

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. UWMC Radiology Waiting Room Expansion No. 203515
Action Reported: Select Architect/Adopt Budget

On December 30, 2010, an architectural agreement was awarded to NBBJ Architects for the University of Washington Medical Center (UWMC) Radiology Waiting Room Expansion project under their existing Master Term Agreement for Architectural Services contract. The agreement amount is \$125,813 for basic services versus a budget value of \$176,130 for design consultants. The balance of the design budget is intended for hazardous materials design, preconstruction balancing and load testing, interior design and a previously completed predesign.

NBBJ Architecture has an extensive history of design projects at the University of Washington and at a national level working at educational facilities, including the Magnuson Health Sciences Center T-Wing School of Medicine 5th Floor Renovation, UWMC Surgery Pavilion, UWMC Medical Specialties and the current UWMC Expansion Project (Phase I).

The UWMC Radiology Waiting Room Expansion renovates and expands the department's waiting room and reception desk located on the 2nd floor. The existing reception desk and waiting room will be reconfigured and expanded. The gowned waiting and dressing room areas will be reconfigured and expanded, and a vacant records room will be eliminated. The design will complete in April, 2011. Construction begins in May and completes in November, 2011.

The project budget is established at \$1,291,000. Funding of \$1,291,000 will be provided from 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	\$176,130	\$176,130
Total Construction Cost*	\$995,255	\$995,255
Other Costs	\$17,240	\$17,240
Project Administration	\$102,375	\$102,375
Total Project Budget	\$1,291,000	\$1,291,000

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

2. Benjamin Hall Interdisciplinary Research Building Hochberg P1 Optics Lab Tenant Improvement Project No. 203369
Action Reported: Budget Establishment and Adjustment

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.

On August 23, 2010, a change order request for design-build services was executed with M.A. Mortenson for the Benjamin Hall Interdisciplinary Research Building Hochberg P1 Optics Laboratory Tenant Improvement project establishing a project budget of \$1,350,000. The agreement amount for design and construction was \$1,200,000. 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.

On February 22, 2011, the project budget was increased by \$300,000 to \$1,650,000. The added cost is a result of increasing the occupants from 20-25 persons to 35 persons. A more robust optics laboratory necessitates increased infrastructure, particularly electrical power requirements and adding a toilet room.

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Construction is planned to start in early March 2011 for completion in June with occupancy planned for early July 2011.

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.

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

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs*	7,000	7,000
Total Design – Build Construction Cost**	1,200,000	1,482,491
Other Costs	83,000	85,509
Project Administration	60,000	75,000
Total Project Budget	1,350,000	1,650,000

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

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