

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**Report of 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.

**4545 Building and Parking Garage
Action Reported: Purchase**

Under authority delegated by the Board of Regents on February 18, 2004, the UW exercised its option to purchase the 4545 Building and Parking Garage with a designated closing date of April 5, 2006. At closing, the UW will become the owner of the 4545 Parking Garage with financing provided by the UW Parking System. TSB Properties, a Washington non-profit organization managed by the National Development Council, will become the owner of the 4545 Building with tax exempt financing and a master lease to UW. Title for the building will transfer to UW when the tax-exempt financing is retired.

**HSC AA-Wing Court Roof Replacement, Project No. 201129
Action Reported: Architect Appointment**

On December 15, 2005, an agreement for architectural services was awarded to Cornerstone Architects under their Master Agreement for the MHSC AA-Wing Court Roof Replacement Project. The contract amount is \$42,103, for basic design services out of a total design budget of \$137,588. The design budget includes costs for testing and other construction related consultant services.

Cornerstone Architectural Group was formed in Seattle in 1993; they have a long and successful history of designing replacement roofing including roofing work at the University.

The project scope includes replacing approximately 19,500 square feet of roofing, including the roof of the Health Sciences AA- Wing Court and the related mezzanine roof. Project challenges include the reduction of noise and odors, as well as access over an active loading dock. The project is scheduled to begin construction during the summer of 2006, and be completed in the fall of 2006.

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Upon completion of preliminary design, a project budget will be established. The project is estimated to cost over \$1 million, which is available from the Building Renewal Budget.

HSC T-Wing Roof Replacement, Project No. 201131 Action Reported: Architect Appointment

On December 8, 2005, an agreement for architectural services was awarded to Cornerstone Architects under their Master Agreement, for the MHSC T-Wing Roof Replacement Project. The contract amount is \$45,866, for basic design services out of a total design budget of \$154,448. The design budget includes costs for testing and other construction related consultant services.

Cornerstone Architectural Group was formed in Seattle in 1993; they have a long and successful history of designing replacement roofing including roofing work at the University.

The project scope includes replacing approximately 25,000 square feet of roofing comprised of specific parts of the Health Sciences T-Wing, and parts of the D, F and H Wings that are adjacent to the T-Wing. The main project constraint is the difficulty accessing the different roofs. The project is scheduled to begin construction during the summer of 2006 and be completed in the fall of 2006.

Upon completion of Preliminary Design, a project budget will be established. The project is estimated to cost over \$1 million, which is available from the Building Renewal Budget.

Padelford Communications Upgrade, Project No. 10730 Action Reported: Architect Appointment and Establish Project Budget

On December 20, 2005, an agreement for architectural services was awarded to Stock & Associates, Inc., for the Padelford Communications Upgrade project under their Master Agreement. The contract amount is \$79,920 for basic design services, out of the total design budget of \$120,080. The design budget includes costs for a pre-design (already completed), testing and other construction related consultant services.

Stock & Associates is a Seattle-based architectural firm, whose work on campus includes renovations in numerous buildings including Bagley Hall and Health Sciences.

The scope of the project includes upgrading the communications pathways and cabling in Padelford Hall to current UW Computing and Communications surface mounted

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standards. Due to the unique building lines of Padelford, the University determined that a custom designed and fabricated cable tray would best suit the program requirement of the project. The project will furnish and install category 5e communications cabling from the communications closets throughout the building via custom fabricated punched sheet metal horizontal pathways. Horizontal pathways and cabling will be installed to accommodate existing workstation spaces for both voice and data services. Additionally, the project will address space issues for the one Intermediate Distribution Frame (IDF) located in 'B' wing 1st floor.

The project budget is established at \$1,568,567.00. Funding is available from the Building Renewal Budget.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$120,080	\$120,080
Total Construction Cost	\$1,326,261	\$1,326,261
Other Costs	\$15,902	\$15,902
Project Administration	\$106,324	\$106,324
Total Project Budget	\$1,568,567	\$1,568,567

HSC I-Wing -2 Level HVAC Improvements, Project No. 201245

Action Reported: Architect Appointment and Establish Project Budget

On January 12, 2006, an agreement for architectural services was awarded to Perkins + Will Architecture for the HSC I-Wing -2 Level HVAC Improvement Project under their existing Master Agreement for Architectural Services. The value of the design contract is estimated to be \$118,063 for basic design services, out of a total design budget of \$220,447. The design budget includes costs for pre-design (already complete), testing/commissioning and other related consultant services.

The original architect selected for the project was MBT Architecture in October 2005. In November 2005, MBT Architecture merged with Perkins + Will. In addition to the master agreement for renovations in the Health Science Center, MBT Architecture designed the K-Wing facility, including the build out of the minus 2 (-2) level of I-Wing as part of the K-Wing project.

The project replaces and consolidates exhaust fans, HEPA filters and system controls to maintain negative pressure and containment in the suite in accordance to BSL3 certification requirements.

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The project budget is established at \$1,594,511. Funding is available from central funds.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs	\$ 220,447	\$220,447
Total Construction Cost	\$1,196,715	\$1,196,715
Other Costs	\$49,763	\$49,763
Project Administration	\$127,586	\$ 127,586
Total Project Budget	\$ 1,594,511	\$ 1,594,511

More Hall Annex Decontamination and Decommissioning, Project No. 10492 Action Reported: Contract Award

On December 20, 2005, a construction contract was awarded to LVI Services, Inc., in the amount of \$2,468,646 for the More Hall Annex Decontamination and Decommissioning project. Three bids were received for the project. The low bid was \$2,468,646; second to low was \$2,725,000 submitted by Duratek and the high bid was \$3,268,000 submitted by Demco. The low bid was \$58,000 over the estimated budget. Contingency was reduced and the overall project budget will remain the same. LVI is a nationwide demolition company. There are two primary subcontractors that form the project team along with LVI: Enercon and DeNuke.

The scope of the project is to dismantle the University's Argonaut type research and training nuclear reactor and terminate its Nuclear Regulatory Commission (NRC) facility license. The fuel rods were removed from the reactor in the late 1980's and transported to an appropriate disposal facility in Idaho. On May 1, 1995, as a result of a program submitted by the University, the NRC issued an 'Order Authorizing Dismantling of Facility and Disposition of Component Parts'. Currently, small amounts of radioactivity remain in components of the reactor structure and associated equipment. These contaminated components will be demolished, containerized and disposed of in appropriate facilities.

Decontamination and decommissioning activity is anticipated to begin in mid-March 2006, and be complete by December, 2006. At the conclusion of this process, LVI Services will submit a final status survey report to the University of Washington who will in turn submit it to the NRC for termination of the facility license and free release of the building for other purposes. It is anticipated that the NRC approval will take one year, after which time the building will be demolished under separate contract.

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The project budget is \$4,099,984. Funding is available from the 2003-2005 Capital Budget.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs	\$555,530	\$555,530
Total Construction Cost	\$3,022,202	\$3,022,202
Other Costs	\$237,227	\$237,227
Project Administration	\$285,025	\$285,025
Total Project Budget	\$4,099,984	\$4,099,984

HSC I-Wing 7th Floor Cognitive Research Center, Project No. 10271
Action Reported: Contract Award

On December 22, 2005 a construction contract was awarded to Western Ventures Construction for the I-Wing 7th Floor Cognitive Research Center project in the amount of \$1,660,000. Six bids were received for the project ranging from the Western Ventures' low bid of \$1,660,000 to a high bid of \$1,983,500. Western Ventures Construction has completed several construction projects on the Seattle campus and the Health Sciences facility, including a laboratory renovation on the 7th floor of I-Wing adjacent to Cognitive Research Project.

Prior to bidding, the project scope was reduced in order to meet the budget for construction (\$1,985,105). Since bids came in lower than the estimate, the department has developed a prioritized list of items previously removed to be priced and added to the project within the limit of the available budget.

The 6280 sq ft. renovation of the I-Wing 7th floor updates and modernizes laboratory research space. The new cognitive research area is heavily dependent on electronic and computer imaging. State of the art test rooms shielded against ultra-low electronic radio frequencies will be used to protect and filter research from outside interference. Nine offices and a computational conference center surround the research laboratory. The project involves demolition and replacement of walls, floors, HVAC and electrical.

Construction notice to proceed was effective January 17, 2006 and substantial completion is anticipated for August 15, 2006.

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The project budget was established at \$3,149,634, as reported in November 2003. Funding is available from a National Institute of Health (NIH) and various other grants. Total available funding is \$3,216,117.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Svcs	\$365,044	\$365,044
Total Construction Cost	\$2,440,696	\$2,440,696
Other Costs	\$84,995	\$84,995
Project Administration	\$258,899	\$258,899
Total Project Budget	\$3,149,634	\$3,149,634

1401 N.E. Boat Street Marina Redevelopment, Project No. 10386

Action Reported: Budget Increase

The project budget has been increased from \$1,790,412, as reported in May 2005, to \$2,430,000 due to selecting a more expensive docking system and the addition of the car top boat ramp to the scope of the project.

The scope of the project includes replacing the existing badly deteriorated wood and cedar log float boat marina, which is beyond its useful life. The approximately 14,000 square feet, 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 summer of 2006, with construction starting in fall of 2006 and complete in April 2007.

In November 2005, the consultant team of MCS Environmental and Reid Middleton completed a more detailed report on dock system options and costs. The report examined four dock systems including two pre-cast concrete systems, an open steel frame grate system with polyethylene plastic floats, and a high density polyethylene (HDPE) pipe float system with a HDPE open grated decking. Criteria for evaluation included constructability, functionality, long term maintenance ADA accessibility, and life cycle costs. The HDPE system was determined to meet the project requirements more effectively than the open steel frame grate system that formed the original cost basis.

In addition, a car-top-boat-launch (CTBL) was added to the 1401 Marina work scope to satisfy a prior Property Use and Development Agreement (PUDA) created in

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August 2000 that allowed vacating and realignment of 15th Ave NE with the City of Seattle. This added dock facility will allow for public kayak and canoe launching.

Changing to the HDPE float and grate system for the docks and adding the CTBL increased the project budget from \$1,790,412 to \$2,430,000. Funding is available from the UW Real Estate Office in a combination of cash reserves and Interfund Loan for the main dock. The CTBL is funded from central funds.

Budget Summary:	Current Approved Budget (5/19/05)	Revised Budget 11/15/05	Forecast Cost At Completion
Total Consultant Services	\$376,268	387,166	387,166
Total Construction Cost	\$1,316,242	1,906,720	1,906,720
Other Costs	\$16,712	25,626	25,626
Project Administration	\$81,190	110,488	110,488
Total Project Budget	\$1,790,412	2,430,000	2,430,000

Purchase - Oceanographic Buoys

The UW School of Oceanography uses oceanographic buoys as part of a global ocean observing system similar to the atmospheric observing system used to predict weather. The buoys drift and collect profiles of temperature, salinity, and other parameters, then transmit their data to a satellite. The data are transmitted from the satellite to our laboratory and are made publicly available in real-time. These data are being used by a number of groups in the world to improve ocean models, and to begin to do ocean prediction.

A sole source contract was issued to Webb Research based on continuity of research and compatibility with numerous other buoys previously purchased for this project. The price for the buoys has been determined to be fair and reasonable. The total contract price is not to exceed \$1,800,000 plus sales tax. Funding for this purchase is available from a federal grant from the National Oceanographic and Atmospheric Administration (NOAA).

Oceanography has submitted a request to NOAA for continued funding for this research for an additional five years. If approved, UW will continue to purchase buoys from Webb Research for each year's research needs.