

VII. STANDING COMMITTEE

C. Capital Assets Committee

**ACTIONS TAKEN UNDER DELEGATED AUTHORITY**  
 Reported to the Capital Assets Committee on January 20, 2005

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.

**Project Name: Kane Hall Classroom Improvements, Project No.: 10720**  
**Action Reported: Architect Appointment and Establish Project Budget**

On September 15, 2004 an agreement for architectural services was awarded to Hoshide Williams Architects (HWA) for the Kane Hall Classroom Improvements project, as an authorization under their term agreement. HWA was founded in 1984 and currently has authorizations under their master agreement to design projects on the Seattle and Friday Harbor campuses, including classroom renovations in Gowen, Communications and Hitchcock Halls. HWA is currently working on the Seattle Public Library’s Fremont Branch Library.

This project will provide new finishes, new seating, ceiling replacement, acoustical improvements, and new audio visual equipment to three classrooms in Kane Hall – rooms 120, 210, and 220. The project is approximately 17,700 gross square feet and is anticipated to be completed during summer quarter 2005 for occupancy at the start of fall quarter.

The project budget is \$3,541,520. Funding is from the 2004 Supplemental Capital Budget..

<b>Budget Summary:</b>	<b>Original Apprv'd Budget 10/4/04</b>	<b>Revised Budget (Date)</b>	<b>Forecast/Actual</b>
Total Consultant Svcs	\$420,175		\$420,175
Total Construction Cost	\$2,549,232		\$2,549,232
Other Costs	\$341,208		\$341,208
Project Administration	\$230,905		\$230,905
<b>Total Project Budget</b>	<b>\$3,541,520</b>		<b>\$3,541,520</b>

**Denny Hall Roof Replacement, Project No. 10442**  
**Action Reported: Budget Increase of 10% or more**

The Denny Hall Roof Replacement Project replaces a fifty year old, asbestos-containing, composition shingle roof placed on Denny Hall in the early 1950's. The new roof provides 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 60% complete. Construction is expected to be substantially complete by March 2005.

In December 2004, masons working on the project uncovered extensive deterioration in the unreinforced masonry of the five, massive chimneys that tower above the roof structure some seventy feet above the ground. These chimneys were immediately evaluated by the project's consulting structural engineer as well as qualified University personnel. The chimneys were found to be an imminent life safety hazard in the event of a significant earthquake. Therefore, the decision was made to include seismic reinforcement of these chimneys as part of the roof replacement project for safety reasons as well as cost efficiency. Based on the addition of extensive chimney repairs and a more complete understanding of the unforeseen roof structure repairs, the project budget is increased from \$3,282,000 to \$3,740,000 to allow for this increased scope of work.

Funding for the original budget as well as these two increases is available from Building Renewal State allocations.

<b>Budget Summary:</b>	<b>Current Approved Revised Budget 9/20/04</b>	<b>Revised Budget 1/20/05</b>	<b>Forecast/Actual</b>
Total Consultant Svcs	\$ 336,000	\$ 370,000	\$ 370,000
Total Construction Cost	\$ 2548,000	\$ 2,949,000	\$ 2,949,000
Other Costs	\$ 173,000	\$ 182,000	\$ 182,000
Project Administration	\$ 225,000	\$ 239,000	\$ 239,000
<b>Total Project Budget</b>	<b>\$ 3,282,000</b>	<b>\$ 3,740,000</b>	<b>\$ 3,740,000</b>

**HSC BB, RR, AA Fire Sprinkler Retrofit, Project No. 10741**  
**Action Reported: Engineering Firm Appointment, Project Study, Cost Estimate and**  
**Proceed with Preliminary Design**

In August 2003, CDI Engineers was awarded a Master Agreement to provide Engineering Services for Fire and Life Safety Improvement projects at the University of Washington.

On August 16 2004, CDI Engineers was given a work order to study improvements necessary to complete fire sprinkler coverage throughout wings BB, RR and AA of the Health Science Center.

The project involves fire sprinkler improvements to 100,000 SF on floors 4-18 of BB Wing, 38,000 SF on floors 4-10 of RR Wing, and 9,000 SF on floors 4-6 of AA Wing. This is a voluntary safety improvement project and at the project's completion will meet Code standards and University requirements for a fully sprinklered building.

At the inception of the project, the budget was estimated to be below \$1,000,000. Based on CDI's findings during the study, the project budget proceeding to Preliminary Design is estimated at \$1,455,702.00. Funding capable of supporting the design portion of the project is available from the Safety Budget. The intent is to work through the design process and secure balance of the budget and construction funding with the release of 05-07 biennium safety budget.

<b>Budget Summary:</b>	<b>Original Budget Preliminary Design 12/0604</b>	<b>Revised Budget (Date)</b>	<b>Forecast/Actual</b>
Total Consultant Svcs	\$152,446		\$152,446
Total Construction Cost	\$1,182,526		\$1,182,526
Other Costs	\$19,783		\$19,783
Project Administration	\$100,947		\$100,947
<b>Total Project Budget</b>	<b>\$1,455,702</b>		<b>\$1,455,702</b>

**UWMC – MRI-3T Replacement, Project No. 200652**

**Action Reported: Architectural Firm Appointment, Project Study, Cost Estimate and Proceed with Construction Documents**

In December 2003, the Regents approved the selection of Callison Architects to perform a Radiology Master Plan for the University of Washington Medical Center and to complete the design of the projects which might result from the Master Planning effort.

In July 2004, an agreement was executed with Callison to complete the planning and design in the MRI – 3T facility, the first project that resulted from the Master Planning effort.

The UWMC – MRI-3T Replacement Project will replace the existing MRI-1.5T with a new 3T unit in the existing location on the second level of the Medical Center. 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 unit and associated equipment.

Prior to the beginning of the feasibility study, the project budget was estimated to be below \$1,000,000. At the conclusion of the feasibility study in mid-November 2004, the estimated project budget was \$1,106,336. Based on the findings of this study, Medical Center administration decided to proceed with Preliminary Design. This phase was completed in late December. The funding is available from UWMC Patient Revenues to complete the design process and construction. The intent is to proceed with the construction document phase to facilitate construction of this project beginning in early 2005.

<b>Budget Summary:</b>	<b>Original Budget Preliminary Design 11/04</b>	<b>Revised Budget (Date)</b>	<b>Forecast/Actual</b>
Total Consultant Svcs	\$ 190,333		\$ 190,333
Total Construction Cost	\$ 820,400		\$ 820,400
Other Costs	\$ 15,062		\$ 15,062
Project Administration	\$ 80,541		\$ 80,541
<b>Total Project Budget</b>	<b>\$1,106,336</b>		<b>\$1,106,336</b>

## School of Medicine 12<sup>th</sup> Floor BB Tower Nephrology Remodel

### Project No. 10473

#### Action Reported: Establish Project Budget and Architect Appointment

In December 2002, Stock and Associates was awarded a term contract to perform Architectural Design and Professional Services for projects in the Health Sciences Center at the University of Washington.

In October 2003, Stock and Associates, under their term agreement, was given a work order to provide planning and design services for the remodel of the 12<sup>th</sup> floor of the BB Tower for the Department of Nephrology. During the course of the planning and design, the project scope expanded from the remodel of a single laboratory to the remodel of a laboratory including administrative and office space. The project budget, at the conclusion of preliminary design, is now \$1,199,000.

Funding is available from the School of Medicine, Department of Nephrology. Contract documents are expected to be ready for bidding in April 2005 and construction completion is expected in October 2005.

<b>Budget Summary:</b>	<b>Budget Preliminary Design 12/12/04</b>	<b>Revised Budget (Date)</b>	<b>Forecast/Actual</b>
Total Consultant Svcs	\$160,012		\$160,012
Total Construction Cost	\$876,863		\$876,863
Other Costs	\$56,237		\$56,237
Project Administration	\$99,797		\$99,797
<b>Total Project Budget</b>	<b>\$1,199,909</b>		<b>\$1,199,909</b>

## **Harborview Medical Center Term Agreement for Architectural Services**

### **Action Reported: Architectural Firm Appointments**

Two firms, Taylor Gregory Butterfield Architects and Mahlum Architects have been selected and will each be awarded term contracts for architectural design and professional services at Harborview Medical Center (HMC).

HMC administration anticipates various projects and studies that may develop into projects ranging from \$35,000 to \$1,000,000. The total project value for all projects under each term agreement will not exceed \$5,000,000. The term contracts will be for a two year period with an optional one year renewal, for a total term of three years.

In September 2004, the Capital Projects Office advertised for firms interested in providing architectural and professional services. Eight firms responded to the Request for Qualifications, and four firms were interviewed on October 26, 2004. The interview team selected both Taylor Gregory Butterfield Architects and Mahlum Architects to be awarded individual term agreements for architectural services.

Taylor Gregory Butterfield Architects is a firm that is new to the HMC setting; however, they have been holding an agreement with UW Medical Center since 1999. The firm specializes in serving healthcare and church clients, as well as the development of mixed-use projects. Established in 1993, Taylor Gregory Butterfield serves an extensive Puget Sound client base with a full time staff of 30.

Mahlum Architects is a firm that has worked steadily on HMC renovation projects since 1996, ranging from pre-design studies to interior construction and remodeling of existing occupied spaces. Founded in 1938, Mahlum Architects is represented by 100 people with over 60 years of experience and millions of square feet of steel, glass and stone collaboration. Mahlum enjoys local, regional and national recognition for its healthcare and higher education projects.