

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. Plant Services Building (PSB) Facilities Services Training Academy Project No. 202534
Action Reported: Adopt Budget

On May 17, 2012, the project budget for the Facilities Services Training Academy Project was established at \$3,970,000. The project is designed by Snyder, Hartung, Kane, and Strauss (SHKS) Architects, a Seattle firm.

The Facilities Services Training Academy Project renovates approximately 8,350 square feet of the first floor of the Plant Services Building to accommodate a new training facility. This will provide the only centralized location for specialized staff training for Facilities Services' large and geographically dispersed workforce. It is foundational to Facilities Services' commitment to invest in staff development, technical skills improvement, train on emerging technologies and equipment, and share facility-specific and industry-wide knowledge. In addition to the Training Center, additional contiguous square footage will be renovated for Material Management, Facilities Records, and Asbestos Management activities, all of which support Facilities Services' core mission.

Design was completed in May 2012. Construction will begin in July, with completion forecast for December 2012.

Previous Actions Reported

September 2011 Select Architect

Funding is provided from local funds. No donor funding is being used nor are any naming opportunities envisioned.

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Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$445,664	\$445,664
Total Construction Cost*	\$2,804,890	\$2,804,890
Other Costs	\$429,933	\$429,933
Project Administration	\$289,513	\$289,513
Total Project Budget	\$3,970,000	\$3,970,000

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

2. Gould Hall Gallery Project No. 203407

Actions Reported: Select Architect and Adopt Budget

On May 17, 2012, an architectural agreement was awarded to Miller Hull Partnership, for the Gould Hall Gallery project. In August 2010, the Capital Projects Office reviewed three firms from the Shared Procurement Portal based on a project value of less than \$1 million for providing architectural services: Hoshide Williams, Buffalo Design, and Miller Hull Partnership. The agreement amount is \$152,980 for basic services which is included in a budget value of \$295,515 for design consultants. The balance of the design budget is intended for acoustical consulting, preparation of renderings for fund raising, a hazardous materials consultant, lighting consultant, and a previously completed predesign effort by Miller Hull Partnership. On May 12, 2012, a project budget was established at \$1,334,500.

Miller Hull Partnership is a Seattle firm that has been in business since 1977. Their staff of fifty-five specializes in master planning, urban design, and full-service architectural and interior design. Their work base is composed of a diverse assortment of project types from neighborhood park structures to community centers, mixed-use, and higher education facilities. In addition to the University of Washington as a client, they have also completed projects at South Puget Sound Community College, Washington State University, Olympic College and Seattle Pacific University.

The project repurposes the underutilized east entrance of Gould Hall to a secure exhibition space that will introduce the aspects of the College of Built Environments to the broader community. The design will allow for exhibit space, seminar space, and possible future studio space. The location of the gallery at the eastern end of Gould Hall is highly visible from the main gateway to the main campus. An instructional space has been incorporated into the project on the first floor under the second floor gallery.

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Design is scheduled for completion by November 2012. Subject to adequate funding being identified and available, construction is anticipated to begin in June 2013 (after Spring Quarter), with completion forecast for October 2013.

Funding of \$400,000 is provided from College of the Built Environment through local biennium funding. During design, the College is expecting to develop donor funding and request 2013-2015 biennium funding. If naming opportunities are considered, a naming plan will be presented for approval.

Budget Summary:	Original Approved	Forecast Cost At Completion
Total Consultant Services	\$295,515	\$295,515
Total Construction Cost*	\$850,175	\$850,175
Other Costs	\$77,810	\$77,810
Project Administration	\$111,000	\$111,000
Total Project Budget	\$1,334,500	\$1,334,500

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

3. High Voltage Infrastructure Improvements Project No. 203729 Action Reported: Award Construction Contract

On April 15, 2012, a construction contract was awarded to CTS Northwest of Lynnwood, Washington (CTS), in the amount of \$2,680,000 for the High Voltage Infrastructure Improvements Project. Four bids were received for this project; the highest bid was \$4,693,148. The budgeted construction cost was \$ 2,620,000.

CTS is an electrical contractor that has successfully completed numerous projects for the University of Washington (UW), including previous phases of the UW's campus distribution system upgrade. Other projects at the UW include medium voltage switch replacement projects, and asbestos mitigation projects to replace cable tray on the electrical side of the tunnel system.

This project will support ongoing reliability of the Seattle campus power distribution system by adding and/or replacing equipment based on capacity, age, hazardous materials considerations (e.g. PCB-containing transformers), and worker-safety issues. Feeder cables, switches, transformers, and related equipment will be replaced as needed in both the primary (normal power) distribution system and the emergency power distribution system.

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Design was completed in April. Construction began in June 2012, with completion forecast for April 2013.

Previous Actions Reported

November 2011 Select Engineer and Adopt Budget

Funding of \$4,365,000 is provided from 2011-2013 state biennium funding.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$512,230	\$460,705
Total Construction Cost*	\$3,321,135	\$3,367,334
Other Costs	\$220,435	\$225,761
Project Administration	\$311,200	\$311,200
Total Project Budget	\$4,365,000	\$4,365,000

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

4. UWMC SE116 Cart and AGS Washer Project No. 203914
Actions Reported: Select Architect and Adopt Budget

On May 8, 2012, an architectural agreement was awarded to Zimmer Gunsul Frasca Architects (ZGF) for the UWMC SE116 Cart and AGS Washer project under its existing Master Term Agreement for Architectural Services contract. The agreement amount is \$217,775 for basic services which is included in a budget value of \$286,116 for design consultants. The balance of the design budget is intended for a hazardous materials consultant, testing, and balancing. On April 17, 2012, the project budget was established at \$2,100,000.

ZGF has completed many academic and healthcare projects for the University of Washington, Reed College, University of Oregon, University of Arizona, and University of Texas at Arlington. They have offices in Seattle, Portland, Los Angeles, New York City, and Washington DC. Over the past 40 years, the design excellence and quality of ZGF's projects have been recognized with more than 250 national, regional and local awards. ZGF has completed the UW's Alumni Association Offices, Molecular Engineering Building, UWMC Otolaryngology Clinic, and UWMC SPEC CT projects.

This project will renovate a portion of the existing Central Sterile Processing unit to install a new owner-provided floor loading cart washer and 5-bay pass through washer – Air Glide System™ (AGS). The intent of the project is to increase the

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sterile processing capacity of the unit by installing an additional cart washer and replacing aging washers and associated equipment with a new AGS System. The project will require modifications to existing structure, mechanical and electrical infrastructure to support the new equipment, and installation of new finishes and lighting.

Design is scheduled for completion in November 2012. Construction will begin in January 2013, with completion forecast for August 2013.

Funding is provided from UWMC Capital Funds.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$286,116	\$286,116
Total Construction Cost*	\$1,620,615	\$1,620,615
Other Costs	\$31,777	\$31,777
Project Administration	\$161,492	\$161,492
Total Project Budget	\$2,100,000	\$2,100,000

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

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

1. Student Housing Maple and Terry Halls, Project Number 203512
Actions Reported: Selection of General Contractor/Construction Manager 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 Lander and Terry Hall Renovation Projects (later revised to the Lander Hall Replacement and Maple and Terry Halls Replacement projects).

During the predesign phase of the Terry and Lander Hall Renovation project, Skanska USA Building Inc. was awarded the GC/CM Preconstruction Services contract. After extensive building investigations and code reviews, it was determined that the cost of renovating Terry Hall exceeded the cost of constructing a new residence hall on a square foot basis. The decision to revise

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the Maple and Terry Hall project from a renovation to new construction led to a reselection of the GC/CM.

On June 28, 2012, under specific delegated authority, the Capital Projects Office awarded a Preconstruction Services agreement to W.G. Clark Construction Co. as the GC/CM after a selection process, which saw five firms submit qualifications, four firms interviewed, and three firms selected to submit proposals for its Percent Fee and Specified General Conditions costs. The other finalists were Absher Construction, and Walsh Construction Co. of Washington.

W.G. Clark Construction Co. completed Cedar Apartments and Elm Hall (Student Housing Phase I project) on-time and is midway through construction of the Student Housing Phase II Mercer Court apartment project, also on-time. W.G. Clark Construction Co. has successfully constructed many multi-family housing projects in the Seattle area.

The Maple and Terry Halls project will complete the redevelopment of the Lander and Terry Hall site. Lander Hall is being replaced as part of the Student Housing Phase II project.

Maple Hall will provide for approximately 800 beds and Terry Hall will provide approximately 300 beds for a combined total of approximately 1,100 beds. Maple and Terry Halls will be designed with each unit having two beds and a private bathroom, similar to the Phase I and II projects. Maple Hall will have student activity and resource spaces including a gaming area, meeting rooms, project workrooms and residences above with lounges and study rooms. Terry Hall will have two floors for Housing and Food Services offices, with five and six floors of residences above, also with lounges and study rooms.

The Maple and Terry Halls project design is scheduled to complete in September 2013. Construction is scheduled to begin in February 2014, with completion forecast for July 2015 (for occupancy at the start of Autumn Quarter 2015). Students will move from the existing Terry Hall into the new Lander Hall between Autumn 2012 and Winter 2013 quarters to allow for the start of construction on Maple and Terry Halls project. The Maple and Terry Halls Replacement project is Phase III of the student housing projects. The project budget is \$133,000,000.

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Previous Actions

July 2010 Select Architect, Approve the Use of Alternative Public Works,
Delegated Authority to Award Design and Construction Contract

October 2010 Select GC/CM

June 2012 Approve Project Budget and Debt Funding

Attachment

GC/CM Selection Tabulation Form

GC/CM Name	Absher		Anderson		Walsh		Walsh Pacific		WG Clark	
	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score
Proposal Evaluations										
Evaluator 1	4	32.0	3.0	34.0	1.0	46.0	5.0	24.0	1.0	46.0
Evaluator 2	4	29.0	3.0	35.0	2.0	44.0	5.0	28.0	1.0	45.0
Evaluator 3	3	41.0	4.0	39.0	2.0	44.5	5.0	30.0	1.0	46.0
Evaluator 4	3	43.0	3.0	43.0	2.0	46.0	5.0	35.0	1.0	48.0
Evaluator 5	3	41.0	4.0	34.0	2.0	46.0	5.0	30.0	1.0	48.0
Evaluator 6	4	38.0	3.0	40.0	2.0	46.0	5.0	27.0	1.0	48.0
Evaluator 7	3	35.0	4.0	32.0	1.0	49.0	5.0	22.0	2.0	48.0
Evaluator 8	3	37.0	4.0	35.0	2.0	44.0	5.0	20.0	1.0	48.0
Average Score (max. 50)	3.4	37.0	3.5	36.5	1.8	45.7	5.0	27.0	1.1	47.1
Interviews May 3, 2012										
Evaluator 1		26.0		14.0		27.0				32.0
Evaluator 2		26.0		20.0		27.0				31.0
Evaluator 3		30.0		21.0		27.0				32.0
Evaluator 5		30.0		21.0		28.0				30.0
Evaluator 5		26.0		27.0		30.0				32.0
Evaluator 6		24.0		16.0		28.0				35.0
Evaluator 7		31.0		24.0		30.0				34.0
Average Score (max. 35)		27.6		20.4		28.1				32.3
Total Proposal and Interview		64.6		56.9		73.8				79.4
Final Proposals										
Contractor's Fee Percentage		3.35%				4.60%				2.78%
Contractor's Fee Amount		\$2,546,000				\$3,496,000				\$2,112,800
Specified General Conditions Amount		\$1,453,000				\$2,934,000				\$2,125,000
Final Proposal Bid Number		\$3,999,000				\$6,430,000				\$4,237,800
Low Conforming Proposal		\$3,999,000				\$3,999,000				\$3,999,000
Difference		\$0				\$2,431,000				\$238,800
Percentage Within Low Proposal						60.80%				5.97%
Proposal Score* (max. 15)		15				0				10
Total Score (max. 100)		79.6				73.8				89.40
Final Proposal Scoring Key*										
Low Conforming Proposal		15 points								
Proposals within 5% of low		13 points								
Proposals within 10% of low		10 points								
Proposals within 15% of low		8 points								
Proposals within 20% of low		5 points								
Others		0 points								
							Final Ranking			
							1st			
							2nd			
							3rd			
							WG Clark			
							Absher			
							Walsh			