

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities**Actions Taken Under Delegated Authority

For Information only.

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. Magnuson Health Sciences Center B-Wing 3rd Floor Orthodontics Clinic
Remodel Project No. 202110
Action Reported: Award Construction Contract

On April 7, 2011, a construction contract was awarded to Western Ventures Construction, Inc. of Mountlake Terrace, Washington, in the amount of \$563,700 including three bid alternates for the Magnuson Health Sciences Center (MHSC) B-Wing 3rd Floor Orthodontics Clinic Remodel. Six bids were received for this project; the highest bid was \$668,250. The budgeted construction cost was \$542,046 versus a base bid of \$459,700, excluding alternates.

Western Ventures Construction, Inc. is a general contractor that has successfully completed numerous projects for the University of Washington (UW), including other projects within the Magnuson Health Sciences Center. Recent projects completed at the UW include the Burke Museum Geology Collections Renovation and the UW Medical Center 8NN ADA Upgrade. Western Ventures is currently working on the following: MHSC B-Wing Fire Protection project, Mary Gates Hall Student Services, Child and Family Well-Being Center and Safe Campus.

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, and sterilization & dispensary stations. The finishes will be upgraded with the clinic at the operatories. The School of Dentistry and the Orthodontics Alumni provided additional monies in the amount of \$38,000 to fund Bid Alternates 2 and 3.

Construction began in April of 2011 and is forecast to be complete in September of 2011.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 2)

The project budget is established at \$1,000,000. Funding of \$1,022,977 is provided from Department of Orthodontics and was donated by the Alumni. An early feasibility was funded directly by the department for \$15,023.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$167,330	\$164,993
Total Construction Cost*	\$712,248	\$755,271
Other Costs	\$35,332	\$32,646
Project Administration	\$85,090	\$85,090
Total Project Budget	\$1,000,000	\$1,038,000

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

2. Waterfront Activities Center Dock Replacement Project No. 203205 Actions Reported: Adopt Budget and Select Engineer

On December 11, 2009, a professional services agreement was awarded to Reid Middleton, Inc. for the Waterfront Activities Center Dock Replacement Project under their existing Master Term contract for Engineering Services. The agreement amount is \$16,524 for a pre-design study of options for replacement of the dock versus a budget of \$243,888 for total consultant services. The balance of the design budget is intended for basic design services, hazardous materials consultant, and environmental consultants.

Reid Middleton, Inc. is located in Everett, Washington, and specializes in civil and structural engineering. Reid Middleton, Inc. has a waterfront group that specializes in marine structures, and has extensive experience with float docks like the Waterfront Activities Center dock.

The recently completed predesign study for this project recommends replacement of aged floats, piling and safety upgrades at the Waterfront Activity Center dock. The dock is primarily used during football games, and the schedule is timed to coincide with the planned Husky Stadium Renovation schedule that will open in fall of 2013. Construction over water can only occur between July 15, 2012 and November 2, 2012 due to fish habitat requirements. Design work must start in 2011 in order to obtain permits and maintain the schedule.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 3)

The project budget was established on March 18, 2011 at \$1,028,012. Funding of \$26,340 has been provided by Intercollegiate Athletics for the pre-design. The remaining funding will be provided by Intercollegiate Athletics.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$243,888	\$243,888
Total Construction Cost*	\$674,656	\$674,656
Other Costs	\$40,937	\$40,937
Project Administration	\$68,531	\$68,531
Total Project Budget	\$1,028,012	\$1,028,012

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

3. University of Washington Medical Center (UWMC) Post Anesthesia Care Unit Renovation Project No. 203081 Action Reported: Select General Contractor/Construction Manager (GCCM)

On April 13, 2011, a GC/CM selection process was completed for the University of Washington Medical Center (UWMC) Post Anesthesia Care Unit Renovation (PACU). In February 2011, the Capital Projects Office advertised for firms interested in providing GC/CM services. Six firms responded to the Request for Proposals for this project, and three firms were interviewed on April 5, 2011. Final proposals were received from two firms on April 13, 2011. The highest scoring proposer was Sellen Construction Company.

Sellen Construction Company is a local general contractor that has been performing work successfully in the private and public sector in Seattle, and particularly in the local medical community, since the early 1970's. Sellen is currently registered on the University of Washington's Critical Patient Care Facilities Roster, and has successfully completed projects for the University of Washington (UW) and Harborview Medical Center, including both design bid build and GC/CM projects. Recent GC/CM projects completed at the UW include the Conibear Shellhouse Renovation and Addition, and the Foster School of Business Phase 1. Sellen is currently serving as the GC/CM on the Foster School of Business Phase II. They also recently completed the Harborview Medical Center Emergency Department CT project as a design bid build project.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 4)

The remodel of the existing PACU unit seeks to increase patient safety and comfort, enhance the staff's functional processes, provide better ergonomic conditions at work stations, and increase the unit's capacity for supply and equipment storage. The PACU is approximately 4500 sq ft and provides both pre-op and post-op care. A new head wall design will meet better standards of ergonomic locations for gases and other patient care components.

A GC/CM is being used for this project due to the risks associated with patient safety, construction phasing requirements to keep the facility in operation 24/7, and the location of the construction project in vicinity to the operating rooms. The State's Project Review Committee (PRC) reviewed and approved the PACU project on January 27 to use the GC/CM tool. The State has authorized use of GC/CM for projects with a value less than \$10M with approval of the PRC.

Design is scheduled to be complete by September 2011. Negotiations for preconstruction services were completed in April of 2011. Maximum Allowable Construction Cost (MACC) negotiations are forecasted to be complete in September 2011. Construction will begin in November 2011, with completion scheduled for December of 2012.

The project budget is established at \$2,415,000. Funding of \$2,415,000 will be provided from the University of Washington Medical Center.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$419,773	\$419,773
Total Construction Cost*	\$1,764,156	\$1,764,156
Other Costs	\$41,904	\$41,904
Project Administration	\$189,167	\$189,167
Total Project Budget	\$2,415,000	\$2,415,000

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

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

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 5)

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

1. University of Washington Job Order Contract Action Reported: Award of Construction Contract

In January 2011, the Capital Projects Office advertised for firms interested in providing JOC services. Ten firms submitted qualifications, and the University selected three companies to interview. These firms were then invited to submit bids which consisted of coefficient markups for work to be performed at the University of Washington Seattle, Bothell and Tacoma campuses and associated sites.

At the February 2011 Board of Regents meeting, the President was delegated authority to award a Job Order Contract (JOC) to the most qualified contractor selected. The maximum total contract amount for the cumulative value of all work orders shall not exceed \$4 million per year for a maximum of three years. Each work order is limited to a maximum of \$300,000; with the exception that the University may issue two work orders not exceeding \$350,000 for each year of the contract.

The firm with the highest scoring proposal, resulting from the evaluation of the Request for Qualifications, the interview, and the submittal of a composite coefficient, was Lease Crutcher Lewis, 107 Spring Street, Seattle, Washington. Lease Crutcher Lewis is a local general contractor with extensive experience working on the University of Washington campuses. They have constructed UW Tacoma Phase 2b, UW Bothell Garages, William H. Gates Building and Mary Gates Hall.

Funding will be provided by various sources on a project by project basis.

Attachment 1

JOC Selection – Final Proposal Bid/Point Tabulation

2. Student Housing Lander Hall Replacement, Project Number 203518: Action Reported – Selection of General Contractor / Construction Manager (GC/CM) and Award of Preconstruction Contract

In January 2010, the Board of Regents approved the use of the alternative public works contracting procedure, General Contractor/ Construction Manager (GC/CM) and delegated authority to the President to award a preconstruction and construction contract for the Terry and Lander Halls Renovation projects. .

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority (continued p. 6)

During the predesign phase of the Terry and Lander Hall Renovation project. Skanska USA Building Inc was awarded the GC/CM Preconstruction service contract. The decision revising the Lander Hall portion of the project from renovation to new construction led to a reselection of the GC/CM.

On March 28, 2011, under specific delegated authority, the Capital Projects Office awarded a Preconstruction Services agreement to Walsh Construction Company/WA (Walsh Construction), as the GC/CM. Nine firms submit qualifications, three firms were interviewed, and three firms were selected to submit proposals for its Percent Fee and Specified General Conditions costs. The other finalists were Absher Construction, and Anderson Construction.

Walsh Construction constructed the Stevens Court housing project in the 1980's and is currently working on the Poplar Hall (Site 33W) and Alder Hall (Site 35W). Walsh Construction has constructed many multi-family housing projects in the Seattle area.

Lander Hall was constructed in the early 1950's and it currently provides approximately 833 residence hall beds. Lander Hall was originally designed for two beds per room and is currently occupied with three beds per room. One of the program goals for the renovation of Lander Hall includes the elimination of the triple bed configurations.

The new Lander Hall building will include the regional information and service desk for the west of 15th Avenue residence halls, the relocation of the existing 1101 Café, and an entry to new below-grade parking to replace the existing surface and below-grade parking. The new Lander Hall building will include a combination of approximately 550 residence style and student apartment beds.

The Lander Hall Replacement project design completes in May 2012 with construction scheduled for July 2012 to July 2014 for occupancy at the start of fall quarter 2014. The Lander Hall replacement is part of the Student Housing Phase II projects, which includes Mercer Hall Replacement and Site 30W projects. The total Phase II project budget is \$257,000,000, with the Lander Hall replacement portion at \$77 million.

Attachment 2

GC/CM Selection Tabulation Form



Master averaging all evaluators JOC RFQ Evaluation Form Possible Points Are Averaged For 4 Evaluators		Contractor										
		Bayley Const	BNB Builders	CDK Const	Centennial	Global Engin	KBR	Leace Crutcher Lewis	Lydig Const	Berschauer Phillips	YI & Associates	
Evaluation Criteria		Possible Points										
Qualifications (16 points total)												
Experience with limited design Projects	4	2.75	2.625	2.125	3.375	3.5	3.25	3.375	2.5	3	2.375	
Experience in Hospitals, Health Care Facilities, Acute Care Facilities/Wet Labs	5	3	4.5	4.25	4.125	3	3.875	4.75	3.75	3.125	2.125	
Partnering/Teamwork Client/Multiple Projects	3	2	2.25	1.875	2.75	2.25	2.625	2.875	2.75	2.5	2.5	
Experience/Scheduling/Budget Adherence	2	1.875	1.875	1.375	1.75	1.875	1.625	2.125	1.875	1.75	1.5	
Experience with Unit Price Books	2	1.125	0	0.25	2	1.875	1.875	1.125	0	1.625	1.875	
Concept of proposal (14 points total)												
Corporate Organization	2	1.75	1.875	1.375	2	1.875	1.875	2	1.875	1.5	1.75	
Project Organization	5	3.625	3.75	3.125	3.875	3.5	3.625	4.5	3.625	3.125	3.25	
Quality Control Procedures	2	1.625	1.75	1	1.875	1.875	1.875	2	1.625	1.875	1.375	
Management of Subcontractors	3	2.125	2.875	2.125	2.125	2	2.125	2.75	2.125	2	2	
Safety Procedures	2	1	1	1	2	1	1	0	1	2	0.5	
Professional Personnel Ability	15	9.5	12.5	10.75	11.5	8.25	10.75	13	11.75	9	8.5	
Location	3	3	3	2.875	3	2.75	0	3	2.875	3	2	
MWBE OUTREACH AND PARTICIPATION	7	6	3	4	7	3	5	4	3	5	4	
Workload/Capacity	5	4.5	4.5	3.125	4.5	4.25	4.25	5	4.5	4.25	2	
Subtotal		43.875	45.500	39.250	51.875	41.000	43.750	50.500	43.250	43.750	35.750	
Interview	20		12.25		13.5			18.75				
Final Proposals	20		0		20			18				
Total Points	100 Possible points		57.750		85.375			87.250				

Compiled by: _____

Date _____

Verified by: _____

Date _____

Proposal Evaluations	GC/CM Nar		Absher		Anderson		Walsh		BN Builders		Howard S Wright		JE Dunn		Marpac		Skanska		Walsh Pacific	
	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score
	Evaluator 1	6	32.0	2.0	39.0	1.0	42.0	3.0	38.0	4.0	34.0	7.0	29.0	7.0	29.0	4.0	34.0	9.0	27.0	
Evaluator 2	3	44.0	2.0	47.0	1.0	48.0	5.0	38.0	4.0	42.0	7.0	27.0	7.0	27.0	6.0	30.0	9.0	25.0		
Evaluator 3	2	40.0	2.0	40.0	1.0	48.0	5.0	30.0	6.0	28.0	8.0	22.0	4.0	34.0	6.0	28.0	9.0	21.0		
Evaluator 4	1	46.0	4.0	42.0	1.0	46.0	6.0	38.0	5.0	39.0	9.0	33.0	7.0	37.0	3.0	43.0	8.0	35.0		
Evaluator 5	3	38.0	1.0	41.0	2.0	39.0	3.0	38.0	5.0	34.0	6.0	32.0	9.0	27.0	6.0	32.0	6.0	32.0		
Evaluator 6	1	49.0	3.0	44.0	2.0	47.0	6.0	31.0	5.0	33.0	8.0	26.0	9.0	22.0	4.0	39.0	7.0	27.0		
Evaluator 7	2	38.0	3.0	37.0	1.0	43.0	4.0	35.0	5.0	31.0	6.0	31.0	6.0	30.0	5.0	31.0	9.0	28.0		
Evaluator 8	3	36.0	2.0	37.0	1.0	45.0	4.0	35.0	5.0	32.0	6.0	31.0	6.0	31.0	6.0	31.0	9.0	24.0		
Average Score (max. 50)	2.6	40.4	2.4	40.9	1.3	44.8	4.5	35.4	4.9	34.1	7.1	28.9	6.9	29.6	5.0	33.5	8.3	27.4		
Interviews	Absher		Anderson		Walsh															
Evaluator 1	26.0		29.0		33.0															
Evaluator 2	27.0		24.0		33.0															
Evaluator 3	22.0		26.0		35.0															
Evaluator 4	21.0		28.0		34.0															
Evaluator 5	25.0		24.0		31.0															
Evaluator 6	23.0		25.0		33.0															
Evaluator 7	25.0		22.0		33.0															
Evaluator 8	24.0		26.0		35.0															
Average Score (max. 35)	24.1		25.5		33.4															
Total Proposal and Interview	64.5		66.4		78.1															
Final Proposals																				
Contractor's Fee Percentage	3.00%		3.533%		2.286%															
Contractor's Fee Amount	\$1,401,000		\$1,650,000		\$1,067,562															
Specified General Conditions Amount	\$1,900,000		\$1,215,164		\$1,420,878															
Final Proposal Bid Number	\$3,301,000		\$2,865,164		\$2,488,440															
Low Conforming Proposal	\$2,488,440		\$2,488,440		\$2,488,440															
Difference	\$812,560		\$376,724		\$0															
Percentage Within Low Proposal	32.65%		15.14%																	
Proposal Score* (max. 15)	0		5		15															
Total Score (max. 100)	64.5		71.4		93.1															
Final Proposal Scoring Key*																				
Low Conforming Proposal	15 points										Final Ranking									
Proposals within 5% of low	13 points										<u>Walsh</u>									
Proposals within 10% of low	10 points										<u>Anderson</u>									
Proposals within 15% of low	8 points										<u>Absher</u>									
Proposals within 20% of low	5 points																			
Others	0 points																			
											1st									
											2nd									
											3rd									