

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 BUDGETS1. Fisheries Teaching and Research Building Envelope Improvements, Project No. 202941Actions Reported: Select Architect/Budget Adjustment/Award Construction Contract

On April 18, 2012, a revised budget for the Fisheries Teaching and Research Building Envelope Improvements Project was established at \$1,235,000 versus an earlier budget of \$936,242. The budget was revised due to higher than expected construction bids.

On October 25, 2010, an architectural agreement was awarded to Cornerstone Architectural Group (Cornerstone) for the Fisheries Teaching and Research Building Envelope Improvements project under its existing Master Agreement for Architectural Services contract. The agreement amount is \$88,044 for basic services through design versus a budget value of \$225,653 for design consultants. The balance of the design budget includes previously completed programming, a hazardous materials consultant, other specialty consultants and construction phase services.

Cornerstone Architectural Group has been in business in Seattle for 17 years and has twelve employees. Cornerstone has experience in a broad range of project types and developed a building envelope practice in 2001 that has addressed long-term moisture problems in over 60 projects. The firm has provided services for roof replacements at Magnuson Health Sciences Center (MHSC) AA-Wing, MHSC T-Wing, and Wilcox Hall, curtain wall repairs at Suzzallo Library, and balcony waterproofing replacement at Gould Hall. Cornerstone has provided investigation and design services for roof replacements, plus wall, roof and window repairs at other public agencies locally including the federal General Services Administration, the US Postal Service, school districts and other state and local agencies.

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On April 27, 2012, a construction contract was awarded to L. W. Sundstrom, Inc., in the amount of \$686,875. Three bids were received for this project; the highest bid was \$839,900. The budgeted construction cost was \$525,988. The project budget was established at \$936,242. The budget has been increased to \$1,235,000, due to the higher than planned bid results.

L. W. Sundstrom is a general construction company based in Ravensdale, Washington. The company was founded in 1999, has eight employees and does a wide range of work for public agencies. At the University of Washington, Sundstrom has renovated the temporary gallery at the Burke Museum and completed the site work and landscaping at Architecture Hall under a separate contract after the building renovation. Sundstrom has also completed projects for the City of Seattle, Metropolitan Parks in Tacoma and the City of Olympia.

The purpose of this project is to eliminate moisture in the ground floor concrete slab and water leaks through the below-grade, exterior wall at the Fisheries Teaching and Research Building. The work includes replacement of the below-grade waterproofing and foundation drainage on all sides of the building, cleaning or replacement of all interior, water damaged building materials and new interior finishes in damaged areas. Exterior work includes installation of a sump pump to move drainage from the site to the city storm system, excavation to access the building foundation plus removal and replacement of air intake wells, stairs, paving and plantings as necessary to accomplish the exterior work.

Construction began in May 2012 with completion forecast for October 2012.

The project budget was established at \$936,242 and has been increased to \$1,235,000. Funding has been provided by Facilities Services from the 2009-2011 Building Renewal budget for design and the 2011-2013 Building Renewal budget for construction.

Budget Summary:	Original Approved Budget	Current Approved Budget Forecast Cost at Completion
Total Consultant Svcs	\$159,672	\$225,653
Total Construction Cost*	\$679,629	\$887,511
Other Costs	\$15,731	\$17,005
Project Administration	\$81,210	\$104,831
Total Project Budget	\$936,242	\$1,235,000

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

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2. Mechanical Engineering Building Exterior Renewal Project, No. 203453 Actions Reported: Award Construction Contract/Budget Adjustment

On April 30, 2012 a construction contract was awarded to Pioneer Masonry Restoration Company of Seattle, Washington, in the amount of \$669,000 for the Mechanical Engineering Building Exterior Renewal Project. Three bids were received for this project; the highest bid was \$1,000,000. The budgeted construction cost was \$1,026,000.

On May 3, 2012, the forecasted project budget was revised due to the bid results, reducing it from \$1,584,886 to \$1,106,000.

Founded in 1957, Pioneer Masonry Restoration Company has built a successful business focusing on façade restoration and waterproofing, with a strong presence in the Northwest. They have completed numerous projects for historic structures on the University of Washington campus including Johnson Hall, Suzzallo Library, Savory Hall, Mary Gates Hall and Guggenheim Hall. They have just completed the Magnuson Health Sciences Center E Court Restoration Project.

The goal of this project is to renew the façade of this 1959 building to extend its life and function for the University. Repairs to masonry walls and cast stone trims and panels will be made as necessary, including re-pointing and the application of sealants. Seismic upgrades include pinning of masonry walls above and adjacent to entries, and fastening of cast stone copings to parapet walls. Cleaning of all facades and entry plazas will complete the work.

Construction will start in June 2012 with completion forecast for November 2012.

The project budget is established at \$1,106,000. Funding of \$1,509,443 is provided from the 2011-13 Building Renewal Funds through Facility Services.

Budget Summary:	Current Approved Budget	Current Approved Budget Forecast Cost at Completion
Total Consultant Services	\$176,439	\$173,473
Total Construction Cost*	\$1,270,278	\$827,787
Other Costs	\$15,955	\$15,577
Project Administration	\$122,214	\$89,163
Total Project Budget	\$1,584,886	\$1,106,000

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

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3. Foege Primary Chiller Improvements, Project No. 203614 Actions Reported: Select Architect/Adopt Budget

On May 2, 2012, an engineering agreement was awarded to Wood Harbinger Inc., for the Foege Primary Chiller Improvements Project. In April 2012, the Capital Projects Office selected two firms from the Shared Procurement Portal. The firms were Wood Harbinger Inc. and Affiliated Engineers Inc. Wood Harbinger was deemed most qualified for the project. The agreement amount is \$284,399 for basic services versus a budget value of \$361,850 for design consultants. The balance of the design budget is intended for a hazardous materials consultant, testing, and a previously completed predesign.

Wood Harbinger Inc. was founded in 1967 and is located in Bellevue, Washington. The firm primarily provides electrical and mechanical engineering services, and has been working with the UW since 2009. The projects that Wood Harbinger has completed on the Seattle campus focused mainly on building cooling systems; this includes the innovative new cooling system in Savery Hall and new emergency backup chillers at Foege.

The Foege Primary Chiller Improvements Project will provide a new chiller to fill operational gaps in the existing multi-stage cooling system, and correct or improve several other elements of the existing system. Design is expected to complete by September 2012 with construction beginning in November, and lasting through May of 2013.

The project budget is established at \$1,580,000. Funding of \$1,580,000 is provided from the 2011-2013 Building Renewal Capital Budget.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$361,850	\$361,850
Total Construction Cost*	\$1,046,222	\$1,046,222
Other Costs	\$47,151	\$47,151
Project Administration	\$124,777	\$124,777
Total Project Budget	\$1,580,000	\$1,580,000

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

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4. Bagley 233 Chemistry Undergraduate Laboratory Renovation, Project No. 203724 Actions Reported: Award Construction Contract/Budget Adjustment

On April 30, 2012 a construction contract was awarded to Andersen Construction Company's Seattle, Washington office, in the amount of \$745,000 for the Bagley 233 Chemistry Undergraduate Laboratory (UG) Renovation Project. Five bids were received for this project; the highest bid was \$929,000. The budgeted construction cost was \$1,170,000.

On May 09, 2012 the project budget was revised due to the bid results, reducing it from \$2,000,000 to \$1,350,000.

Andersen Construction Company is a Portland, Oregon based general contractor with over 62 years of success in the construction industry. They have completed numerous projects for Oregon State University, Portland State University, Lewis and Clark College, and Portland Community College. Their Seattle office has completed two UW projects: Hitchcock Hall 132 Improvements and the UWMC Maternal & Infant Care Clinic ADA Restroom Conversion, and they are currently constructing the UW Samuel E. Kelly Ethnic Cultural Center.

The project will renovate Bagley 233, 233A, 236 to conduct laboratory work for general chemistry laboratory students. This project will improve safety and reduce energy use. New finishes, lab bench casework, equipment, sinks and related services will be provided. The existing ventilation, plumbing, and sprinkler systems will be modified to accommodate the new layouts. Fume hoods will be replaced with low-flow hoods. New electrical panels will be provided in the lab spaces to support their respective systems. Lighting will be replaced, new power and communications outlets will be provided and fire protection systems will be modified.

Construction will start in June 2012 with substantial completion scheduled for November 2012.

Funding of \$1,350,000 is provided from the 2011-2013 College of Arts & Sciences Capital Budget.

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Budget Summary:	Current Approved Budget	Current Approved Budget Forecast Cost at Completion
Total Consultant Services	\$244,603	\$208,346
Total Construction Cost*	\$1,498,945	\$962,615
Other Costs	\$105,900	\$70,261
Project Administration	\$150,552	\$108,778
Total Project Budget	\$2,000,000	\$1,350,000

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

5. Classroom Support Services (CSS) Classroom Improvements, Project No. 203733 Action Reported: Award Construction Contract

On April 20, 2012, a construction contract was awarded to Regency Northwest Construction in the amount of \$863,000 for the CSS Classroom Improvements Project. Five bids were received for this project; the highest bid was \$999,326. The budgeted construction cost was \$1,050,000.

Regency Northwest Construction Inc. is a general construction company based in Bellevue, Washington. The company was founded in 1996, has seventeen employees and is experienced in a wide range of educational, healthcare and research facility type projects. Other recently completed projects for the UW include Kincaid Hall and Odegaard Undergraduate Library Elevator Upgrades. Regency Northwest has worked on the UW campus since 1996.

The CSS Classroom Improvement Project is a 13,000 square foot remodel of fourteen different classrooms, seminar rooms and auditoria across campus. These classrooms are located in four different buildings: Gould, Condon, Miller and Thomson Halls. The proposed scope includes ADA barrier removal, new room finishes (paint and window coverings), new furniture and technology upgrades to existing A/V equipment and new ceilings and lighting. The scope planned for Gowen Hall was included as a bid alternate, but was subsequently not accepted due to furniture requests taking priority. The large furniture order caused an increase in "Other Costs" as noted in the table below.

Construction started in April 2012 and is planned for completion in late August 2012 for occupancy before the start of Fall Quarter 2012.

The project budget is established at \$2,597,000. Funding of \$2,597,000 is provided from the UW Undergraduate Academic Affairs Budget.

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Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$248,415	\$251,753
Total Construction Cost*	\$1,322,213	\$1,083,327
Other Costs	\$824,656	\$1,060,204
Project Administration	\$201,716	\$201,716
Total Project Budget	\$2,597,000	\$2,597,000

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

6. Mary Gates Hall Disability Resources for Students, Project No. 203752 Actions Reported: Select Architect/Adopt Budget

In October 2011, the Capital Projects Office and a representative of the Capital Resource Planning Office selected four firms from the Shared Procurement Portal. The firms were: Buffalo Design, Hoshide Wanzer Williams, Magellan Architects and Schacht-Aslani Architects. From this shortlist of firms a selection committee scored Schacht Aslani Architects as the most highly qualified firm, and they were awarded a professional services agreement to perform a predesign for the Mary Gates Hall Disability Resources for Students Project. The cost of the predesign was \$28,320. The original project budget of \$600,000 was increased to \$1,100,000 as a result of the predesign.

On April 11, 2012, an architectural agreement was awarded to Schacht-Aslani Architects. The agreement amount is \$97,993 for basic services, versus a budget value of \$216,711 for design consultants. The balance of the design budget is intended for a hazardous materials consultant, voice and data, acoustic, lighting, interior design, other specialty consultants required for the project and the previously completed predesign.

Schacht-Aslani Architects is a firm with experience working with the UW since 1996. They have significant educational facility planning and design experience, and documented experience with building renovation projects. Schacht-Aslani Architects has completed work on five advising, counseling, student, social and employment services facilities.

The scope of this project will include renovation of approximately 5,200 assignable square feet in Suite 011 on the ground floor of Mary Gates Hall. The renovation will provide a new testing center and associated staff offices for Disability Resources for Students.

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Construction will start in July 2012 with substantial completion by Fall Quarter 2012.

The project budget is established at \$1,100,000. Funding of \$196,000 is currently provided through local minor capital funds. Remaining required funding will also be provided through local minor capital funds.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$216,711	\$216,711
Total Construction Cost*	\$708,520	\$708,520
Other Costs	\$83,890	\$83,890
Project Administration	\$90,879	\$90,879
Total Project Budget	\$1,100,000	\$1,100,000

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

7. UWMC 2NN Catheter Lab Replacement, Project No. 203783
Action Reported: Award Construction Contract

On April 20, 2012, a construction contract was awarded to Lease Crutcher Lewis of Seattle, Washington, in the amount of \$497,509 for the UW Medical Center (UWMC) 2NN Catheter Lab Replacement Project. Four bids were received for this project; the highest bid was \$736,713. The budget for construction was \$500,000.

Lease Crutcher Lewis is a general contractor that has successfully completed numerous projects for the University of Washington, including other projects within the UW Medical Center. Projects at the UW include the Bagley 291 Teaching Lab, Kincaid Hall Lab/Grad Office Renovation, UWMC Medical Specialties Remodel, UWMC Otolaryngology Renovation, the UWMC Pulmonary Diagnostics Renovation and UWMC Spec CT Remodel. Lease Crutcher Lewis is currently working on the UWMC OR 10, 11, 12 & 14 projects.

This project will renovate the existing Catheter Lab 4 and support spaces. The intent of the renovation is to replace aging single plane catheter lab equipment with new bi plane equipment. This will require room modifications necessary to complete the equipment installation. Modifications to the existing mechanical and electrical utilities servicing the room are required. The work will include upgrade to finishes and lighting.

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The project will begin construction in June 2012 and is scheduled to reach substantial completion in October 2012.

Funding for this project is provided by the University of Washington Medical Center.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$218,757	\$268,350
Total Construction Cost*	\$657,000	\$653,726
Other Costs	\$ 40,753	\$31,434
Project Administration	\$83,490	\$83,490
Total Project Budget	\$1,000,000	\$1,037,000

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