

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

ACTIONS TAKEN UNDER DELEGATED AUTHORITY
Reported to the Finance, Audit & Facilities Committee
July 21, 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.

Part I: Report of Actions Taken Under General Delegated Authority

Project Name: Red Square Seismic Joint Repairs – Project No. 10311

Action Reported: Contract Award and a Budget Decrease of more than 10%

On June 30, 2005 a construction contract was awarded to David L Sack Construction Co. Inc., in the amount of \$328,143 for the Red Square Seismic Joint Repairs project. Two bids were received for the project the low bid was \$328,143 and the high bid was \$410,350. David L Sack has completed H-Wing Minus 2 Lift Station on campus. David L Sack has also completed other projects outside the University including seismic improvements to seven Seattle schools, monorail pedestrian bridge and Lynnwood wastewater improvements. The project budget has been reestablished at \$592,069.

The base scope of the project was to replace the leaking seismic joint adjoining Meany Hall and the Central Parking Garage, repair the rusted HVAC plenum in the Meany Hall basement mechanical room and repair the leaking joint at the Kane Hall columns. Repairing the seismic joints adjoining Odegaard Undergraduate Library and Kane Hall to the Central Parking garage were packaged as bid alternates.

The original budget of \$1,070,000 included funds for the design and construction of the bid alternate work. Funding from the 2005-2007 biennium was less than requested so the alternates were not awarded. The project budget is reduced from \$1,070,000 to \$592,069 to reflect the current scope. Construction is anticipated to begin in mid-July 2005 and be complete in November 2005. Repair of the bid alternate areas is expected to occur in the 07-09 biennium in a new project.

Funding is from Building Renewal State funds from the 2003-2005 and 2005-2007 bienniums.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs	\$121,584	\$104,540
Total Construction Cost	\$827,641	\$410,572
Other Costs	\$43,969	\$20,550
Project Administration	\$76,806	\$56,407
Total Project Budget	\$1,070,000	\$592,069

**Project Name: Raitt & Savery Hall Masonry Abatement Project No: 10441
Action Reported: Contract Award and Budget Decrease of more than 10%**

On June 20, 2005 a construction contract was awarded to Extreme Coatings, Inc., (ECI) in the amount of \$906,404 for the Raitt Hall Masonry Abatement project. Six bids were received for the project. The low bid was \$906,404 and the high bid was \$1,393,500. ECI recently completed a project at Fresno Dam, in Havre, Montana which renovated the gatehouse listed on the National Registry of Historic Places. This gatehouse project included hazardous coatings removal and asbestos abatement similar to the Raitt Hall project. ECI has also performed coatings removal on all kinds of projects including potable water reservoirs, dam structures, and bridges over water, and public buildings for Gifford Pinchot National Forest. The project budget has been reestablished at \$2,205,000.

The original scope of this project was to abate the existing terra cotta, brick, and stone facades of the 1916 Raitt Hall, 1917-1920 Savery Hall. An existing asbestos containing coating applied to the Raitt and Savery Halls in the 1950's has failed and must be removed to facilitate future renovation and continued building maintenance. The project was originally also to restore the landscape for both buildings.

During design, the University did receive planning funds as part of the 2005-2007 biennium capital budget for Savery Hall. The decision was made to transfer the Savery Hall abatement and landscape work from this project to the Savery Hall building renovation project.

The project scope now includes abatement of the existing facade at Raitt Hall, as well as waterproofing and landscaping at Raitt Hall. The original project budget of \$3,600,000 is now reestablished at \$2,205,000. Funding is available from the 2004 Supplemental Capital Budget.

Construction activity for the ECI construction contract is anticipated to start in July 2005 and be complete in January 2006.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs	\$447,368	\$483,441
Total Construction Cost	\$1,526,629	\$1,426,963
Equipment Costs	\$0	\$0
Other Costs	\$43,428	\$36,459
Project Administration	\$157,575	\$157,575
Total Project Budget	\$2,205,000	\$2,104,438

Sand Point Building 25 Core and Shell Project No. 200787
Action Reported: Architect Appointment and Establish Project Budget

On June 23, 2005 a contract for Architectural services was awarded to ARC Architects, for the Sand Point Building 25 Core and Shell/Demolition and Abatement project. ARC Architects has completed multiple projects at Sand Point, Harborview, and the Seattle Campus. The project budget has been established at \$1,621,866.

This project will demolish the interior of Building 25 at Sand Point and upgrades the exterior of the building. Building 25 is a 4 story building (basement included) of approximately 28,050 gross square feet that was constructed in 3 phases between 1927 and 1940. Building 25 is historically significant; certain interior elements including interior hallways on the first floor will be retained. The interior demolition will include removal of existing mechanical, electrical, plumbing, communication systems and non-structural partitions and hazardous materials. The project will also include the demolition and installation of a new roof as well as cleaning and sealing of the masonry and window replacement at the basement and third floor.

When completed, this project will make the core and shell of Building 25 ready for future tenant improvement work. Discussions are underway with academic units to determine the program for the tenant improvement project. A future project will be established to provide the tenant improvements to the building.

This project budget is \$1,621,866 which is to be funded in phases with the initial funding by UW Central Funds for the design phase. Additional funding from UW central funds will be necessary to perform the demolition and exterior improvement work.

Demolition and exterior improvements are anticipated to start in February 2006 and be complete in August 2006 subject to future funding.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs	\$182,015	\$182,015
Total Construction Cost	\$1,290,899	\$1,290,899
Other Costs	\$46,829	\$46,829
Project Administration	\$102,123	\$102,123
Total Project Budget	\$1,621,866	\$1,621,866

Johnson Hall QRC Freezers, Project No. 10559
Action Reported - Contract Award and Budget Increase

On April 14, 2005 a construction contract was awarded to Western Ventures Construction, Inc. in the amount of \$1,020,000 for the Johnson Hall QRC Freezers project. Three bids were received for the project, and the range between the bids was \$1,020,000 to \$1,090,000. Western Ventures is a local general contractor based out of Mountlake Terrace, WA. They have successfully completed numerous projects at the University of Washington. The project budget has been reestablished at \$1,669,000.

This project is for the replacement and renovation of the Johnson Hall QRC Freezers refrigeration systems. This work includes replacing the individual refrigeration compressor with a central plant, replacing the freezers fan-coil (evaporators) within the freezers, providing a rated enclosure around the new refrigeration compressor and providing code required ventilation and refrigeration monitoring. The renovated freezers will be provided with ventilation air from a medical air rated compressor. All electrical service will be upgraded to meet current code requirements. The project is anticipated to be completed by September 9, 2005.

The approved project budget was \$1,391,116. During design, the scope was increased to coordinate tie-in with the main Johnson Hall Renovation project and to accommodate the low velocity air flow requirements of the Department of Earth and Space Sciences. The forecast cost of the project at time of bid was \$1,500,000 to account for these scope changes and material cost escalation. Additional funding was received to allow award of the base contract and bid Alternate No. 2 to relocate an existing wall, taking the project budget to \$1,669,000. Funding is available from Program Renewal funds.

Budget Summary:	Current Apprv'd Budget	Forecast Cost At Completion
Total Consultant Svcs	\$ 214,295	\$164,049
Total Construction Cost	\$1,004,224	\$1,353,975
Other Costs	\$ 47,000	\$25,379
Project Administration	\$ 125,597	\$125,597
Total Project Budget	\$1,391,116	\$1,669,000

Part II: Report of Actions Taken Under Specific Delegated Authority

Savery Hall Renovation

Action Reported: Architect Appointment

In June 2005, authority was delegated to the President to award design contracts for the Clark Hall Renovation project. SRG Partnership, Inc., was recommended as the most qualified firm by the Architectural Commission as described below. It is intended that this project will be brought back to the Board of Regents in November, near the end of the pre-design activity, to request approval to establish the budget, request use of an alternative public works contracting method, and request delegated authority to award the construction contract.

Savery Hall, located on the Arts and Sciences Quadrangle of the Seattle campus, was built in two phases. The north structure was built in 1916 and the south addition in 1919. Savery Hall is a major instructional building with 35 percent of its assignable area used as classrooms. There are 25 general assignment classrooms in Savery Hall, with a total of 1,025 seats. Savery Hall houses the College of Arts and Sciences' Departments of Economics, Philosophy, and Sociology, and also provides space for the Center of Social Science Computation and Research (CSSCR), a computer resource center that provides facilities and support of all the social science units. The project is proposed to renew the facility for the current occupants.

Savery Hall has been identified as one of the most critical renovation projects on the Seattle Campus. A comprehensive remodel will be required of most of the building's occupied areas. The project scope is proposed to include correction of seismic deficiencies, as well as a replacement of the electrical, lighting, mechanical, and communications systems. Adding a second elevator, replacement of the existing elevator, modifications to restrooms, ramping and other access improvements will also be included in the renovation to bring this heavily used instructional building into current ADA compliance. The current project scope and budget includes an additional 10,000 assignable square feet, in the current unused attic space.

On April 28, 2005, the Capital Projects Office advertised for firms interested in providing architectural services for the Savery Hall Renovation project. Ten firms submitted qualifications, and on June 2, 2005, a selection committee identified three finalists for interviews. The selection committee included the College of Arts and Sciences, Classroom Support Services, Capital and Space Planning Office, Capital Projects Office and a Board member from the Seattle Chapter of the AIA. On June 20-21, 2005 the Architectural Commission conducted interviews and recommended that SRG Partnership be appointed design architect for this project.

SRG Partnership Inc. is an architectural design firm with offices in Portland, OR and Seattle, WA. The primary team members have worked together extensively on similar complex renovation projects as well as other major public projects. SRG was selected for its in-depth knowledge of academic buildings and their extensive experience in building renovations, especially the Washington State Legislative Building. This firm has a proven track record in the responsive use of State funding, successful pre-design reports, and LEED certified projects.

The preliminary project budget is \$64,127,000. Funding has been approved by the State Legislature for the pre-design phase and has been appropriated for the design phase, which funds are contingent upon receipt of an acceptable pre-design report by the end of 2005. Construction funding will be requested in the 07-09 biennium.

Budget Summary:	Preliminary Budget	Forecast Cost At Completion
Total Consultant Services	\$6,671,345	\$6,671,345
Total Construction Cost	\$50,230,505	\$50,230,505
Other Costs	\$4,313,285	\$4,313,285
Project Administration	\$2,911,865	\$2,911,865
Total Project Budget*	\$64,127,000	\$64,127,000

* Includes escalation of \$10,018,399

Clark Hall Renovation

Action Reported: Architect Appointment

In June 2005, authority was delegated to the President to award design contracts for the Clark Hall Renovation project. Mahlum Architects was recommended as the most qualified firm by the Architectural Commission as described below. It is intended that this project will be brought back to the Board of Regents in November, near the end of the pre-design activity, to request approval to establish the budget, request use of an alternative public works contracting method, and request delegated authority to award the construction contract.

Clark Hall, constructed in 1896, is one of the oldest buildings on the Seattle campus. It is on the Washington Heritage Register and originally served as the women's dormitory building and now houses instructional programs for the Navy, Army and Air Force students pursuing a University of Washington degree. The building has 30,568 gross square feet and is primarily used for instructional space and offices, including three general assignment classrooms with a total of 85 stations, one class laboratory, and three computer laboratories.

The project scope will include correction of seismic deficiencies of this wood frame masonry building. The renovation will include upgrading all major building systems, correcting seismic deficiencies, improving accessibility, including adding an elevator, addressing life and safety code conditions, performing asbestos abatement, and providing updated facilities for instructional programs. All electrical, lighting, mechanical, and communications systems will be replaced and the windows and doors will be upgraded to correct code deficiencies and reduce operating costs. An elevator will be added to this

three-story building and access to restrooms throughout the building will be improved to bring the facility into current ADA compliance. The building exterior will be completely renewed to stop the water infiltration currently penetrating the masonry walls. A major renovation will also allow for changes that make more efficient use of the existing space.

On April 28, 2005, the Capital Projects Office advertised for firms interested in providing architectural services for the Clark Hall Renovation project. Eight firms submitted qualifications and on May 31, 2005, a selection committee identified three finalists for interviews. The selection committee included representatives from CASPO, Classroom Support Services, Naval Science, Capital Projects Office and the University's Architectural Advisor. On June 20-21, 2005 the Architectural Commission conducted interviews and recommended that Mahlum Architects be appointed design architect for this project.

Mahlum Architects has worked on 14 projects on the University's campus, including the Suzallo Library Renovation and the William H. Gates School of Law. They have performed 15 pre-design studies for the State of Washington, with 14 having received funding and one currently being reviewed. They are experienced both in renovation and new construction, and have completed a wide variety of projects for higher education clients in the region.

The preliminary project budget is \$18,300,000. Funding has been approved by the State Legislature for the pre-design phase and has been appropriated for the design phase, which funds are contingent upon receipt of an acceptable pre-design report by the end of 2005. Construction funding will be requested in the 07-09 biennium

Budget Summary:	Preliminary Budget	Forecast Cost At Completion
Total Consultant Services	\$2,268,591	\$2,268,591
Total Construction Cost	\$13,779,622	\$13,779,622
Other Costs	\$1,133,989	\$1,133,989
Project Administration	\$1,117,798	\$1,117,798
Total Project Budget*	\$18,300,000	\$18,300,000

* Includes escalation of \$2,109,506

Playhouse Theater Renovation
Action Reported: Architect Appointment

In June 2005, authority was delegated to the President to award design contracts for the Playhouse Theater Renovation project. LMN Architects was recommended as the most

qualified firm by the Architectural Commission as described below. It is intended that this project will be brought back to the Board of Regents in November, near the end of the pre-design activity, to request approval to establish the budget, and request delegated authority to award the construction contract.

It is intended that this project will be brought back to the Board of Regents in November, near the end of the pre-design activity, to request approval to establish the budget, and request delegated authority to award the construction contract.

The Playhouse Theater, constructed in 1931 and substantially renovated in 1968, is a one story brick building with a small partial basement totaling 10,137 gross square feet and a seating capacity of just over 200. The Playhouse Theater is assigned to the School of Drama, one of the most renowned drama departments in the United States. The facility is a mainstay of its teaching program and offers students an intensively used venue to stage at least two productions a quarter. Because this heavily used theater is wood framed construction with un-reinforced brick, it poses seismic stability concerns in the event of a major earthquake. Despite the building's intense use, the antiquated infrastructure also makes the building difficult to use for instruction and performances. For example, the heating and ventilation systems are in such poor condition that patrons often complain and students are forced to rehearse with gloves and coats on in winter.

The renovation will include upgrading all major building systems; improving accessibility, seismic resistance, and life and safety code conditions; performing asbestos abatement; and providing updated facilities for theater instruction and performance. Disability access will be improved to bring the building into current ADA compliance.

On April 28, 2005, the Capital Projects Office advertised for firms interested in providing architectural services for the Playhouse Theater Renovation project. Nine firms submitted qualifications and on June 2, 2005, a selection committee identified three finalists for interviews. The selection committee included representatives from the UW School of Drama, Capital Projects Office, CASPO, the College of Arts and Sciences and the University's Architectural Advisor. On June 21, 2005 the Architectural Commission conducted interviews and recommended that LMN Architects be appointed design architect for this project.

LMN Architects, established in Seattle in 1979, has grown to include a professional staff of approximately 100. The firm has designed and renovated more than 30 performance facilities, ranging in size from the \$800,000 Performing Arts Center Renovation @ Western Washington University to the \$90 million rebirth of the Seattle Opera House into Marion Oliver McCaw Hall @ Seattle Center. LMN has completed over 25 projects for the University of Washington, including Programming, Predesign and Design of a wide variety of facilities and building types.

The preliminary project budget is \$7,120,000. Funding has been approved by the State Legislature for the pre-design phase and has been appropriated for the design phase, which

funds are contingent upon receipt of an acceptable pre-design report by the end of 2005. Construction funding will be requested in the 07-09 biennium.

Budget Summary:	Preliminary Budget	Forecast Cost At Completion
Total Consultant Services	\$953,107	\$953,107
Total Construction Cost	\$5,047,872	\$5,047,872
Other Costs	\$434,852	\$434,852
Project Administration	\$684,169	\$684,169
Total Project Budget*	\$7,120,000	\$7,120,000

* Includes escalation of \$690,722