

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. Mechanical Engineering Building Roof Replacement Project No. 202968
Action Reported: Budget Adjustment

The project budget for the Mechanical Engineering Building Roof Replacement project was established at \$1,325,000. The budget has been decreased to \$1,056,577 due to bid results and unspent contingencies.

This project is replacing the roof on the Mechanical Engineering Building that has exceeded its service life. In addition to replacing the roof membrane, the work includes providing fall protection anchors for window washers; providing guard rails at roof edges for general roof access safety; upgrading structural supports for rooftop ventilation and research equipment; abating an asbestos containing coating on the parapets; and adding and upgrading access ladders to penthouse roofs.

Construction started in July 2010 and was completed in October 2010.

The project budget is herein established at \$1,056,577. Funding is provided by Facilities Services from the 2009-2011 Building Renewal budget.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$170,828	\$142,259
Total Construction Cost*	\$1,033,542	\$811,176
Other Costs	\$12,944	\$16,040
Project Administration	\$107,686	\$87,102
Total Project Budget	\$1,325,000	\$1,056,577

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

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2. PCB Transformers Replacement and South Campus Medium Voltage (MV) Electrical Improvements 2009-2011, Project 202987
Action Reported: Award Construction Contract

On September 28, 2010, a construction contract was awarded to CTS Northwest Inc. of Lynnwood, Washington, in the amount of \$1,041,000 for the PCB Transformers Replacement and South Campus MV Electrical Improvements 2009-2011 Project No. 202987. Three bids were received for this project; the highest bid was \$1,269,780. The budgeted construction cost was \$1,086,545.

CTS is an electrical contractor that has successfully completed numerous projects for the University of Washington (UW), including both previous phases of this south campus distribution system upgrade. Other projects at the UW include medium voltage switch replacement projects and asbestos mitigation projects that replaced cable tray on the electrical side of the tunnel system.

The goal of this project is to replace PCB containing transformers and complete the upgrade of the medium voltage distribution system under south campus. The upgrade provides more power and improved service reliability to Magnuson Health Sciences Center and other south campus buildings.

Construction is scheduled for completion in May 2011.

The budget remains the same at \$1,750,000. The project funding of \$1,750,000 is from the Utility (\$651,000) and Building Renewal (\$1,099,000) accounts.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$171,983	\$169,833
Total Construction Cost*	\$1,385,230	\$1,313,622
Other Costs	\$57,569	\$131,327
Project Administration	\$135,218	\$135,218
Total Project Budget	\$1,750,000	\$1,750,000

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

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3. Magnusson Health Sciences Center (MHSC) T-Wing 3rd Floor School of Nursing Remodel, Project No. 203099 Actions Reported: Select Architect/Adopt Budget

On October 18, 2010, a professional services architectural agreement was awarded to DLR Group, Inc, for the MHSC T-Wing 3rd Floor School of Nursing Remodel project. In August 2010, the Capital Projects Office selected three firms via the Shared Procurement Portal system. Interviews were held on August 16, 2010 for SHKS Architects, Magellan Architects and DLR Group, Inc. The agreement amount is \$36,169 for professional services versus a budget value of \$147,611 for design consultants. The balance of the design budget is intended for basic services, a hazardous materials consultant, interior design and an open plan furniture consultant.

DLR Group, Inc (formerly John Graham Associates) has a long history working on projects for the UW. Recent projects include the Allen Library Research Commons and a predesign effort for the UW Center for Interactive Technology. In addition to various campus projects, they are an active member/supporter of the Department of Architecture Professional Advisory Committee.

The School of Nursing Remodel is an 8,700 square foot remodel of their existing administration offices located on the 3rd floor of the T-Wing at the MHSC. The renovation includes a reconfiguration of the existing built wall environment to create an open plan office that utilizes flexible furniture that is innovative and responsive to student and staff's changing needs. Hazardous materials abatement is also planned for this renovation. Design is expected to be completed by mid December of 2010 with construction beginning in January, and a forecasted completion of March of 2011. This project will utilize the Job Order Contracting (JOC) model for construction due to the aggressive schedule. The construction budget also includes a purchase order for owner-furnished flooring.

The project budget is established at \$1,200,000. Funding is provided from the Program Renewal Minor Modification Allocations budget.

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Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$147,611	\$147,611
Total Construction Cost*	\$417,670	\$417,670
Other Costs	\$534,890	\$534,890
Project Administration	\$99,829	\$99,829
Total Project Budget	\$1,200,000	\$1,200,000

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