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. MHSC I-Wing WaNPRC Cagewash Upgrade Project No. 202197
Actions Reported: Select Architect and Adopt Budget

On July 16, 2012, the Magnuson Health Sciences Center (MHSC) I-Wing Washington National Primate Research Center (WaNPRC) Cagewash Project was re-activated to complete design and construction. The project originally completed schematic design to submit for a grant application in 2009 and 2010. In December 2008, an architectural agreement was awarded to Ambia using their Master Term Agreement based on a project value of $992,688. The agreement amount is $87,556 for basic services which is included in a budgeted value of $194,905 for design consultants. The balance of the design budget is intended for a site survey, security, hazardous materials and commissioning consultant services. On July 16, 2012, a project budget was established at $1,235,000.

Ambia has been purchased by BergerABAM. BergerABAM is a national, multidisciplinary company headquartered in Federal Way, Washington. They have been in business since 1951 providing services in planning; architectural, civil and structural engineering; environmental services; landscape architecture; public involvement; surveying and construction management.

This project completes the design and renovation of the WaNPRC Cagewash Suite located in the -1 level of the MHSC I-Wing. The project includes the renovation of five rooms and an adjacent corridor to allow for the installation of a new cagewash system, along with a newly-required steam autoclave unit. The project renovates the area to accommodate the layout of new equipment and upgrades the interior finishes. The project will require the complete remodel of the existing mechanical, electrical and communication systems that service the suite.

Design is scheduled for completion in December 2012, with construction completion forecast for June 2013.

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Funding of this project is provided as follows: $963,533 local; $75,000 state; and $196,467 from a WaNPRC Grant.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	$194,905	$194,905
Total Construction Cost*	$578,492	$578,492
Other Costs	$360,382	$360,382
Project Administration	$101,221	$101,221
Total Project Budget	$1,235,000	$1,235,000

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

2. Plant Services Building (PSB) Facilities Services Training Academy
Project No. 202534
Action Reported: Award Construction Contract

On August 6, 2012, a construction contract was awarded to Western Ventures Construction Company of Mountlake Terrace, Washington, in the amount of $2,067,100 for the PSB Facilities Services Training Academy Project. Ten bids were received for this project; the highest bid was $2,572,000. The budgeted construction cost is $2,266,852.

Western Ventures Construction has achieved broad experience in all types of renovations, alterations, seismic upgrades, and tenant improvement projects. Their work is diverse with completed projects ranging from $50,000 to $4,000,000. They have completed several projects at the UW, including the Child & Family Wellbeing Center, Safe Campus Fire and Life Safety Monitoring and Notification Project, Kane Hall Classroom Renovations, UWMC Radiology Faculty Upgrade, and the Hec-Ed Team Area Renovation.

This 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,

Actions Taken Under Delegated Authority (continued p. 3)

Facilities Records, and Asbestos Management activities, all of which support the core mission of Facilities Services.

Design was completed in May 2012. Construction began in August, with completion forecast for January 2013.

Funding in the amount of $4,190,000 is provided from local funds and $26,533 from state funding. Originally, the audio video package (see "Other Costs" below) of the project was valued at $300,000, and has now been increased to include a more robust system valued at approximately $600,000. No donor funding is being used nor are any naming opportunities envisioned.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	$445,664	$443,059
Total Construction Cost*	$2,804,890	$2,586,052
Other Costs	$429,933	$791,376
Project Administration	$289,513	$289,513
Total Project Budget	$3,970,000	$4,110,000

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

Previous Actions Reported:
September 2011 Select Architect
July 2012 Adopt Budget

3. Magnuson Health Sciences Center E Membrane Replacement Project No. 203172
Action Reported: Award Construction Contract

On June 15, 2012, a construction contract was awarded to MBR, LLC of Woodinville, Washington, in the amount of $2,396,000 for the Magnuson Health Sciences Center (MHSC) E Membrane Replacement Project. Two bids were received for this project; the highest bid was $2,588,000. The budgeted construction cost was $2,194,016.

MBR, LLC was established in 2009 to perform commercial general contractor public works projects. These include projects for Issaquah, Seattle, and Monroe school districts and Everett Community College, as well as the City of Everett.

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This project will eliminate leaks from the MHSC E Courtyard into the building below by replacing the horizontal waterproofing membrane on the structure. The work will include removing all existing landscaping and the existing membrane. A new waterproofing membrane and insulation will be placed. New landscaping will be installed, including new subsurface drainage, topsoil and plantings, irrigation, paving and furniture.

Design was completed in May. Construction began in June, with completion forecast for December 2012.

Funding of $760,240 is provided by the state with an addition of $3,000,000 from local funds. No donor funding is being used nor are any naming opportunities envisioned.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	$310,513	$387,226
Total Construction Cost*	$2,915,786	$3,077,224
Other Costs	$38,742	$41,661
Project Administration	$254,129	$254,129
Total Project Budget	$3,519,170	$3,760,240

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

Previous Actions Reported:
February 2011 Establish Budget
February 2011 Select Architect

4. Tunnel/Manhole Asbestos Abatement and Expansion Joints/Steam Trap Repair or Replacement No. 203695
Actions Reported: Select Engineer, Budget Adjustment and Award Construction Contract and Engineering Agreement

On July 24, 2012, a construction contract was awarded to Shinn Mechanical, Inc. in the amount of $697,797 for the Tunnel/Manhole Asbestos Abatement and Expansion Joint/Steam Trap Repair and Replacement Project. Two bids were received for this project; the highest bid was $697,797. The low bid claimed a mathematical error and declined to accept the award. The budgeted construction cost was $ 488,399. On May 7, 2012, the project budget was originally

Actions Taken Under Delegated Authority (continued p. 5)

established at $800,000. Due to bid results, it was increased on July 5, 2012 to $1,050,000.

On November 18, 2011, an engineering agreement was awarded to Harris Group for this project using their Master Term Agreement. The agreement amount is $68,713 for basic services which is included in a budget value of $117,883 for design consultants. The balance of the design budget is intended for hazardous materials consultant and designing additional scope.

Shinn Mechanical, Inc. is headquartered in Kent, Washington, and provides construction services for commercial and industrial clients throughout the Pacific NW region using cutting edge equipment such as AutoCAD 3-dimensional models to fabricate pipe with a higher level of efficiency, precision and quality control. Shinn Mechanical has completed numerous projects at the UW Power Plant Facility, including the asbestos abatement projects in our tunnel system in past biennia.

The Harris Group is an engineering firm based in Seattle, Washington, comprised of over 250 employees nationwide. Their Seattle headquarters office employs nearly 80 staff. Over the past two years, the Harris Group has managed over a dozen mechanical-focused on-call projects for the University on its Master Term Agreement for industrial mechanical projects. In addition, this firm has provided on-call engineering services for a broad range of public and private clients including Boeing, Port of Seattle and Shell Oil.

This project will remove all asbestos-containing pipe insulation within one vault and utility tunnel system, and replace select expansion joints throughout the tunnel system. This will require isolation of the steam lines and other utilities for this location. All valves, expansion joints and selected other appurtenances will be replaced as a matter of preventative maintenance during the shutdown. Everything requiring insulation will then receive new non-asbestos insulation.

Design was completed in June. Construction began in July, with completion forecast for May 2013.

Funding of $1,050,000 is provided by the state.

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Budget Summary	Original Budget	Current Approved Budget
Total Consultant Services	$118,850	$117,883
Total Construction Cost*	$598,973	$851,420
Other Costs	$28,824	$13,718
Project Administration	$53,353	$66,979
Total Project Budget	$800,000	$1,050,000

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

5. UWMC Operating Rooms (ORs) 8, 9, 13, 20 Upgrade Project No. 203979
Actions Reported: Select Architect and Adopt Budget

On July 24, 2012, an architectural agreement was awarded to Buffalo Design for the UWMC Operating Rooms 8, 9, 13 and 20 Upgrade Project using their Master Term Agreement. The agreement amount is $125,834.00 for basic services which is included in a budget value of $209,854 for design consultants. The balance of the design budget is intended for the following consultant services: hazardous materials, testing and balancing, permit expedition, and commissioning. On July 24, 2012, a project budget was established for $1,000,000.

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 MICC ADA Upgrade, UWMC Cart Washer Replacement, UWMC 8SE Infusion Clinic, HMC Hydrotherapy Renovation, and the HMC Transfusion Support Services. They also have completed a broad range of successful project types at other regional hospitals.

This project will upgrade normal power utility services and provide minor finishes upgrades in Operating Rooms 8, 9, 13 and 20 in the OR Suite on the second floor of the UWMC to address a building code deficiency. This project is the second phase of a phased program by the UWMC to standardize the ORs in the suite and comply with current code requirements. The project adds redundant power in the form of normal power service to each of these rooms, as well as assesses and provides better distribution of the emergency power circuits within each of these ORs. As part of the effort to standardize, the project will relocate utility service columns to better suit the equipment locations and use of the room

Actions Taken Under Delegated Authority (continued p. 7)

by the operating teams as well as upgrade the finishes and lighting within the room.

Design is scheduled for completion in December 2012. Construction will begin in January 2013, with completion forecast for February 2014.

Funding is provided from the University of Washington Medical Center. No donor funding is being used nor are any naming opportunities envisioned.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	$209,854	$209,854
Total Construction Cost*	$684,375	$684,375
Other Costs	$22,491	$22,491
Project Administration	$83,280	$83,280
Total Project Budget	$1,000,000	$1,000,000

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

6. Lewis Hall Concept Analysis and Move Project No. 203983
Actions Reported: Select Architect and Adopt Budget

On June 26, 2012, an architectural agreement was awarded to Buffalo Design for the Lewis Hall Concept Analysis and Move project under their existing Master Term Agreement for architectural services contract. The agreement amount is $29,714 for professional services to complete a predesign and analysis for occupying the fourth floor, which is included in a budget value of $118,797 for design consultants. The balance of the design budget is intended for basic services, a hazardous materials consultant, furnishings design and a structural analysis. On July 31, 2012, the project budget was established at $1,500,000.

Buffalo Design is a Seattle firm of planners, architects and interior designers established in 1986. This Women and Minority Business Enterprise (WMBE) firm has successfully completed projects at the University of Washington Medical Center and throughout the campus, including the President's Residence, Burke Museum, UW Bothell Enrollment Expansion, and Magnuson Health Sciences Center B503 Lab Conversion.

This project renovates a majority of Lewis Hall for occupancy by the College of Arts & Sciences, Applied Mathematics Department. This project will be

Actions Taken Under Delegated Authority (continued p. 8)

completed in two phases to accommodate the school calendar. Phase 1 will install carpet, paint and furniture prior to the start of school using the JOC procurement. Phase 2 will include similar tenant improvements for the remaining portions of Lewis Hall as a design-bid-build, and will be completed by the end of the calendar year.

Design is scheduled for completion in September 2012. Construction began in August for Phase 1, with completion forecast for December 2012 for Phase 2.

Funding is provided by College of Arts and Sciences. No donor funding is being used nor are any naming opportunities envisioned.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	$118,797	$118,797
Total Construction Cost*	$415,553	$415,553
Other Costs	$835,238	$835,238
Project Administration	$130,412	$130,412
Total Project Budget	$1,500,000	$1,500,000

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

REPORT OF ACTIONS TAKEN UNDER SPECIFIC DELEGATED AUTHORITY

1. Fluke Hall Renovation Project No. 203880
Actions Reported: Select General Contractor/Construction Manager (GC/CM)

In May 2012, the Board of Regents authorized the use of the GC/CM Alternative Public Works contracting method, and delegated authority to the President to award a GC/CM contract for the Fluke Hall Renovation project.

The Capital Projects Office issued a Request for Proposals for GC/CM services, and received responses from eleven firms. A selection committee reviewed the responses and selected four firms, who were interviewed by the University's selection committee on July 16, 2012. Based on the scoring of the proposals and interviews, Hoffman, Sellen and Turner were requested to submit a Final Proposal for Contractor Fee and Specified General Conditions on August 2, 2012.

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The firm with the highest total score, resulting from the scoring of the Proposal, the Interview and the results of the Final Proposal, was Sellen Construction. They were selected to provide Preconstruction Services and for Maximum Allowable Construction Cost (MACC) negotiations. Their bid for Fee and Specified General Conditions was $1,517,778, which is included in a budget value of $1,514,889. An Agreement for Preconstruction services is in negotiations.

Sellen Construction was founded in Seattle, Washington, in 1944. Recent projects constructed by Sellen on the Seattle campus include PACCAR and Business Halls for the Foster School of Business, the Conibear Shellhouse and the Hec Edmundson Pavilion Renovation. Sellen also completed the Harborview Research and Training Facility and UW Medicine's South Lake Union campus second phase building.

Fluke Hall was built by Sellen Construction in 1988, and is located near the eastern edge of the Seattle campus. Fluke Hall is a three-story building that served as the former home of the Washington Technology Center. This project will renovate core building systems and redevelop the building spaces for joint use by the UW Center for Commercialization (C4C) and the College of Engineering (CoE). It is envisioned that the project will be constructed in multiple phases, and will be partially-occupied during the renovation. The complete scope of the Fluke Hall Renovation remains to be determined. The project architect has begun a schematic design effort aimed at determining the most cost-effective phasing strategy, and a clear understanding of what can be achieved for the available funds.

The Project scope described in the feasibility study was expected to have a total project cost of $28.5 million. Funding in the amount of $500,000 has been provided by the University of Washington Office of Planning and Budgeting for the start of design.

Funding sources for the projected $28.5M Fluke Hall Renovation project are primarily local funds. Approximately $1.5M of debt proceeds from the debt issued for the Molecular Engineering Building project will be used to support critical improvements to the UW Clean Room Core Research Facility in Fluke Hall, which is managed by the College of Engineering and supports the nanotechnology-focused research planned for the Molecular Engineering Building. The local funds sources for the renovation include $2.82M from the Provost's 2011-2013 Minor Capital Reserve, $3.28M from the Sound Transit Reserve, and $20.9M from onetime Minor Capital Repair carry-forward funding from previous years.

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Actions Taken Under Delegated Authority (continued p. 10)

As discussed with the Board at its May 2012 meeting, a GC/CM construction contract will not be awarded until the project budget is confirmed at a future meeting of the Board.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	$3,491,000	To be determined
Total Construction Cost*	$22,590,000	To be determined
Equipment, Artwork, Other Costs	$910,000	To be determined
Project Administration	$1,509,000	To be determined
Total Project Budget	$28,500,000	To be determined

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