,000
Other Costs	\$765,000	\$ 600,000
Project Administration	\$275,000	\$330,000
Total Project Budget	\$3,890,000	\$4,300,000

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

2. PCB (Polychlorinated biphenyls) Transformers Replacement and South Campus MV (Medium Voltage) Electrical Improvements 2009-2011  
Action Reported: Select Architect/Adopt Budget

On February 8, 2010, a Basic Services Authorization was awarded to Casne Engineering, for the PCB Transformers Replacement and South Campus MV Electrical Improvements 2009-2011 project under their existing Master Term for Engineering Services contract. The agreement amount is \$113,709 for basic services versus a budget value of \$171,983 for design consultants. The balance of the design budget is intended for the hazardous materials consultant and a previously completed predesign.

Casne Engineering is an electrical engineering firm based in Kirkland, WA. The firm has experience working with the University since 1999. They have designed several successful projects with scope content very similar to subject project, with

## VII. STANDING COMMITTEES

### B. Finance, Audit & Facilities Committee

#### Actions Taken Under Delegated Authority (continued p. 3)

the major emphasis in electrical design. An abbreviated successful project list includes: UW PCB Transformer and MV Switch Replacement 07-09, UW South Campus MV Electrical Improvements, UW Replace Secondary UPS Power, and UW Building Electrical Distribution System 05-07.

The PCB Transformers Replacement and South Campus MV Electrical Improvements 2009-2011 project addresses two goals: to reduce the risks associated with PCB-containing transformers by replacing two such transformers with dry-type, and to provide more power to the Magnuson Health Sciences Center via a more robust and reliable distribution system. Design completion is expected by August of 2010 with construction beginning in October, and lasting through May, 2011.

The project budget is established at \$1,750,000. Funding of \$1,750,000 is provided from the 2009-2011 Utility Renewal Capital Budget.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$171,983	\$171,983
Total Construction Cost*	\$1,385,230	\$1,385,230
Other Costs	\$57,569	\$57,569
Project Administration	\$135,218	\$135,218
Total Project Budget	\$1,750,000	\$1,750,000

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

#### 3. Expansion Joints Replacement and Tunnel Asbestos Mitigation 2009-11 Action Reported: Select Engineer/Adopt Budget

On February 17, 2010, a Basic Services Authorization was awarded to Harris Group, Inc. for the Expansion Joints Replacement and Tunnel Asbestos Mitigation 2009-11 project under their existing Master Term for Engineering Services contract. The agreement amount is \$95,671 for basic services versus a budget value of \$165,444 for design consultants. The balance of the design budget is intended for the hazardous materials consultant and a previously completed predesign.

Harris Group Inc. is a mid-size multi disciplinary engineering firm with offices in 11 US cities including Seattle. They were recently awarded a Master Term Agreement based on their strengths in mechanical engineering. They have

## VII. STANDING COMMITTEES

### B. Finance, Audit & Facilities Committee

#### Actions Taken Under Delegated Authority (continued p. 4)

successfully designed projects involving improvements to the Seattle Campus Power Plant that included design elements similar to those in the subject project.

The Expansion Joints Replacement and Tunnel Asbestos Mitigation 2009-11 project replaces leaking expansion joints and valves on the steam transmission lines and other utilities throughout the tunnel system, and abates all remaining asbestos from one large manhole (or vault) of the tunnel system. Design completion is expected by June of 2010 with construction in August thru October 2010 and April thru May 2011 to accommodate steam shutdowns.

The project budget is established at \$1,000,000. Funding of \$ 1,000,000 is provided from the 2009-2011 Utilities Renewal Capital Budget.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$165,444	\$165,444
Total Construction Cost*	\$416,319	\$416,319
Equipment	\$271,560	\$271,560
Other Costs	\$57,292	\$57,292
Project Administration	\$89,385	\$89,385
Total Project Budget	\$1,000,000	\$1,000,000

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

#### 4. Bagley 291 Undergraduate Teaching Lab Renovation Project No. 203164 Action Reported: Select Architect/Adopt Budget

On January 29, 2010, an Architectural Services Agreement was awarded to Ambia Inc. for the Bagley Hall 291 Undergraduate Teaching Lab Renovation project. On November 12, 2009, the Capital Projects Office interviewed three architectural firms: Perkins + Will, ZGF Architects and Ambia Inc. The agreement amount is \$170,100 for basic services versus a budget value of \$276,729 for design consultants. The balance of the design budget is intended for the hazardous materials consultant, acoustical consultant, mechanical and electrical field investigation of existing conditions, commissioning agent, and testing.

Ambia Inc. is a Seattle-based architectural firm with experience working with the University since 1999. In addition to the many projects they have worked on at

## VII. STANDING COMMITTEES

### B. Finance, Audit & Facilities Committee

#### Actions Taken Under Delegated Authority (continued p. 5)

the Seattle campus, they have also worked at both medical centers, as well as Sand Point. Other higher education institutions in the Pacific Northwest are also in their client repertoire.

This project is to renovate Bagley 291 to provide the Department of Chemistry with a renovated undergraduate instructional lab. This project will improve safety and reduce energy use. The scope includes reconstruction of finishes, lab furniture, built-in equipment, and the redistribution of mechanical and electrical systems. Design completion is expected by May, 2010 with construction beginning in July and lasting through December, 2010.

The project budget is established at \$2,400,000. Funding of \$2,400,000 is provided from the 2009-2011 College of Arts and Sciences Budget.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$276,729	\$276,729
Total Construction Cost*	\$1,870,261	\$1,870,261
Other Costs	\$72,508	\$72,508
Project Administration	\$180,502	\$180,502
Total Project Budget	\$2,400,000	\$2,400,000

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

#### 5. Central Plaza Garage Precast Beam Repairs Project No. 203253 Action Reported: Select Architect/Adopt Budget

On March 16, 2010, an architectural agreement was awarded to Reid Middleton, Inc., for the Central Plaza Garage Precast Beam Repairs project under their existing Master Term for Architectural Services contract. The agreement amount is \$85,015 for basic services versus a budget value of \$89,100 for design consultants. The balance of the design budget is intended for design changes.

Reid Middleton, Inc. is a Seattle firm established in 1953, and currently employs 100 people. Reid Middleton, Inc. has provided services to the University of Washington at the IMA Building Expansion, Conibear Shellhouse Renovation and Expansion, the Boat Street Marina Renovation, the Southwest Campus Demolition and conducted seismic upgrade work at the Friday Harbor Laboratory. Reid Middleton, Inc. has also provided services for a broad range of project types

## VII. STANDING COMMITTEES

### B. Finance, Audit & Facilities Committee

#### Actions Taken Under Delegated Authority (continued p. 6)

to other public agencies including the Naval Facilities Engineering Command, Port of Seattle, City of Seattle and City of Bellevue.

This project will repair the bearing connections and structural cracks described in the "Central Plaza Garage Precast Beam Support Study." Design completion is expected by May of 2010 with construction beginning in August, and lasting through December of 2010.

The project budget is established at \$1,200,000. Design funding of \$150,000 is provided from the Transportation budget. The source of the remaining funding, to be provided prior to the time of the construction bid solicitation, is currently under consideration. Transportation Services and Treasury are reviewing a loan through the internal lending program or the funds will be provided from Transportation Services capital reserves.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$89,100	\$89,100
Total Construction Cost*	\$1,020,174	\$1,020,174
Other Costs	\$16,675	\$16,675
Project Administration	\$74,051	\$74,051
Total Project Budget	\$1,200,000	\$1,200,000

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