

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

UW Tacoma Master Architectural Consultant Agreement, 2005-2007**Biennium****Action Reported: Architect Appointment**

On October 20, 2005 Master Agreements for Architectural and Professional Services were executed with BCRA. The agreements encompass architectural design services for projects at the University of Washington, Tacoma. These services will include feasibility studies, cost estimates, pre-design reports, programming services, and preparation of Public Work documents and specifications for the renovation and construction of University facilities. Typical projects may include renovation of classrooms, offices, research and teaching laboratories, elevator upgrades, exterior building restorations and roof replacements.

The Capital Projects Office anticipates awarding studies and projects up to \$3,000,000 for a single project, with a total project value for all projects under each term agreement not exceeding \$5,000,000. The term of the contract is two years with an optional one year renewal, for a total term of three years.

On July 14, 2005, the Capital projects Office advertised for firms interested in providing architectural and professional services. Fifteen firms responded to the Request for Qualifications. Four firms were interviewed on September 6, 2005 and BCRA was selected. The firms not selected were BLRB Architects, McGranahan Architects, and Erickson McGovern Architects.

BCRA is a Tacoma-based architectural firm that is experienced in working at Universities; having completed several large projects at Central Washington University, including the new Science Facility, Black Hall for the department of Education and the State of Washington Central Regional Archives. Members of BCRA's staff have worked on the Mattress Factory and Cherry Parkes Renovation (Phase 2B) projects at UW Tacoma, and Housing & Food Service projects for the University of Washington.

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HSC BB Tower Fire Sprinkler Retrofit

Project No. 201266

Action Reported: Engineer Appointment/Establish Project Budget

On December 21, 2005 an agreement for engineering services was awarded for the HSC BB Tower Fire Sprinkler Retrofit Project to CDi Engineers under their existing Master Agreement for Engineering Services for Fire and Life Safety Improvement Projects. The value of the design contract is \$53,121. The balance of the design budget is intended for hazardous material design and construction oversight (\$70,260), and project design contingencies.

A fire sprinkler improvement project in HSC AA/BB/RR wings (project 10741) was reported to the Board of Regents on January 20, 2005. The project budget was established at \$1,455,702. During design, an unexpected level of hazardous material abatement was identified on floors 8 through 16 of the BB Tower. Asbestos abatement was expected to involve insulated pipe joint fittings only. Upon further investigation of floors 8 through 16 of the BB Tower, the building construction is comprised of a steel frame (lower floors are concrete frame) with asbestos containing fire proofing. The project-related asbestos abatement work increased in addition to pipe fitting abatement, to include cleaning asbestos-containing fire proofing from ceiling tiles to allow for contractor access and spot fire proofing removal for hanger installations. This substantially increased the cost of the project and pushed out the anticipated bid time. Project (10741) was split into two projects so that an appropriate amount of time could be used to address asbestos coordination issues on floors 8 through 16 of BB tower without delaying improvements on floors with less asbestos abatement coordination. The split project also allows for more bidders to be eligible, due to the lower bonding thresholds.

Project 10741 was reduced in scope to encompass floors 4 through 7 of AA/BB/RR, 8RR through 10RR and 17BB. A revised project budget of \$940,769 was established, which results in this project now being below the threshold for Regents reporting.

The new project (201266) was created and provides fire sprinkler improvements to 64,157 sq. ft. of floors 8 through 16 of the BB Tower. There is also some additional design/bidding and administrative costs in having two separate projects.

The project budget for the new project is \$ 1,301,355. Funding is available from the 05-07 biennium Capital Safety budget.

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Budget Summary:	Current Approved Budget	Forecast Cost at Completion
Total Consultant Svcs	\$ 177,814	\$ 177,814
Total Construction Cost*	\$ 952,377	\$ 952,377
Other Costs	\$ 70,204	\$ 70,204
Project Administration	\$ 100,960	\$ 100,960
Total Project Budget	\$ 1,301,355	\$ 1,301,355

4545 15th Ave NE Minor Renovations Project No. 200651 Action Reported: Architect Appointment

On November 17, 2005, an Agreement for Professional Services to conduct a pre-design study was awarded to KDW Architects for the 4545 Minor Renovation project. KDW is a Seattle-based architectural firm specializing in data center design; the firm has designed both new and renovated data center projects for numerous private companies including AT&T, Microsoft, and Qwest.

The pre-design effort is funded at \$225,000. At the completion of the pre-design phase, the scope of work, schedule and budget will be established. These actions will be reported at a later time as an action taken, to establish the budget as well as confirming the source of funds for the total project.

The contract amount for KDW's professional services is \$165,444; the remaining pre-design funding will be used for cost estimating, hazardous material investigation, existing conditions surveys and project administration fees.

On April 28, 2005, the Capital Projects Office advertised for firms interested in providing pre-design and architectural services for this project. Four firms responded to the Request for Qualifications; two firms were interviewed on July 20, 2005. Callison Architects was the other firm interviewed.

4545 15th Avenue NE consists of two structures built in 1969: a four-story office building of approximately 67,927 gross square feet (of which the University occupies 61,351 square feet) and a four-story parking structure of approximately 99,498 gross square feet.

Since 1973 the University of Washington has leased the 4545 Building to provide office, data center, and support space. On February 20, 2004, the Board of Regents approved a lease purchase of the 4545 office building, and the purchase of the parking structure from the University Presbyterian Church to occur in April

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2006. Ownership and management of the office building will transfer to TSB Properties, a non-profit organization, under a thirty year agreement after which ownership reverts to the University. Ownership of the parking structure will transfer directly to the University.

The recommendation to lease purchase the 4545 office building and the purchase of the parking structure also warranted some capital upgrades, including limited life safety, deferred maintenance and seismic upgrades to the garage, as well as modernization to building utilities serving the data center.

The purpose of the pre-design is to identify those capital upgrades necessary to optimize the Data Center's operations and its maintainability and survivability in the event of an emergency.

Funding is available from Central Administration.

Seattle Campus UW Libraries Remote Shelving Project No. 10352 Action Reported: Establish Project Budget

In December 2005, Koppe Wagoner Architects completed a pre-design study for the Seattle Campus UW Libraries Remote Shelving project at Sand Point. Based on the study, the project budget was established at \$4,900,000. The appointment of Koppe Wagner Architects was made in June, 2005 and reported to Regents in September, 2005.

At the conclusion of the pre-design, an agreement to provide architectural design services was negotiated with Koppe Wagoner. The value of the design contract is \$308,560. The budget for consultant services is \$658,288. The balance of the design budget is intended for hazardous materials design, commissioning, energy conservation analysis, structural testing, and miscellaneous services, as well as the completed pre-design study. The current funding of \$311,537 is intended to fund costs through the Schematic Design phase.

This project will provide the build-out and environmental conditioning of approximately 26,215 sq. ft. of vacant shell space on the 3rd floor of Building 5 Bay D at Sand Point to house compact, movable shelving in a controlled environment appropriate for the storage of library materials. Compact, mobile shelving will be purchased and installed as a separately funded effort. New lighting, data and communications, and fire and life safety improvements will be included in the new space. The new space and an adjacent 12,500 sq ft of existing library storage space, for a total of 38,715 sq. ft., will be served by new heating,

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ventilation, and air conditioning (HVAC) and humidity control units located on the roof. Additional work identified as bid alternates could add wall and ceiling insulation to an additional 24,886 sq ft of existing library storage space.

Design began in December 2005, construction documents will be completed in September 2006, construction will begin in November 2006, and occupancy will occur in September 2007.

Current funding is \$311,537 provided from Central Administration to proceed with design; additional funding will be provided from the 2005-2007 Capital Budget over the course of the project to meet expenses.

Budget Summary:	Current Approved Budget	Forecast Cost at Completion
Total Consultant Services	\$658,288	\$658,288
Total Construction Cost	\$3,760,856	\$3,760,856
Other Costs	\$125,417	\$125,417
Project Administration	\$355,439	\$355,439
Total Project Budget	\$4,900,000	\$4,900,000

UW HMC – Gamma-Angio Renovations

Project No. 201202

Action Reported: Architectural Firm Appointment/Establish Project Budget

On October 24, 2005 an agreement for architectural services was awarded to Taylor Gregory Butterfield Architects, for Harborview's Gamma-Angio Renovations project under their existing Master Agreement for Architectural Services for Harborview Medical Center. Taylor Gregory Butterfield Architects has an extensive history in hospital renovation, with particular focus to Radiology departments. In addition to the many projects they have worked on at the Seattle campus, they have also successfully completed similar renovations for other hospitals in the region.

The value of the design contract is \$236,175. The balance of the design budget is for pre-design, hazardous materials survey, indoor air quality, consultant and Design Service contingency.

The Gamma-Angio Renovations project is a complex, four-phased renovation involving four different existing departments within the medical center. The project will allow for the upgrade of existing radiology equipment and provide

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new offices and patient/nursing support areas for four co-related departments. It will also provide an additional Angiography Bi-Plane suite and patient/nursing support functions. The actual equipment associated with this phased renovation will be purchased and installed by Harborview under a separate contract.

A design budget of \$443,148 has been approved by HMC's Board of Trustees. Funding is available from Harborview revenues.

The current Management Agreement between UW, HMC and King County limits CPO to capital projects up to \$1M. This project's total budget (design and construction) exceeds \$1M. HMC will propose to King County that the \$1M limit be increased to \$5M, consistent with current practice for small projects at the UW Medical Center, during the January 2006 meeting. Should this limit not be raised, Harborview intends to seek specific permission to allow CPO to manage this project.

Budget Summary	Current Approved Budget	Forecast Cost at Completion
Total Consultant Services	\$443,148	\$443,148
Total Construction Cost	\$2,528,096	\$2,528,096
Other Costs	\$22,899	\$22,899
Project Administration	\$205,857	\$205,857
Total Project Budget	\$3,200,000	\$3,200,000