

VII. STANDING COMMITTEES

C. Capital Assets and Finance & Audit Committees

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 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.

Part I: Report of Actions Taken Under General Delegated Authority**UWMC Chilled Water Upgrade Project, Project No. 10624****Action Reported: Appoint Energy Services Company (ESCO) Consultant and Contractor and Establish Project Budget**

In June 2003, the University of Washington established an Inter-Agency Agreement (IAA) with the General Administration (GA) office to utilize the ESCO program (an energy savings incentive program) that is offered to all state agencies by the GA. Working in conjunction with the GA, the UW conducted a selection process and the firm of McKinstry was chosen to provide ESCO services for the University.

On January 26, 2005 an agreement for design and construction services was awarded to McKinstry Company via the Inter-Agency Agreement between UW and the GA. The amount agreed upon is \$1,427,214 for the UW Medical Center Chilled Water Upgrade Project.

McKinstry, established in Seattle in 1960, is one of the leading mechanical construction and engineering firms in the Pacific Northwest. McKinstry offers a broad range of construction, design and facility services. Work for the University totals over \$30 million, including recent projects such as the Fisheries Building, the Rosen Building and the Research and Technology Building, which is presently in design.

This project will provide future energy savings and efficiencies through the purchase of new, more efficient equipment. The existing UWMC chilled water system is undersized and inefficient for its present usage and the planned process cooling needs of UWMC. Various UWMC projects slated to go on line from August 2005 through December 2006 will need the increased cooling capacity this upgraded system will provide. We anticipate the construction to be complete in late summer 2005.

The total project budget is \$1,729,158. The cost of the improvements will be financed through the State of Washington's Equipment Lease/Purchase Program. Under the program, the University will sign a 10-year financing contract. Lease payments made by the University will be used to repay tax-exempt Certificates of Participation (COP's) issued by the financing entity. UWMC Patient Revenue is the funding source for the lease payments.

It is anticipated that future energy savings and Seattle City Light rebates will offset the lease payments.

UWMC Chilled Water Upgrade Project, Project No. 10624 (continued)

Budget Summary:	Original Approved Budget 12/22/2004	Revised Budget (Date)	Forecast/Actual
Total Consult Services	\$11,421		
Total Const Cost	\$1,628,508		
Other Costs	\$2,079		
Project Admin	\$87,150		
Total Project Budget	\$1,729,158		

Communications Exterior Masonry Repairs

Action Reported: Architect Appointment and a Budget Increase of More than 10%

On January 5, 2005 an agreement for architectural services was awarded to SM Stemper Architects for the Communications Exterior Masonry Repairs project. SM Stemper Architects previously completed the initial studies for this project. They have also designed masonry restoration projects for the Atmospheric Sciences Building and Harborview Medical Center.

The project was originally scoped and budgeted to replace the terra cotta coping. The condition of the existing coping has deteriorated beyond repair. Temporary repairs were made to stop water from leaking into the building. After studying repair and replacement options it was determined that replacement of the coping with new terra cotta would retain the historic look of the building and provide a very durable material for extended life. During the study it was discovered that problems with the masonry extended beyond just the coping stones to require correction and replacement of damaged masonry, rusted ledger angles and improved masonry anchorage for seismic restraint. The need to scaffold the building to replace the coping was an additional opportunity to correct the other masonry problems.

The project scope now includes the replacement of the existing terra cotta coping, the cleaning and sealing of the brick masonry, rebuilding the top of the brick parapet walls as required, tuck-pointing of masonry walls, replacement or repair and flashing of steel masonry angles, replacement or repair of cracked and broken terra cotta, painting and caulking of existing steel window sash as required.

The budget for the project was increased from \$734,707 to \$2,421,159 to allow for this increased scope of work. The project will be funded from 03-05 and 05-07 Building Renewal funds.

Budget Summary:	Original Apprv'd Budget 4/18/03	Revised Budget 12/6/04	Forecast/Actual
Total Consultant Svcs	\$71,130	\$280,342	\$280,342
Total Construction Cost	\$603,840	\$1,911,552	\$1,911,552
Other Costs	\$5,000	\$70,824	\$70,824
Project Administration	\$54,737	\$158,441	\$158,441
Total Project Budget	\$734,707	\$2,421,159	\$2,421,159

Condon Hall – Elevator 182, 183 & 184 Improvements, Project No. 10443
Action Reported: Contract Award

On December 22, 2004, a construction contract was awarded to Western Ventures Construction, Inc., in the amount of \$906,700, for the Condon Hall Elevator 182, 183 & 184 Improvements project. Five bids were received for the project, and the range between the bids (including two bid alternates) was \$906,700 to \$1,190,000. Western Ventures Construction, Inc. is a Mountlake Terrace firm that has successfully completed many projects at the University, including two major classrooms improvement projects: Kane Hall 700-seat Classroom Renovation, Schmitz Hall Elevator Improvements, and Health Sciences RR Wing Elevators 136 & 137 Modernization. Current projects include Bagley Hall Fire Protection Improvements and Atmospheric Sciences Fire Alarm Improvements.

The project scope is the complete renovation of all three elevators in Condon Hall including associated abatement, electrical, mechanical and architectural items. Work includes replacing hoisting machines, controllers, doors, cab interiors, intercoms, machine room ventilation, etc. Only one elevator at a time will be out of service. The work in Condon Hall will start in February 2005 and will be completed by January 2006.

The project budget is \$1,470,000. Funding is available from Building Renewal 03-05.

Budget Summary:	Original Apprv'd Budget (12/3/03)	Revised Budget (11/23/04)	Forecast/Actual
Total Consultant Svcs	\$152,182	\$184,533	\$184,533
Total Construction Cost	\$1,295,538	\$1,139,776	\$1,139,776
Other Costs	\$42,933	\$42,841	\$42,841
Project Administration	\$109,347	\$102,850	\$102,850
Total Project Budget	\$1,600,000	\$1,470,000	\$1,470,000

Gould Hall Digital Commons, Project No. 10743

Action Reported: Architect Appointment and Establish Project Budget

In August 2004, SHKS Architects was awarded an architectural agreement for the Gould Hall Digital Commons project.

The scope of the project includes renovating storage spaces in the basement and sub-basement of Gould Hall into a Digital Commons. The Digital Commons project will include a computer classroom, a commons area with computer workstations, and departmental computer server room and office space for instructors. This renovation will allow the existing computer classroom in Gould to be converted back to studio space for an expansion of the department's teaching program.

SHKS Architects recent projects include Guthrie Masonry project as well as the West Seattle Library, Green Lake Library and Dexter Horton Building.

The project budget has increased from \$972,609 to \$1,232,817 as the project scope has been refined and to account for additional scope items requested from the College of Architecture and Urban Planning (CAUP) to better support the teaching program. Improvements include additional acoustical treatments to dampen noise from the adjacent mechanical rooms, and improved lighting, electrical and data systems.

The project is currently funded at \$603,000, of which \$76,000 is provided by CAUP. The balance of funding in the amount of \$630,000 will be provided by Central Funds, to be repaid from donations raised by CAUP.

Budget Summary:	Original Apprv'd Budget 10/1/04	Revised Budget 1/13/05	Forecast/Actual
Total Consultant Svcs	\$153,254	\$174,713	\$174,713
Total Construction Cost	\$662,062	\$882,351	\$882,351
Other Costs	\$86,102	\$97,607	\$97,607
Project Administration	\$71,191	\$78,146	\$78,146
Total Project Budget	\$972,609	\$1,232,817	\$1,232,817

HSC MRI Replacement, Project No. 4433

Action Reported: Architectural Firm Appointment, Establish Project Budget

In February 2004, Taylor Gregory Butterfield was awarded a term contract to perform architectural design and professional services for projects in the UW Medical Center

In July 2004, under their term agreement, Taylor Gregory Butterfield was given a work order to provide professional services for a feasibility study to remodel the minus one level of the AA Wing for the Department of Radiology. The project budget at the conclusion of the feasibility study is \$2,537,668.

This project will replace the existing MRI-1.5T with a new 1.5T unit and add an additional MRI-3.0T to the department suite at the minus one level of the AA Wing. The work includes demolition, new finishes, new casework, replacement of radio frequency shielding, additional work in adjacent spaces, HVAC upgrades, lighting and electrical upgrades, and replacement of the MRI units and associated equipment.

The intent is to proceed with the preliminary design document phase and construction document phase with bidding and construction beginning late 2005 or early 2006.

The project budget is \$2,537,668. Funding is available from the School of Medicine.

Budget Summary:	Original Budget Feasibility Study 1/05	Revised Budget (Date)	Forecast/Actual
Total Consultant Svcs	\$364,943		\$364,943
Total Construction Cost	\$1,929,056		\$1,929,056
Other Costs	\$48,747		\$48,747
Project Administration	\$194,885		\$194,885
Total Project Budget	\$2,537,668		\$2,537,668

Part II: Report of Actions Taken Under Specific Delegated Authority

**Emergency Power – Phase 2 – Delegated Authority
Action Reported: Contract Award**

Following Regent approval in January, the University proceeded to award a construction contract for the Emergency Power – Phase 2 project to the low bidder, Intermountain Electric, Inc., in the amount of \$3,392,000. This was less than the \$4,145,000 maximum allowable construction cost that was budgeted.

Phase 2 of the Emergency Power project builds upon the recently completed Phase 1, which included installation of new emergency generation equipment and distribution switchgear. Phase 2 installs a portion of the emergency power cable distribution system to some of the buildings not currently on the emergency power network.

Abacus Engineered Systems completed construction documents and the project was advertised for bids on December 15, 2004. On January 25th three bids were received for the project, and the range between bids was \$3,392,000 to \$3,612,000. Intermountain Electric, Inc. was the low, responsible bidder.

Intermountain Electric, Inc. was the contractor for the Emergency Power – Phase 1 project, and was recently the successful, low bidder for the PCB Transformer Replacement Project (#10446) and the Primary Electrical Distribution System Improvement Project (#10447).

State appropriated funds forecasted to be unspent near the mid point of construction will be aligned with a commensurate scope of work for additional Phase 2 tie-ins and be competitively bid later in the year.

The total estimated budget for this project is \$6,648,000. Funding for this project is available from the 2003-05 state appropriation.

Budget Summary:	Original Approved Budget	Revised Budget 2/05	Forecast/Actual
Total Consult Services	\$777,496	\$777,496	\$777,496
Total Const Cost	\$5,219,746	\$5,219,746	\$5,219,746
Other Costs	\$192,369	\$192,369	\$192,369
Project Admin	\$458,389	\$458,389	\$458,389
Total Project Budget	\$6,648,000	\$6,648,000	\$6,648,000