

ACTIONS TAKEN UNDER DELEGATED AUTHORITY
Reported to the Finance, Audit & Facilities Committee
May 19, 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: Kane Hall Classroom Improvements, Project No: 10720
Action Reported: Contract Award

On April 1, 2005 a construction contract was awarded to CDK Construction Services, Inc., in the amount of \$1,821,000 for the Kane Hall Classroom Improvements project. Two bids were received for the project, both within the budgeted contract amount. The low bid was \$1,821,000 and the high bid was \$1,962,000. CDK Construction Services, Inc has completed numerous projects on campus including a renovation at Haggett Hall, recently finished Merrill Hall, and is currently working on the Guthrie Hall Masonry Restoration and the Denny Hall Roof Replacement projects.

Kane Hall Classroom Improvements project will upgrade three classroom auditoriums, rooms 120, 210 and 220, totaling approximately 18,000 gross square feet. Upgrades to the rooms include replacement of the ceilings, lights, wood and acoustic fabric wall panels, flooring, seating and audio visual and data wiring systems. Construction is anticipated to begin in mid-June 2005 and be completed in September 2005 for the beginning of fall quarter.

The project budget is \$3,541,522. Funding is available from the 2004 Supplemental Capital Budget

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs	\$420,176	\$361,783
Total Construction Cost	\$2,549,232	\$2,298,248
Equipment Costs	\$261,396	\$415,331
Other Costs	\$79,812	\$76,605
Project Administration	\$230,906	\$236,338
Total Project Budget	\$3,541,522	\$3,388,305

**Project Name: Asbestos Abatement Term Contract 2005-2007,
 Project No. 200665
 Action Reported - Contract Award**

On March 25, 2005, a time and materials construction contract was awarded to Performance Abatement Services, Inc. (PAS) with an estimated value for work to be performed in the amount of \$1,066,400 per year for the new term abatement contract. Six unit price bids were received for the estimated scope of work, and the bids ranged between \$1,066,400 to \$1,577,769. PAS is an asbestos abatement contractor, based in Seattle, Washington, who was the term contractor for the 2003-2005 biennium.

The Asbestos Abatement Contract duration is for one year, with an option to renew for up to two more years. Work under the contract is authorized by individual work orders. The scope, actual hours worked and actual costs for each work order are documented and agreed to by PAS and the UW's monitoring consultant. All abatement costs are charged back to the projects or departments requesting abatement services, including prorated charges for administering the contract and Facilities costs for coordinating the campus wide abatement services. The contract is administered by CPO and the coordination work is by the Facilities Asbestos Office.

The budget and work plan to establish the Asbestos Abatement Term Contract 2005-2007 was \$25,000 to write the specifications, bid and select the contractor. The remainder of the money not spent will be used to advertise, interview and select an asbestos monitoring consultant. The estimate for the amount of work done in one year has decreased from \$1,280,000 to \$1,066,400 to reflect the unit prices in the accepted bid.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs	\$18,112	\$17,218
Total Construction Cost	\$0	\$0
Other Costs	\$361	\$1,255
Project Administration	\$6,527	\$6,527
Total Project Budget	\$25,000	\$25,000
Estimated Annual Asbestos Abatement Term Contract Spend	\$1,280,000	\$1,066,400

Project Name: Gould Hall Digital Commons, Project No. 10743
Action Reported: Contract Award

On April 13, 2005 a construction contract was awarded to HS Builders, Inc., in the amount of \$567,100 for the Gould Hall Digital Commons. The low bid is within the budgeted contract value. Four bids were received with low bid at \$567,100 and the high bid at \$664,900. HS Builders, a Seattle company, has completed numerous projects on the Seattle campus and at Harborview Medical Center, including work at Henderson and Schmitz Halls and cardiac and surgery projects at Harborview. They are currently working on the UWMC Pathology Lab and the CHDD Fire Alarm.

The scope of the project includes renovating approximately 6,800 square feet of storage space in the basement and sub-basement of Gould Hall into a Digital Commons for the College of Architecture and Urban Planning (CAUP). The Digital Commons will include a computer classroom, a commons area with computer workstations, and departmental computer server room, office space for instructors and an elevator for ADA compliance to connect the basement level and the sub-basement level. This renovation will allow the existing computer classroom in Gould to be converted back to studio space for an expansion of the College's teaching program. Construction started in May and will be completed in September 2005 for use at the start of fall quarter.

The project budget is \$1,232,817. Funding is available from CAUP (\$76,000), Central Funds (\$300,000), and Program Renewal (\$227,000) and a loan of \$630,000 from Program Renewal funds to be repaid to the Administration by donations raised by CAUP.

Budget Summary:	Current Approved Budget	Forecast Cost at Completion
Total Consultant Svcs	\$174,713	\$152,867
Total Construction Cost	\$882,251	\$872,385
Other Costs	\$97,607	\$49,334
Project Administration	\$78,146	\$78,146
Total Project Budget	\$1,232,817	\$1,152,732

**Project Name: 1401 N.E. Boat Street Marina Redevelopment,
Project No. 10386
Action Reported: Engineer Appointment and Establish Project Budget**

On February 22, 2005 an agreement for engineering services was awarded MCS Environmental, Inc., for the 1401 N.E. Boat Street Marina Redevelopment project. MCS Environmental is experienced in permitting marinas and with Reid Middleton, Inc., as a sub-consultant for marina design represents an experienced team to design this project.

This project will replace the existing badly deteriorated wood and cedar log float boat marina, which is beyond its useful life, with a steel or concrete float system with steel supporting piles. The approximately 14,000 square foot, 100 slip marina will be reconfigured to accommodate a larger range of boat sizes from 25 – 50 feet in length in approximately 71 slips. Improvements include power, water, and a fire standpipe system for the floats, and ADA access to the boat slips. Design and permitting will continue through the spring of 2006, with construction starting in late summer of 2006. In-water work will be completed during the fish window, between November 2006 and March 2007.

The project budget is \$1,790,412. Funding is available from the UW Real Estate Office in a combination of cash reserves and Interfund Loan.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$376,268	\$376,628
Total Construction Cost	\$1,316,242	\$1,316,242
Other Costs	\$16,712	\$16,712
Project Administration	\$81,190	\$81,190
Total Project Budget	\$1,790,412	\$1,790,412

**Project Name: Primary Electrical Distribution System Improvements,
 Project No. 10447
 Action Reported - Contract Award and Budget Increase of 10% or more**

On February 10, 2005 a construction contract was awarded to Intermountain Electric, Inc. (IME) in the amount of \$793,000 for the Primary Electrical Distribution System Improvements project. Two bids were received ranging from \$793,000 to \$1,153,000 for the value of the base bid and Alternate #2. The project budget was sufficient to fund the base bid and bid alternate #2.

This project will extend 13kV service to the Chemistry, Bioengineering and Genome Sciences, and miscellaneous buildings. In addition, Burke Museum, Penthouse Theatre, Parrington Hall and the new Business Center will be re-fed from expanded vault NW7A and new feeders will be extended from East Receiving Station to vault LC3.

IME is an electrical contractor, based in Bellevue, WA, who has performed on numerous projects for the university, including Emergency Power Phase 1 and the East Campus Cable Extension. In addition, they were recently awarded the PCB Transformer Replacement Project (#10446).

The project also included bid Alternate #1 which would enlarge existing undersized manholes around the Intramural Athletics Building to enable installation of medium voltage cables. Alternate #1 bid for \$180,000, but the project budget was not sufficient to award with Alternate #1 included. It was decided to award alternate #1 as a change order after funds were received. The budget and work plan for the Primary Electrical Distribution System Improvements Project was revised from \$1,550,000 to \$1,775,000,

This base budget and the budget increase are funded by Utility Renewal Reserves.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs	\$259,023	\$259,023
Total Construction Cost	\$1,276,278	\$1,276,278
Other Costs	\$45,335	\$45,335
Project Administration	\$194,364	\$194,364
Total Project Budget	\$1,775,000	\$1,775,000

Project Name: Red Square Seismic Joint Repairs, Project No. 10311
Action Reported: Architect Appointment and Budget Increase of 10% or more

On May 8, 2003 an agreement for architectural services was awarded to S. M. Stemper Architects, for the Red Square Seismic Joint Repairs project. S. M. Stemper Architects designed masonry restoration projects for the Atmospheric Sciences Building, Harborview Medical Center and is currently working on the Communications Building Exterior Repairs project.

The original budget was \$449,369, with a scope to replace the leaking seismic joint between Meany Hall and the Central Parking Garage, and repair the rusted ventilation ductwork in the Meany Hall basement mechanical room. During the design phase it was discovered that the seismic joints adjoining Odegaard Undergraduate Library and Kane Hall to the Central Parking Garage, along with the joint at the concrete columns at the front of Kane Hall, were also leaking.

The scope now includes replacing the seismic joints between the Central Plaza Parking Garage, Odegaard Undergraduate Library and Kane Hall, and repairing the flashing and membrane at the Kane columns.

The budget for the project was increased from \$449,369 to \$1,070,000 to allow for this change in scope.

The project will be funded from 2003-2005 and 2005-2007 Building Renewal Funds.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs	\$48,011	\$121,827
Total Construction Cost	\$359,040	\$827,641
Other Costs	\$7,500	\$43,969
Project Administration	\$34,818	\$76,806
Total Project Budget	\$449,369	\$1,070,000

Part II: Report of Actions Taken Under Specific Delegated Authority

Project Name: UWMC Regional Heart Center Project, No. 10362

Action Reported: Contract Award

In March 2005, authority was delegated to the Executive Vice President to award a construction contract to the low bidder for the UWMC Regional Heart Center Project. That award has now been made to the firm of Kirtley-Cole Associates.

On March 23, 2005, four bids were received. Kirtley-Cole Associates was the low bidder with a bid of \$6,050,000.00. The low bid exceeds the budgeted contract value resulting in the Forecast Cost at Completion being increased for this item. However, a corresponding reduction in contingency for the construction costs forecasted as an under-run at this time. Kirtley-Cole Associates has been in the construction business for 31 years and has a long and successful history of working in hospitals in the region, including work at Providence Everett Medical Center, Steven's Hospital in Edmonds, Valley General Hospital in Monroe, and The Everett Clinic. This will be the first project that Kirtley-Cole has undertaken for the University.

This project will develop approximately 48,000 gross square feet of the third floor, SS, EE, SE, NN and NE wings in the University of Washington Medical Center (UWMC) and will accomplish the following:

1. The UWMC Regional Heart Center will gain a much needed main floor presence, expansion and upgrade. The expansion will improve circulation and accommodations for patients and staff.
2. Several other departments; Outpatient Pharmacy, Blood Draw, Cashier, In-Patient Admitting, and the Espresso Shop were displaced in the Regional Heart Center's move to the third floor. At their new locations the designed spaces provide an image for the Medical Center similar to that of the Surgery Pavilion. At the same time they provide enhanced environments in which to work, and improved patient care and service areas. Improved lighting and signage are adding to the overall cohesive image of the Medical Center.
3. The updated Third Floor Main Lobby will strengthen the link to the Surgery Pavilion. The waiting area will be furnished like the Surgery Pavilion and include a new patient resource center.

The project cost forecast slightly exceeds the budget due to increased design costs necessary to re-scope the project for a single construction phase. Funding for this project is available from Patient Revenues of the University of Washington Medical Center.

UWMC Regional Heart Center Project (continued)

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs	\$971,159	\$1,397,974
Total Construction Cost	\$8,079,850	\$7,645,920
Other Costs	\$87,827	\$129,480
Project Administration	\$574,492	\$673,302
Total Project Budget	\$9,713,328	\$9,846,676

Project Name: UWMC Equipment Financing
Action Reported: Interest Rates on Capital Leases

In March, 2002, authority was delegated to the Executive Vice President to sign the required documents necessary to complete the financing of \$20M of hospital equipment over a three year period. Bank of America was selected as the vendor to finance the equipment. The following table summarizes the terms and rates for these borrowings.

Date of Financing	Amount Borrowed	Term of Debt	Interest Rate
January 2004	\$1.1 million	7 years	2.95%
May 2004	\$6.8 million	5 years	2.71%
August 2004	\$1.6 million	5 years	2.97%
December 2004	\$3.8 million	5 years	2.98%
March 2005	\$4.1 million	5 years	3.09%
Total	\$17.4 million		