

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. Health Sciences Center (HSC) B-Wing 3rd Floor Orthodontics Clinic Remodel Project No. 202110
Action Reported: Select Architect/Adopt Budget

On September 3, 2010, an architectural agreement was awarded to Capital Projects' Office Design Services, for the HSC B-Wing 3rd Floor Orthodontics Clinic Remodel project. The agreement amount is \$91,420 for basic services versus a budget value of \$167,330 for design consultants. The balance of the design budget is intended for a hazardous materials consultant, testing consultant and a previously completed predesign.

Design Services is our in-house design firm for assistance on campus, working on a wide variety of projects, including UWMC 8NN ADA Upgrade and Joint Institute for the Study of Atmosphere and Ocean and Program on the Environment Renovation to the John M. Wallace Hall (formerly the Academic Computer Center Building).

The Orthodontics Clinic project is an interior renovation of the 3rd floor clinic in the B-wing. The remodel is to upgrade the aesthetics and efficiency of the Orthodontics lab. The base scope includes renovation to the lobby, reception, break room, conference room, sterilization & dispensary stations, as well as, provide renovation to the finishes within the clinic at the operatories. Design is expected to be completed by December of 2010 with construction beginning in January, and lasting through July of 2010.

The project budget is established at \$1,000,000. Funding of \$171,305 is provided from Department of Orthodontics and was donated by the Alumni. The Department will make available the balance from donated funds before construction.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 2)

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$167,330	\$167,330
Total Construction Cost*	\$712,248	\$712,248
Other Costs	\$35,332	\$35,332
Project Administration	\$85,090	\$85,090
Total Project Budget	\$1,000,000	\$1,000,000

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

2. UW Tower S Building Project No. 202443
Action Reported: Adopt Budget/Award Construction Contract

In June 2008, the Board of Regents approved delegated authority to the President to award a design contract to ZGF architects. The project began with a predesign study to develop design alternatives and cost estimates for a new south entry and potential associated renovations, modernization and expansion of the S Building and associated outdoor public spaces. The total project has shrunk in size and been split into smaller scopes of work to meet schedule needs. The first two phases were completed and occupied as part of the overall UW Tower occupancy move project. This project is the final increment of the S Building upgrades for the Alumni Association.

On September 9, 2010 a construction contract was awarded to Howard S. Wright Constructors of Seattle, Washington in the amount of \$717,852.00 for the UW Tower S-Building Project Number 202443. Four bids were received for this project; the highest bid was \$881,000.00. The pre-bid construction cost estimate was \$880,000.00. The project budget has been established at \$1,478,000.00 and reflects the construction bid results.

The Howard S. Wright Construction Company was established in 1885, and has evolved into a family of companies that have built thousands of projects over the past 125 years. Howard S Wright Constructors is a general contracting firm that is part of this family of companies with six primary business locations in the western United States. Howard S. Wright Constructors has broad experience across a diverse range of project types and sizes. This is their first project for the University of Washington.

The current project scope includes renovation of approximately 3,250 square feet on the second floor of the S-Building at the UW Tower as a multi-purpose space

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 3)

to accommodate meetings, social events and a public interface for the Alumni Association and other building occupants. The project is the final phase of a three-phased renovation of the S-Building for occupancy by the UW departments of Development, Alumni Relations and Marketing, and the UW Alumni Association. Construction activities began on September 29, 2010 with completion anticipated on or before December 22, 2010.

The project budget for the S-Building second floor multi-purpose space includes \$100,000 in funding for the initial predesign study. Funding has been provided from the following sources:

\$50,000	Capital Resources/Central Funds
\$450,000	UW Advancement
\$978,000	UW Alumni Association
<u>\$1,478,000</u>	

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services*	\$269,708	\$269,708
Total Construction Cost**	\$938,963	\$938,963
Other Cost	\$150,051	\$150,051
Project Administration	\$119,278	\$119,278
Total Project Budget	\$1,478,000	\$1,478,000

* Includes \$100,000 for the initial predesign study

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

3. UW Tower C1 & O1 Occupancy Project No. 202925
Action Reported: Award Construction Contract

On August 12, 2010, a construction contract was awarded to Aldrich + Associates construction specialist of Bothell, Washington, in the amount of \$1,567,626 for the UW Tower C1 & O1 Occupancy, Project No. 202925. Ten bids were received for this project; the highest bid was \$1,728,500. The forecast construction cost for this contract was \$1,705,116. The original construction budget included \$300,000 of communications cabling and time critical site preparation demolition, that were removed from the contract scope prior to bid. Cabling will be delivered through UW-IT and demolition was accomplished

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 4)

through in plant services. As planned, the furniture budget was increased \$130,000 due to favorable bid results.

Aldrich + Associates is a general contractor that has been performing work successfully in the private & public sector since 1972. Their main areas of expertise are in medical and dental facilities as well as commercial and education projects. They have not performed work here at the University of Washington previous to this project.

The goal of the project is to prepare space on UW Tower Floors C1 and O1 for occupancy by units reporting to Human Resources (HR) and Finance & Facilities. The units moving into the space include HR Operations Campus & Health Sciences, HR U Temps, Benefits Office, Combined Fund Drive, Payroll, Travel, Emergency Management, Emergency Operations Center and the Chief Information Security office. The work will involve approximately 23,000 assignable square feet of existing space. Improvements will be made to respond to program requirements for public access, security, confidentiality and other critical functions in preparation for these units to continue their vital service to the University community. Renovation activities started September 1, 2010 with completion anticipated on or before January 7, 2010.

Project funding is provided by local funds of \$1,000,000 and the Internal Lending Program amount of \$3,150,000.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$400,000	\$446,758
Total Construction Cost*	\$2,700,000	\$2,054,126
Other Costs	\$564,051	\$1,023,950
Project Administration	\$285,949	\$285,949
Total Project Budget	\$3,950,000	\$3,810,783

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

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 5)

4. University of Washington Medical Center (UWMC) 3NN/3NE
Otolaryngology Renovation, Project No. 202995
Action Reported: Budget Adjustment

The project budget for the UWMC 3NN/3NE Otolaryngology Renovation project was increased from \$1,400,000 to \$1,580,000 on August 4, 2010. The project scope expanded to include new Owner-requested changes, including relocation of existing utilities, additional lighting and regulatory agency changes associated with existing hearing booth's fire protection system.

The UWMC is consolidating the Otolaryngology and Eye Clinic located on the 3rd floor to improve patient care delivery services and optimize efficiency. The project consists of interior finishes upgrade, consolidation of patient waiting areas, addition of new hearing booths, and creation of new eye exam rooms. The project is delivered through four phases to maintain existing operations. Project delivery utilized a combination of Job Order Contracting (JOC) and competitive bid process to meet the schedule demand.

The construction activities began in August 2009 with completion in September 2010. The construction was phased to provide the client surge space so the clinic could continue to see patients.

Funding of \$1,580,000 for the project is available from University of Washington Medical Center patient revenues.

Budget Summary	Original Approved Budget	Current Approved Budget Forecast Cost to Complete
Total Consultant Services	\$209,948	\$223,662
Total Construction Cost*	\$1,064,331	\$1,227,404
Other Costs	\$14,512	\$17,725
Project Administration	\$111,209	\$111,209
Total Project Budget	\$1,400,000	\$1,580,000

* Includes construction contract amount for JOC and competitively bid contracts, contingencies and state sales tax.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 6)

5. Bagley 291 Undergraduate Teaching Lab Renovation, Project No. 203164
Action Reported: Award of Construction Contract/Budget Adjustment

On August 18, 2010 a construction contract was awarded to Lease Crutcher Lewis of Seattle, Washington, in the amount of \$925,357 for the Bagley 291 Undergraduate Teaching Lab Renovation Project. Seven bids were received for this project; the highest bid was \$1,266,000. The budgeted construction contract amount was \$1,400,000. The project budget was established at \$2,400,000. The project budget has been reduced to \$1,708,000, due to favorable bid results.

Lease Crutcher Lewis (LCL), is a general construction company based in Seattle, Washington. The company was founded in Montana in 1886, moved to Seattle in 1939 and expanded to Portland, Oregon in 1993. The company specializes in medical, biotech, office buildings and higher education projects. LCL has completed over 50 higher education projects including major projects for the University of Oregon, Portland State University, Seattle Pacific University, Pacific University and the University of Washington. For the University of Washington, LCL has completed multiple projects that include William H. Gates School of Law and Tacoma Phase 2b.

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 redistribution of mechanical and electrical systems. Construction began in September 2010, and is forecast to be complete in January 2011.

The project funding of \$1,708,000 is from the 2009-2011 College of Arts and Sciences Budget.

Budget Summary	Original Approved Budget	Current Approved Budget Forecast Cost to Complete
Total Consultant Services	\$276,729	\$268,917
Total Construction Cost*	\$1,870,261	\$1,215,918
Other Costs	\$72,508	\$65,109
Project Administration	\$180,502	\$158,056
Total Project Budget	\$2,400,000	\$1,708,000

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

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 7)

6. University of Washington Medical Center (UWMC) NE240 Satellite Radiology, Project No. 202783
Action Reported: Budget Adjustment

The project budget for the UWMC NE240 Satellite Radiology project was increased from \$1,360,000 to \$1,590,000 on August 4, 2010. The project scope has been expanded to account for changes encountered during construction including remediation of concealed mold in the old Operation Rooms, relocation of existing utilities in hard ceiling space, electrical revisions, and incidental additional costs for infection control and premium work to minimize impact to the hospital operations.

This project expanded the Radiology Services at the NE240 SCOR Suite and the Employee Health area. The project consists of 2,856 gross square feet 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 on February 15, 2010 with a Substantial Completion date of July 26, 2010. Occupancy followed in August 2010 after installation of the CT, and X-Ray equipment.

The project funding of \$1,590,000 is provided by UWMC.

Budget Summary	Original Approved Budget	Current Approved Budget Forecast Cost to Complete
Total Consultant Services	\$246,352	\$282,082
Total Construction Cost*	\$974,631	\$1,154,753
Other Costs	\$21,705	\$17,405
Project Administration	\$117,312	\$135,760
Total Project Budget	\$1,360,000	\$1,590,000

* 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.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 8)

7. Expansion Joints Replacement and Tunnel Asbestos Mitigation 2009-2011
Project No. 202989
Action Reported: Award Construction Contract

On July 26, 2010, a construction contract was awarded to Shinn Mechanical Inc. of Kent, Washington, in the amount of \$377,008 for the Expansion Joints Replacement and Tunnel Asbestos Mitigation 2009-2011 Project No. 202989. Three bids were received for this project; the highest bid was \$848,964. The budgeted construction cost was \$346,665.

Shinn Mechanical is a mechanical contractor that has successfully completed numerous projects for the University of Washington (UW), including other projects within the tunnel system and power plant. Projects at the UW include the Power Plant Cold Water Pipe Replacement, Tunnel Asbestos Manhole Abatement and Steam Expansion Joints, Henderson Hall Chiller Replacement, Power Plant Emergency Water Supply, and Power Plant Boiler Feedwater System.

The goal of this project is to fully abate asbestos containing pipe insulation from one manhole in the tunnel system, to replace all valves and expansion joints in that manhole, and to replace failing expansion joints and valves at various locations throughout the tunnel system. Construction began in August 2010 and is scheduled for completion in May 2011.

Funding is provided by the 2009-2011 Facility Services Utility Budget.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$153,260	\$144,260
Total Construction Cost*	\$681,232	\$691,311
Other Costs	\$214,313	\$214,313
Project Administration	\$101,195	\$101,195
Total Project Budget	\$1,150,000	\$1,151,079

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

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 9)

8. Harborview Medical Center (HMC), Vascular Center of Excellence Project No. 203117
Action Reported: Adopt Budget/Architect Selection

On July 28, 2010, the project budget for the HMC Vascular Center of Excellence was established at \$1,925,000. Since this project is a tenant improvement to shell space in the Maleng Building, HMC, King County and the University have agreed to perform the project as part of the Harborview Bond Project three party agreement with the oversight of the Harborview Bond Oversight Committee.

The Vascular Center of Excellence Clinic will create a new vascular specialty center that will enhance patient care and their experience by providing a clinical space that is flexible, efficient and will have the technological ability to provide interconnection conferencing with other medical specialists for pre and post cardiac procedures. The center will be located on the Harborview Medical Center campus within the Norm Maleng Building within a vacant space that is approximately 5,200 square feet. The design is expected to be completed April 2011, with construction beginning in July and lasting through October 2011.

The architectural selection of Zimmer Gunsul Frasca (ZGF) for the predesign phase was reported to the Board of Regents in March 2010. On September 15, 2010, a basic services architectural agreement was awarded to ZGF Architects. The agreement amount is \$149,270 for Basic Services versus a budgeted value of \$338,879 for design consultants. The balance of the design budget is intended for a hazardous materials consultant, testing, commissioning and a previously completed predesign.

The project budget is established at \$1,925,000. Funding of \$1,925,000 will be provided from the Harborview Medical Center's Capital Budget.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$338,879	\$338,879
Total Construction Cost*	\$1,404,513	\$1,404,513
Other Costs	\$24,537	\$24,537
Project Administration	\$157,071	\$157,071
Total Project Budget	\$1,925,000	\$1,925,000

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

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 10)

9. Central Plaza Garage Precast Beam Repairs, Project No. 203253
Action Reported: Award Construction Contract/Budget Adjustment

On August 30, 2010, a construction contract was awarded to Edifice Construction Co., Inc. in the amount of \$593,157 for the Central Plaza Garage Precast Beam Repairs project. Seven bids were received for this project; the highest bid was \$1,048,833. The budgeted construction cost was \$1,020,174, with a total project budget of \$1,200,000. The budget has been reduced to \$958,000, due to favorable bid results.

Edifice Construction, established in 1978, is a local general contractor that specializes in commercial and residential projects. This is their first project at the University of Washington.

This project will repair the bearing connections and structural cracks described in the “Central Plaza Garage Precast Beam Support Study.”

The construction activities began September 10, 2010 with a Substantial Completion date of December 29, 2010. Full occupancy is expected in December 29, 2010.

The project funding of \$1,000,000 is provided by Transportation Services Capital Reserves.

Budget Summary	Original Approved Budget	Current Approved Budget Forecast Cost to Complete
Total Consultant Services	\$89,100	\$115,028
Total Construction Cost*	\$1,020,174	\$746,091
Other Costs	\$16,675	\$18,830
Project Administration	\$74,051	\$74,051
Total Project Budget	\$1,200,000	\$954,000

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

10. Brooklyn Building Demolition Project No.202354 and Student Housing Phase I Project No. 202707
Action Reported: Award Construction Contract/Budget Adjustment

The Brooklyn building demolition along with the demolition of the adjacent five small buildings was originally a stand-alone project. The City of Seattle permitting requirements for the five small buildings (formerly residential houses) required issuance of the Master User Permit for the new Elm Hall Student

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 11)

Housing Phase I project before issuance of the demolition permit. This connection of the permits delayed the demolition project as it was more cost-effective to demolish all of the buildings as a single contract. For coordination purposes the demolition work was incorporated into the Student Housing Phase I project 202707.

On August 9, 2010 a construction contract was awarded to W.G. Clark Construction Co., the general contractor / construction manager (GC/CM) for Elm Hall as part of the Student Housing Phase I project in the amount of \$398,831.20 This amount also includes additional work performed by W.G. Clark as part of the demolition project. On June 15, 2010, 3 bids were received for the project, and the range between the bids was \$327,700 to \$593,597. The budgeted construction cost was \$782,165.

Since 1949 R.W. Rhine Inc., (Rhine) of Tacoma, Washington has grown into one of the premier demolition contractors in the Northwest In the late 1990's Rhine demolished over 20 houses and apartment buildings in the southwest campus area in preparation for the construction of the Oceanography and Fisheries Buildings.

Rhine demolished the Brooklyn Building on August 28, 2010 and quickly completed the additional structure demolitions. Once the buildings were removed further site investigations located four underground storage tanks in addition to the one known tank. Three of the tanks leaked heating oil for some time prior to demolition requiring extensive soils removal, including one hole that exceeded 25 feet in depth.

At the time of construction contract award the project budget was reduced from \$1,390,000 to \$1,150,000 to reflect the better than anticipated construction bids. The increased forecast to complete on the total construction costs reflect the additional soils remediation costs.

The project budget reflects the cost of the Brooklyn Building Demolition project only. Funding is provided from Capital Resource Planning Central Funds.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 12)

Budget Summary	Original Approved Budget	Current Approved Budget Forecast Cost to Complete
Total Consultant Services	\$286,980	\$264,074
Total Construction Cost*	\$958,300	\$664,228
Other Costs	\$33,215	\$118,915
Project Administration	\$111,505	\$102,783
Total Project Budget	\$1,390,000	\$1,150,00

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

11. Benjamin Hall Interdisciplinary Research Building Life Sciences Discovery Fund (LSDF) Molecular Ultrasound Lab Tenant Improvement, 203335
Action Reported: Establish Project Budget for Design Build Services

A Design Build Operate Maintain (DBOM) contract was awarded to M. A. Mortenson on June 22, 2004 to provide design and construction of the core and shell of the Benjamin Hall Interdisciplinary Research Building - initially called the Research & Technology (R&T) Building. It was intended that future tenant improvement work would be accomplished under this DBOM agreement. The ninth such tenant has been identified: Life Sciences Discovery Fund (LSDF) Molecular Ultrasound laboratory for the College of Engineering (COE), occupying approximately 4,685 square feet on the third floor. The research is focused on developing the next generation of ultrasound machines and potential uses.

On August 19, 2010, a change order request for design-build services was issued to M.A. Mortenson for the Ben Hall LSDF Ultrasound lab tenant improvements, establishing a project budget of \$1,800,000. The agreement amount for design and construction is \$1,600,000. Work will be performed by the same design build team (M.A. Mortenson, Chernoff Thompson, & McKinstry). Since the completion of the initial Core & Shell project, the electrical design builder has changed to Sparling-Sequoyah. M. A. Mortenson has a long history with University projects including the Paul G. Allen Center for Computer Sciences & Engineering, and was also the general contractor / construction manager for the Architecture Hall renovation and UW Tower Data Center projects.

Construction for the ultrasound lab space is scheduled to start December 2010 and will be complete in May 2011.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 13)

The project budget of \$1,800,000 is funded from Tenant Improvement bond proceeds. No sales tax is included in the budget as this research tenant qualifies for tax deferral status.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs*	10,000	10,000
Total Design – Build Construction Cost**	1,600,000	1,600,000
Other Costs	108,000	108,000
Project Administration	82,000	82,000
Total Project Budget	1,800,000	1,800,000

* refers to fees to consultants retained by University to prepare Furniture, Fixtures & Equipement specifications.

** Includes design fees, construction contract amount, contingencies and no state sales tax.

REPORT OF ACTIONS TAKEN UNDER SPECIFIC DELEGATED AUTHORITY – CAPITAL PROJECT BUDGETS

1. Hall Health Primary: Care Center Remodel, Project No. 202277
Action Reported: Award Construction Contract

In July 2009, the Board of Regents approved delegation of authority to the President to award a construction contract, subject to the scope, budget, and funding remaining within 10% of the established budget. On July 7, 2010, under Specific Delegated Authority, the Capital Projects Office awarded a construction contract to BNBuilders Inc. of Seattle, Washington, in the amount of \$4,051,500 for the Hall Health Primary Care Center (HHPCC) Remodel, Project No. 202277. Seven bids were received for this project; the highest bid was \$5,385,442. The budgeted construction cost was \$5,168,308.

BNBuilders is a general contractor that has successfully completed numerous projects for the University. Some of the projects include the UW Medical Center (UWMC) NE 240 Satellite Radiology Clinic, UWMC NN241C Cardiac Catheter Laboratory Renovation, and the Fluke 115B2 Clean Room. BNBuilders is also currently working on the Magnuson Health Sciences Center J-Wing Remodel for the Department of Microbiology.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 14)

The major programmatic goals for the HHPCC remodel project are to enhance the quality of care, improve student access to care, allow for future growth, increase student access to mental health services, generate additional revenue and provide adequate space for special programs. This project will extensively renovate the ground, first, a portion of the third floor of the existing building and construct an addition of approximately 2,600 square feet on two floors in what is currently the south service court. Work also includes an upgrade to the Hall Health Fire Alarm System and upgrades to the UW Club Loading Dock and Refuse Area.

Construction activities began on August 2, 2010 with final completion anticipated for August 2011.

The approved project budget is \$10,150,000. Funding for the project is from the following sources:

Internal Lending Program – Student Fees	\$7,615,000
Existing Bond Proceeds	\$2,032,091
Reserves / Other	\$100,315
Environmental Health & Safety	\$400,000
Capital Resource Planning – Central Funds	<u>\$98,000</u>
	\$10,245,406

Budget Summary	Current Approved Budget	Forecast Cost at Completion
Total Consultant Services	\$ 1,420,000	\$1,286,864
Total Construction Cost *	\$6,701,000	\$5,843,647
Other Costs	\$1,419,000	\$1,641,686
Project Administration	\$610,000	\$619,277
Total Project Budget	\$10,150,000	\$9,391,474

* Includes construction contract amount, contingencies and state sales tax

2. Student Housing Phase III: Terry and Lander Halls Renovation, Project Number 203154
Action Reported: Selection of General Contractor/Construction Manager (GC/CM)

In January 2010, the Board of Regents approved delegation of authority to the President to award a design contract, subject to the successful negotiation of an

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 15)

architectural agreement. On August 5, 2010, under Specific Delegated Authority, the Capital Projects Office awarded a Preconstruction Services agreement to Skanska USA Building, Inc. (Skanska), as the General Contractor/Construction Manager after a selection process which saw thirteen firms submit qualifications, five firms interviewed, and three firms selected to submit proposals for its Percent Fee and Specified General Conditions costs. The other finalists were Hoffman Construction Company, and Mortenson Construction.

Skanska USA has completed several University of Washington projects including Johnson and Guggenheim Halls Renovation and the recently completed Magnuson Hall Sciences Center 6th Floor and WaNPRC RR-Wing Renovations. Skanska is currently working on the HUB Renovation and Expansion and the UW Medical Center Expansion projects.

This proposed project will substantially renovate the Terry and Lander Halls located on NE Campus Parkway. This is the start of the renovation phase of the existing residence halls operated by Housing and Food Services. Terry and Lander Halls, which were constructed in the 1950's, are in need of substantial infrastructure replacement, seismic upgrades, and improvements to accommodate changes in the "living-learning" environments for today's students.

The Terry and Lander Halls renovation project schedule and budget will be developed as part of the Predesign phase anticipated to be complete at the end of October 2010. We plan to present a project update in November 2010 and request budget and financing approval at the January 2011 Board of Regents meeting.

Attachment

GCCM Selection Tabulation Form

GC / CM - Tabulation Form Terry and Lander Halls

GC/CM Name	Walsh Pacific	WG Clark	Hoffman	Sellen	Mortenson	Absher	Bayley	Howard S. Wright	Skanska	Lease Crutcher Lewi	BN Builders	Turner	Anderson
	Proposal Evaluations												
Evaluator 1	23.0	42.0	39.0	34.0	39.0	29.0	25.0	29.0	34.0	33.0	28.0	37.0	24.0
Evaluator 2	33.0	35.0	41.0	42.0	38.0	37.0	34.0	35.0	48.0	37.0	39.0	42.0	35.0
Evaluator 3	42.0	45.0	44.0	45.0	46.0	45.0	43.0	46.0	48.0	42.0	43.0	44.0	43.0
Evaluator 4	23.0	35.0	40.0	37.0	35.0	27.0	25.0	32.0	40.0	37.0	30.0	35.0	33.0
Evaluator 5	30.0	41.0	44.0	43.0	41.0	41.0	39.0	41.0	42.0	44.0	41.0	43.0	35.0
Evaluator 6	25.0	34.0	41.0	41.0	39.0	33.0	27.0	36.0	42.0	34.0	30.0	44.0	26.0
Evaluator 7	23.0	23.0	48.0	37.0	48.0	28.0	38.0	41.0	40.0	47.0	40.0	48.0	42.0
Evaluator 8	36.0	36.0	39.0	39.0	45.0	41.0	44.0	35.0	47.0	44.0	42.0	35.0	39.0
Average Score (max. 50)	29.4	36.4	42.0	39.8	41.4	35.1	34.4	36.9	42.6	39.8	36.6	41.0	34.6

Interviews													
Evaluator 1			28.0	11.0	28.0				25.0	16.0		20.0	
Evaluator 2			25.0	21.0	28.0				28.0	18.0		18.0	
Evaluator 3			20.0	19.0	25.0				27.0	15.0		18.0	
Evaluator 4			23.0	21.0	29.0				28.0	20.0		20.0	
Evaluator 5			27.0	16.0	24.0				28.0	14.0		23.0	
Evaluator 6			23.0	19.0	23.0				27.0	17.0		17.0	
Evaluator 7			24.0	15.0	23.0				24.0	13.0		17.0	
Evaluator 8			21.0	21.0	28.0				27.0	19.0		18.0	
Average Score (max. 30)			23.9	17.9	26.0				26.8	16.5		18.9	
Total Proposal and Interview			65.9	57.6	67.4				69.4	56.3		59.9	

Final Proposals													
Contractor's Fee Percentage			3.77%		4.15%				4.75%				
Contractor's Fee Amount			\$1,696,500		\$1,867,500				\$2,137,500				
Specified General Conditions Amount			\$1,498,000		\$1,367,799				\$692,217				
Final Proposal Bid Number			\$3,194,500		\$3,235,299				\$2,829,717				
Low Conforming Proposal			\$2,829,717		\$2,829,717				\$2,829,717				
Difference			\$364,783		\$405,582				\$0				
Percentage Within Low Proposal			13.00%		14.00%				0.00%				
Proposal Score* (max. 30)			17.00		16.00				30.00				

Total Score (max. 110)			82.90		83.40				99.40				
-------------------------------	--	--	--------------	--	--------------	--	--	--	--------------	--	--	--	--

Final Proposal Scoring Key*

Low Conforming Proposal 30 points
 starting with maximum 30 points, each proposal will
 be scored by deducting one point for each 1% that
 the proposal exceeds low conforming proposal

1st
2nd
3rd

Final Ranking

Skanska
Mortenson
Hoffman