

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. Portage Bay Building Roof Replacement Project No. 202378
Action Reported: Budget Adjustment

The project budget for the Portage Bay Building Roof Replacement project (formerly known as Fisheries Center Roof Replacement) was established at \$1,520,000. The budget has been increased to \$1,910,000. The project scope has been expanded to include the replacement of the roof on the Portage Bay Building addition. This roof has exceeded its useful service life and requires replacement.

The project will replace the roof membrane, upgrade penthouse and roof access, upgrade fall protection devices to current standards, and abate asbestos on parapets as required.

The construction contract is expected to bid in September 2010. Construction is scheduled to begin in late September and be completed by mid-January 2011.

The project budget is herein established at \$1,910,000. 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	\$157,134	\$197,377
Total Construction Cost*	\$1,252,242	\$1,567,241
Other Costs	\$15,908	\$29,334
Project Administration	\$94,716	\$116,048
Total Project Budget	\$1,520,000	\$1,910,000

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

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2. Mary Gates Hall Student Services, Project No. 202463 Action Reported: Construction Contract Award

On June 22, 2010, a construction contract was awarded to Western Ventures Construction in the amount of \$1,844,400 for the Mary Gates Hall Student Services project. Seven bids were received for this project; the highest bid was \$2,138,699. The budgeted construction cost was \$1,978,000, with a total project budget of \$4,300,000.

Western Ventures is a woman-owned business established in 1983, and is a local contractor specializing in public works projects. Western Ventures is currently working on the UWMC 8NN ADA Upgrade, The Burke Museum Geology Collections, and the Odegaard Undergraduate Library

The scope of the project will renovate the first floor of Mary Gates Hall to accomplish 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 student support services will be consolidated in approximately 22,000 assignable square feet on the first floor of 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

Construction will occur in three phases and construction of the first phase began on July 15, 2010. Completion of the final phase is anticipated on or before December 31, 2011.

The project funding of \$3,921,000 is from the 05-07 Intermediate Student Services and Classroom Improvements, State funds (Education Construction Account).

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Budget Summary	Current Approved Budget	Forecast Cost to Complete
Total Consultant Services	\$500,000	\$492,000
Total Construction Cost*	\$2,870,000	\$2,438,000
Other Costs	\$ 600,000	\$634,000
Project Administration	\$330,000	\$311,000
Total Project Budget	\$4,300,000	\$3,875,000

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

3. Kincaid Hall Lab/Grad Offices Renovation, Project No. 202666 Actions Reported: Select Architect/Adopt Project Budget

On July 28, 2010, an architectural agreement for the Kincaid Hall Lab/Grad Offices Renovation project was awarded to Perkins & Will Architects. The agreement amount is \$98,344 for basic services versus a budget value of \$183,545 for design consultants. The balance of the design budget is intended for the Hazardous Materials consultant, commissioning, testing, and a previously completed predesign.

Perkins & Will is a Chicago-based firm established in 1935 that currently employs 35 locally and 1200 companywide. They have provided services to the University of Washington on multiple projects, including HSC J-1/J-2 Microbiology Remodel and Guthrie Hall 3rd and 4th Floor Improvements Study. Perkins & Will's current UW project is the Husky Union Building.

To support Michael Dickenson's research on neurobiology and biomechanics of locomotion in flies, the suite of labs on the third floor of Kincaid Hall will be renovated to house an open lab; faculty, grad and post-grad offices; and small experiment workrooms. The project will consist of the demolition of existing casework, a utility upgrade for contemporary biological lab standards, installation of flex-lab furniture, and lab bench dividers for full utilization of floor space for desk and computer stations. The mechanical system design must comply with strict temperature control criteria, not exceeding 22 degrees C. Design is expected to be completed by November 2010 with construction beginning in first quarter 2011 and completing in April 2011.

The project budget is established at \$1,135,000. Funding is provided by College of Arts and Science Program Renewal.

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Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$193,546	\$193,546
Total Construction Cost*	\$825,469	\$825,469
Other Costs	\$20,351	\$20,351
Project Administration	\$95,634	\$95,634
Total Project Budget	\$1,135,000	\$1,135,000

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

4. Mechanical Engineering Building Roof Replacement, Project No. 202968 Action Reported: Award of Construction Contract

On June 18, 2010, a construction contract was awarded to Krueger Sheet Metal Company of Spokane, Washington, in the amount of \$705,800 for Mechanical Engineering Building Roof Replacement, Project No. 202968. Five bids were received for this project; the highest bid was \$866,000. The budgeted construction cost was \$786,562. The project budget was established at \$1,325,000.

Krueger Sheet Metal Company is a roofing and sheet metal contractor based in Spokane, with an office in Seattle. The company was established 64 years ago and specializes in public works and large institutional projects. Krueger has completed projects at the University of Washington as a subcontractor to general contractors. Krueger has completed work for other institutions and agencies including: Providence in Everett, Central Washington Hospital in Wenatchee, the Coast Guard, Highline School District, Washington State University, Eastern Washington University, and community colleges around the state of Washington.

This project will replace the roof on the Mechanical Engineering Building that has exceeded its service life. In addition to replacing the roof membrane, the work will include 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 began in July 2010 and is forecast to be complete in October 2010.

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The project budget is \$1,325,000. Funding is provided by Facilities Services from the 2009-2011 Building Renewal budget.

Budget Summary	Original Approved Budget	Current Approved Budget Forecast Cost To Complete
Total Consultant Svcs	\$170,828	\$161,124
Total Construction Cost*	\$1,033,542	\$927,045
Other Costs	\$12,944	\$16,008
Project Administration	\$107,686	\$107,686
Total Project Budget	\$1,325,000	\$1,211,863

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

5. Project Name: Hutchinson Pool Decommission & Program Change
Project No. 203052
Action Reported: Award Construction Contract

On June 10, 2010, a construction contract was awarded to Charter Construction of Seattle, Washington, in the amount of \$1,243,575 for the Hutchinson Hall Pool Decommission & Program Change Renovation Project. Eight bids were received for this project; the highest bid was \$1,299,000. The budgeted construction cost was \$1,170,066.

Charter Construction is a general construction company based in Seattle, Washington. The company was founded in 1984, has roughly 150 employees, and is experienced in a wide range of commercial, industrial, residential and construction and repair projects. Charter's other clients include: Emerald Bay Equity, National Parks Service, Qwest Communications, and AT&T. This is Charter's first project for the University.

The project will decommission the existing swimming pool at Hutchinson Hall and convert the space into a new Drama Scene Design Studio of the UW School of Drama. The project also includes the replacement of the gabled roof over the former pool area as well as the small flat roof system immediately to the north.

Construction started in July 2010 with substantial completion forecast in November, 2010.

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Funding of \$1,965,000 is provided from the following source budgets:

\$683,300 Provost Office Account Program Renewal Funding
\$586,700 Arts & Sciences Minor Capital Repair Fund
\$370,000 Student Life and Student Life/Housing and Food Services
\$300,000 2009/2011 Facilities Services Building Renewal Funds
\$ 25,000 Capital Resource Planning Central Funds
\$1,965,000

Budget Summary	Original Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$266,240	\$266,240
Total Construction Cost*	\$1,478,183	\$1,478,183
Other Costs	\$67,729	\$67,729
Project Administration	\$152,848	\$152,848
Total Project Budget	\$1,965,000	\$1,965,000

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

6. Ocean Teaching Building Suites 051 and 151 Remodel No. 203133 Actions Reported: Revised Budget /Select Architect/Award Construction Contract

On June 24, 2010, the project budget for the Ocean Teaching Building Suites 051 and 151 Remodel was increased from \$805,705 to \$1,028,168 to reflect an increase in project scope to accommodate the needs of future occupants.

This project is to renovate the first floor of the former College of Ocean and Fishery Sciences Library for the staff of the Center for Environmental Visualization (CEV), Regional Scale Nodes group and to provide an office and work area for an additional individual. The walls will be partial height furniture walls to not disrupt existing HVAC and lighting on the first floor, and to accommodate modifications for a future project. New window treatments with darkening shades will be added in the conference room. Electrical and communications infrastructure accomplished as part of this project will be done in a manner to accommodate future needs for both the first and ground floors. Communications will be provided for the space with very high bandwidth lines into the area with one of these provided with separation of routing through the

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campus. Furnishings will be provided for each of the three groups occupying the space.

On December 7, 2009, an architectural agreement was awarded to EHS Design for the Ocean Teaching Building Suites 051 and 151 Remodel project under their existing Master Term for Architectural Services contract. The original agreement amount was \$65,265 for basic services. The budgeted value for this work is \$98,534 for design consultants. The balance of the design budget is intended for an audio visual consultant and reproduction costs.

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.

On May 5, 2010 and on June 2, 2010, two construction work orders were awarded under the existing Job Order Contract to Centennial Contractors Enterprises, Inc. of Vienna, Virginia, in the total amount of \$317,915 for the Ocean Teaching Building Suites 051 and 151 Remodel. The budgeted construction cost was \$318,497. The May 5, 2010 contract is for demolition, and June 2, 2010 is for the build back of the remodeled spaces.

Construction Notice to Proceed for the first construction contract was on May 24, 2010 with substantial completion of both construction contracts scheduled for August 24, 2010.

The project budget is established at \$1,028,168. Funding of \$1,028,168 is provided from the Capital Resources Central Minor funds.

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Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$103,277	\$98,534
Total Construction Cost*	\$346,567	\$415,083
Other Costs **	\$286,245	\$425,865
Project Administration	\$69,616	\$88,686
Total Project Budget	\$805,705	\$1,028,168

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

** Includes State contract purchase orders for both furnishings and carpet and UW IT costs for extensive communications requirements.

7. UW Tower Garage Roof Repairs Project No. 203251 Actions Reported: Adopt Budget, Budget Adjustment, Award Construction Contract

On April 12, 2010, a contract for architectural services was awarded to Cornerstone Architectural Group under their existing master term agreement. This action was reported to the Board of Regents in June. The agreement was to design both the N28-Data Center Waterproofing project and the UW Tower Garage Roof Repairs project. Because of project schedule adjustments and funding requirements, these two projects have now been divided. The project budget for the UW Tower Garage Roofing project was established at \$1,185,000 in July. The budget has been decreased to \$930,000.

The scope of the project will replace the upper roof level surface parking membrane and parking deck coating system. Stair and elevator roof areas will be replaced with a new metal roof with accommodating fall protection. Cracks and spalling in the parapet walls and columns will be repaired.

A construction contract will be awarded to Purcell Painting & Coatings of Tukwila, Washington, in the amount of \$390,145 in September. Eight bids were received for this project; the highest bid was \$1,429,052. The budgeted construction cost was \$743,528.

Purcell Painting and Coatings is a contractor that has successfully completed projects for the University of Washington, including the Bryant's Building Exterior Repairs. Their expertise is in commercial facilities, industrial and marine services.

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Construction is scheduled to begin in late September and be completed by end of November, 2010.

The project funding of \$930,000 is from UW Transportations Services Capital Reserve.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$133,059	\$146,118
Total Construction Cost*	\$935,126	\$652,177
Other Costs	\$22,609	\$47,440
Project Administration	\$94,206	\$84,265
Total Project Budget	\$1,185,000	\$930,000

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

8. N28-Data Center Project No. 203252 Action Reported: Budget Adjustment

On April 12, 2010 a contract for architectural services was awarded to Cornerstone Architectural Group under their existing master term agreement. Two roofing projects had been combined and are now being separated. The N28-Data Center is being separated from the UW Tower Garages Roof Repair project as the schedule and funding sources now differs.

This project is located at the 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.

Construction is anticipated to start in July, 2011 with completion anticipated before the end of September, 2011.

The project budget for the two roofing projects was originally established at \$2,162,023, and is now \$1,074,354 for the N28 project. Funding will now be provided from the Real Estate Office Building Capital Reserves at \$913,200 and from UW Transportation Services at \$161,154. Transportation Services has funded the design phase of the project with \$166,000.

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Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$247,448	\$140,134
Total Construction Cost*	\$1,728,242	\$832,914
Other Costs	\$24,413	\$17,061
Project Administration	\$161,920	\$84,245
Total Project Budget	\$2,162,023	\$1,074,354

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

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

1. Contract for Complete Fire Alarm Testing Services for Multiple University Locations: Safe Campus Fire and Life Safety Monitoring and Notification System Project (Safe Campus)
Action Reported: Award Contract

Under delegated authority, the Director of Purchasing Services, or his designee, has executed a contract with SimplexGrinnell to purchase Simplex fire alarm testing services, installation and products.

The University has purchased Simplex fire alarm testing services, installation and products for various capital projects at multiple locations on campus (Denny Hall, Eagleson Hall, Bryant Building, etc.). The University has been purchasing Simplex equipment since 2001.

This agreement is being processed under the Sole Source process with the primary justification being the need to match current University equipment and adhere to the University standard. The price is considered to be fair and reasonable, based on comparison with Federal GSA, and an average discount of 25% off of list price. The funding source is the Washington State, University of Washington Building Account.

The Requisition/Contract is # 699354 (Purchasing Agreement UW MA – 101409).

The contract value is not to exceed \$1,100,000.