

## 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, Pulmonary Diagnostics Center, Project No. 201336  
Actions Reported: Select Architect/Adopt Budget/Award Construction Contract

On April 26, 2011, the project budget for the Pulmonary Diagnostics Center project was revised to \$1,095,000, an increase of \$260,000 from the original budget of \$835,000. This increase in budget includes Owner-requested scope adding the renovation of the adjacent restrooms and medical gas alarm system.

This project is to renovate and expand the Medical Center's current Pulmonary Diagnostic Center. This renovation will allow the center to accommodate increased patient volumes, along with improving the quality of care that it delivers to current and future patients. The Center currently occupies 1,891 square feet in Suite EC236, and will increase the final square footage area to 2,409 square feet. This renovation will improve patient privacy and the privacy and effectiveness of staff work spaces. In conjunction with this work, the Center will be reorganized and zoned into separate patient and staff areas to bring the center into compliance with Medical Center's policies and Washington State Department of Health (DOH) procedural and facilities requirements. The resultant space modifications will produce DOH compliant facilities for testing both inpatient and ambulatory patients. The separation of these patient groups will improve comfort and safety for all patients and staff.

On June 6, 2010, an architectural agreement was awarded to Buffalo Design, Inc. for the Pulmonary Diagnostics Center project under their existing Master Term for Architectural Services contract. The agreement amount is \$46,140 for basic services versus a budget value of \$167,959 for design consultants. The balance of the design budget is intended for hazardous materials consultant, electrical metering and previously completed predesigns.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 2)

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, 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.

On April 29, 2011, a construction contract was awarded to Lease Crutcher Lewis of Seattle, Washington in the amount of \$612,323, including the award of Alternate 1 for \$45,880. The budgeted construction cost was \$435,937, excluding alternates. The awarded alternate was budgeted at \$60,000. The estimate prior to bid was \$625,000.

Lease Crutcher Lewis is a local general contractor with a long history of constructing healthcare, pharmaceutical, and bio-technology facilities. They have successfully completed the Bagley 291 Teaching Lab, Kincaid Hall Lab/Grad Office Renovation, and a number of projects at the UWMC.

Construction began in April, 2011 and is forecast to be complete in October, 2011.

The project budget is established at \$1,095,000. This project was funded by the University of Washington Medical Center. No donor funding is being contemplated nor are any naming opportunities envisioned.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$151,957	\$167,959
Total Construction Cost*	\$589,779	\$804,592
Other Costs	\$18,356	\$26,527
Project Administration	\$74,908	\$95,922
Total Project Budget	\$835,000	\$1,095,000

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