

## VII. STANDING COMMITTEES

## C. Capital Assets Committee

**ACTIONS TAKEN UNDER DELEGATED AUTHORITY**  
**Reported to the Capital Assets Committee**  
**October 14, 2004**

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 Executive Vice President in Executive 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.

**Power Plant D & G Bus Replacement, Project No. 10397**  
**Action Reported: Contract Award**

On July 19, 2004 a construction contract was awarded to Valley Electric Co., Inc., of Mt. Vernon in the amount of \$1,561,984 for the Power Plant D & G Bus Replacement project. Two bids were received and Valley Electric was the low bidder. They have successfully completed several major projects on campus as an electrical subcontractor including the Hec Ed Pavilion renovation.

The two electrical buses provide (with associated motor switching equipment and transformers), distribute and control power to the Power Plant's 2.4kV motors and equipment. The buses are critical to the Power Plant's ability to produce steam and chilled water for the UW campus. The scope of this project is to remove/ replace the existing 2.4kV switchgear/motor starters with modern, asbestos-free equipment and remove/replace an existing transformer. The project also includes rerouting and modifications to 18.kV feeders. The work is to be done in and around the power plant and in the utility tunnels. The sequence of the work is extremely critical to assure the continued proper operation of the power plant. This work will be performed in three phases.

Construction began on August 1, 2004 and is expected to be completed by December 1, 2005. The project budget remains unchanged at \$2,500,000. \$2,500,000 of the remaining project funding for Project no. 2643, Emergency Power Generation Phase 1, is being utilized for this project as authorized by OFM.

VII. STANDING COMMITTEES

C. Capital Assets Committee

Actions Taken Under Delegated Authority (continued p. 2)

Funding is available from residual money transferred from the Emergency Power Generation Phase 1 project.

<b>Budget Summary:</b>	<b>Original Apprv'd Budget 1.15.2003</b>	<b>Current Budget 1.15.2003</b>	<b>Forecast/Actual</b>
Total Consultant Svcs	372,027	372,027	383,492
Total Construction Cost*	2,082,403	2,082,403	2,047,181
Other Costs	45,570	45,570	69,327
Project Administration	In Project 2643	in Project 2643	in Project 2643
<b>Total Project Budget</b>	2,500,000	2,500,000	2,500,000

\*Includes construction contract amount, plus sales tax and contingency

<b>Bid Summary:</b>					
Low Bid	High Bid				
1,561,984	1,955,000				

**Denny Hall Roof Replacement, Project No. 10442**

**Action Reported: Contract Award and Budget Increase of 10% or more**

On July 12, 2004, a construction contract was awarded to CDK Construction Services, Inc., in the amount of \$1,807,500 for the Denny Hall Roof Replacement project. Four bids were received and CDK was the low bidder. They are based in Duvall, Washington, have 14 years of educational facility construction experience and have successfully completed numerous projects for the University including the Health Sciences, Molecular Pathology Lab and are currently nearing completion of the reconstruction of Merrill Hall at the Center for Urban Horticulture.

The Denny Hall Roof Replacement project will replace a fifty year old asbestos-containing, composition shingle roof placed on Denny Hall in the early 1950's. The new roof will include seismic safety improvements to the existing roof structure, new copper flashings and natural slate shingles to match the historic character of the original 1896 design. Work includes restoration of the copper clad cupola atop Denny Hall and re-installation of the historic Varsity Bell. Construction began July 30, 2004 and is approximately 15% complete. Construction is expected to be substantially complete by January 2005.

In the course of demolition of existing roofing material, we discovered a significant amount of unforeseen wood decay in the existing roof structure. The location of the decay was hidden by existing masonry walls and only made visible by removal of the asbestos roofing material. All decayed material must be removed and replaced. We

VII. STANDING COMMITTEES

D. Capital Assets Committee

Actions Taken Under Delegated Authority (continued p. 3)

anticipate this discovery will exceed the current contingencies carried in the budget. Therefore, the project budget has been increased from \$2,734,000 to \$3,282,000 to allow for this unanticipated additional scope.

Funding for the original budget, as well as the increase, is available from Building Renewal State allocations.

<b>Budget Summary:</b>	<b>Original Apprv'd Budget 2.13.2003</b>	<b>Revised Budget 9.20.2004</b>	<b>Forecast/Actual</b>
Total Consultant Svcs	323,000	336,000	336,000
Total Construction Cost*	2,160,000	2,548,000	2,548,000
Other Costs	58,000	173,000	173,000
Project Administration	193,000	225,000	225,000
<b>Total Project Budget</b>	<b>2,734,000</b>	<b>3,282,000</b>	<b>3,282,000</b>

\*Includes construction contract amount, plus sales tax and contingency

<b>Bid Summary:</b>					
Low Bid			High Bid		
1,807,500	1,933,000	2,269,954	2,654,309		

**Gerberding Cooling Tower Replacement, Project No. 3179**

**Action Reported: Budget Increase of 10% or more (Budget now exceeds \$1,000,000)**

On November 13, 2002, an engineering services agreement was awarded to Abacus Engineered Systems as part of a Master Agreement for the Gerberding Cooling Tower Replacement project. Abacus is a large local engineering firm in the NW with a long history of work on the University of Washington campus and the surrounding area.

On July 29, 2004, five construction bids were received which were higher than anticipated. ACCO Engineered Systems is the apparent low bidder. They are a large west coast contractor with offices in Seattle, San Diego, Sacramento and various other California cities. In order to execute the work, the budget was increased from \$935,852 to \$1,100,000.

The project will remove the aging cooling tower in the attic of Gerberding Hall and the two fan coils at the east end of the third floor. This equipment will be replaced with a water cooled chiller in the basement of Gerberding and new third floor fan coils. A new cooling tower will not be provided. Elimination of tower from the troubled attic location will improve maintenance access, eliminate sump overflows which caused leakage problems for the lower floors, and conserve the utilization of water.

VII. STANDING COMMITTEES

E. Capital Assets Committee

Actions Taken Under Delegated Authority (continued p. 4)

The project will also extend campus cooling water to Gerberding and install a heat exchanger to allow the central plant to handle the Gerberding load during summer. Multiple existing cooling units will be converted to chilled water and in some cases replaced with chilled water fan coils. As a result, wintertime energy savings and substantial water savings are anticipated.

Funding is available from Building Renewal funds.

<b>Budget Summary:</b>	<b>Original Apprv'd Budget 5/19/03</b>	<b>Revised Budget 9/8/04</b>	<b>Forecast/Actual</b>
Total Consultant Svcs	158,374	187,735	187,735
Total Construction Cost*	693,590	800,879	800,879
Other Costs	16,642	30,698	30,698
Project Administration	67,246	80,688	80,688
<b>Total Project Budget</b>	<b>935,852</b>	<b>1,100,000</b>	<b>1,100,000</b>

\*Includes construction contract amount, plus sales tax and contingency

<b>Bid Summary:</b>					
Low Bid				High Bid	
599,184	603,700	609,765	631,705	648,302	

**Bagley Hall Room 191 Renovation, Project 10430**

**Action Reported: Construction Contract Award**

On June 29, 2004, a construction contract for \$1,169,899 was awarded to PCT Construction, Inc., for the Bagley Hall Room 191 Renovation. Three bids were received and PCT was the low bidder. They have successfully performed work at the University of Washington for the last decade, including a major renovation in Sandpoint Building 5, the renovation of Condon Hall for surge space, and renovations in McMahan Hall, the Chemistry Building and the Padelford Parking Garage. They are currently renovating the UW School of Medicine OB/GYN offices in addition to this project.

Bagley Hall was completed in 1937. Bagley 191 has never been renovated and is need of complete modernization. This project will renovate an upper level chemistry instructional laboratory. The renovated lab will be used in the short term for photonics research before reverting to a chemistry instructional lab in 2007.

In addition, the project will replace existing exhaust fans to extend ventilation stacks in order to address air quality issues in the building. This project will also provide the initial card key system for laboratory doors in the building and the first modern computer distribution closet for the building, both of which carry cost premiums in upfront work.

VII. STANDING COMMITTEES

C. Capital Assets Committee

Actions Taken Under Delegated Authority (continued p. 5)

Based on past history of similar renovations in Bagley Hall, we have budgeted for higher than usual costs in hazardous material abatement.

The architect is Stock & Associates of Seattle. The project budget is \$2,326,875, with funds provided by DARPA, the General Operating Fund, and Central Funds.

<b>Budget Summary:</b>	<b>Original Apprv'd Budget (10/27/03)</b>	<b>Revised Budget (Date)</b>	<b>Forecast/Actual</b>
Total Consultant Svcs	274,593		242,128
Total Construction Cost*	1,788,298		1,578,012
Other Costs	83,193		50,486
Project Administration	180,791		180,791
<b>Total Project Budget</b>	<b>2,326,875</b>		<b>2,051,417</b>

\*Includes construction contract amount, plus sales tax and contingency

<b>Bid Summary:</b>					
Low Bid		High Bid			
1,169,899	1,195,078	1,306,710			