

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. University of Washington Medical Center (UWMC) Operating Room (OR) 10 & 11 Power Upgrade Project No. 203563
Action Reported: Select Architect/Adopt Budget

On February 16, 2011, an architectural agreement was awarded to Buffalo Design, Inc., for the UWMC Operating Room 10 & 11 Power Upgrade project under their existing Master Term for Architectural Services contract. The agreement amount is \$97,181 for basic services which is included in a budget value of \$160,808 for all design consultants. The balance of the design budget is intended for the following consultant services: hazardous materials, structural engineering, voice and data, commissioning, and a testing engineer.

Buffalo Design, Inc. is a local Seattle firm established in 1986. The firm has an extensive history of successful design projects at the University of Washington Medical Center and Harborview Medical Center (HMC), including the UWMC 8SE Infusion Clinic, UWMC Bronchoscopy Suite, HMC Burn Treatment Hydrotherapy Renovation, and the HMC Transfusion Support Services. They also have a broad range of successful project types at other regional hospitals.

The UWMC OR 10 & 11 Power Upgrade project provides updated and redundant electric services per new code requirements for Operating Rooms 10 and 11 on the 2nd Floor of the Muilenburg Tower. The work will include upgrades to the finishes and lighting within the room. Design is expected to be complete by the end of May 2011, with construction beginning in July and lasting through December.

The project budget is established at \$1,031,000. Funding of \$1,031,000 is provided by the University of Washington Medical Center. No donor funding is being contemplated nor are any naming opportunities envisioned.

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Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$160,808	\$160,808
Total Construction Cost*	\$767,380	\$767,380
Other Costs	\$19,930	\$19,930
Project Administration	\$82,882	\$82,882
Total Project Budget	\$1,031,000	\$1,031,000

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

2. Fleet Services Slab Repair No. 203273
Action Reported: Select Architect/Adopt Budget

On September 8, 2010, an architectural agreement was awarded to UW Design Services Architects for the Fleet Services Slab Repair project. The agreement amount is \$179,420 for basic services which is included in a budget value of \$255,130 for all design consultants. The balance of the design budget is intended for a hazardous materials design and geotechnical report.

Design Services has successfully completed a wide range of remodel and retrofit projects throughout the main campus.

The Fleet Services Slab Repair will include demolition of existing interior slab, creation of new structural slab, new interior walls, floors, doors and finishes. Other additions include a new exit stair on the east elevation, new electrical, mechanical, fire alarm and security systems.

The design will complete in May 2011. Construction begins in August and completes in February 2012.

The project budget was previously established at \$845,000 in August 2010 and is being increased to \$1,560,000 to accommodate new scope requested by the client. Funding of \$1,560,000 will be provided by UW Transportation Services.

No donor funding is being contemplated nor are any naming opportunities envisioned.

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Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$157,054	\$255,130
Total Construction Cost*	\$605,688	\$1,163,425
Other Costs	\$10,764	\$15,429
Project Administration	\$71,494	\$126,016
Total Project Budget	\$845,000	\$1,560,000

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

3. Benjamin Hall Interdisciplinary Research Building Life Sciences
Discovery Fund Molecular Ultrasound Laboratory Tenant Improvements,
Project 203335
Action Reported: Award Guaranteed Maximum Construction Price
Contract

On March 10, 2011, a change order was executed with M.A. Mortenson for a Guaranteed Maximum Construction Price Contract of \$1,581,425. Previously, 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 Ben Hall Interdisciplinary Research 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 Molecular Ultrasound Laboratory Tenant Improvements for the College of Engineering, 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.

Work will be performed by the design build team led by M.A. Mortenson. M. A. Mortenson has a long history with UW projects including the Paul G. Allen Center for Computer Sciences & Engineering, Architecture Hall Renovation and the UW Tower Data Center projects.

Construction started in early March 2011, for completion in June and occupancy planned for early July 2011. Occupancy is six weeks beyond the initial May 2011 projection due to efforts to keep the project on budget.

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The project budget of \$1,790,000 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	\$98,000
Project Administration	\$82,000	\$82,000
Total Project Budget	\$1,800,000	\$1,790,000

* 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.

4. Benjamin Hall Interdisciplinary Research Building Hochberg P1 Optics Lab Tenant Improvement Project No. 203369 Action Reported: Award Guaranteed Maximum Construction Price Contract

On March 10, 2011, a change order was executed with M.A. Mortenson for a Guaranteed Maximum Construction Price Contract of \$1,482,491. Previously, 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. It was intended that future tenant improvement work would be accomplished under this DBOM agreement. The tenth and final tenant will complete the initial buildout: Hochberg Optics laboratory in the P1 basement level for the College of Engineering (CoE), occupying approximately 3,500 square feet.

Work will be performed by the design build team (M.A. Mortenson, Collins Woerman, McKinstry). M. A. Mortenson has a long history with UW projects including the Paul G. Allen Center for Computer Sciences & Engineering, Architecture Hall Renovation and the UW Tower Data Center projects. Construction started in early March 2011, for completion in June with occupancy planned for early July 2011.

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The project budget of \$1,650,000 is funded from Tenant Improvement bond proceeds. No sales tax is included in budget as this research tenant qualifies for tax deferral status.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs*	\$7,000	\$7,000
Total Design – Build Construction Cost**	\$1,482,491	\$1,482,491
Other Costs	\$85,509	\$85,509
Project Administration	\$75,000	\$75,000
Total Project Budget	\$1,650,000	\$1,650,000

* 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.