

## VII. STANDING COMMITTEES

## B. Finance, Audit and Facilities Committee

Actions Taken Under Delegated Authority**Reported to the Finance, Audit & Facilities Committee  
July 20, 2006**

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: 1932 Pacific Avenue, Tacoma  
Action Reported: Purchase of Property**

The University has contracted to purchase property at 1932 Pacific Avenue within the UW Tacoma campus master plan boundaries, with a closing date of July 31, 2006. The property is referred to as the “Artist Lofts Building” and is being purchased from Graham and Carole Fenton for \$3.5 million, with a portion to be gifted in the form of a bargain-sale. The contract was signed under delegated authority of September 17, 1990 for purchases of property within the Tacoma campus boundaries. Funds for this acquisition were appropriated in the 2006 special session.

**Project Name: School of Medicine Equipment  
Action Reported: Interest Rate on Capital Lease**

On July 10, 2006, the School of Medicine entered into a capital lease with Bank of America to finance \$1.7 million in medical equipment at the Brotman Building in South Lake Union. This transaction was completed under general delegated authority. The term of the lease is 7 years and the tax-exempt interest rate was 3.818%.

UWMC Surgery Pavilion 1102 Vascular/ISIS Suite, Project No. 200906

**Action Reported: Separation of a Single Project into Two Projects and Establishment of Budgets**

On April 4, 2006, an agreement for architectural services was awarded to NBBJ in the amount of \$2,730,840 for the UWMC Surgery Pavilion 1102 Vascular/Institute for Surgical and Interventional Simulation (ISIS) Suite project, as was reported to the Board of Regents in May 2006.

The Vascular Clinic has an urgent completion requirement that is earlier than ISIS. It was determined that the most efficient and effective means for constructing the Vascular and ISIS Suite improvements was to divide the work into separate projects, because each

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improvement has separate funding and schedule needs. The separation is primarily for purposes of completion construction documents and starting construction earlier for Vascular Clinic. The architect will remain the same; however, the ISIS work will be performed on a separate consultant contract.

In June 2006, the project was separated into two projects: Vascular Clinic and ISIS Suite. Separate budgets have been established for each project; Vascular was established at \$1,714,408 and ISIS Suite was established at \$1,016,432. The original total budgeted amount remains unchanged. In the future, the projects will be reported separately.

The Vascular Clinic is approximately 6,500 square feet of tenant improvements in a shelled space of the UWMC Surgery Pavilion. It includes a conference room/backup UWMC emergency operations command center as part of the project. Design began in November 2005; the project is anticipated to advertise for bids in August 2006, and is anticipated to be complete in February 2007. The project budget for the Vascular project is established at \$1,714,408. Funding is available from the University of Washington Medical Center patient revenues.

The ISIS Suite project, also in the Surgery Pavilion, is approximately 2,500 square feet of tenant improvements to create a venue for surgical planning and the training of surgeons and residents, using simulation equipment. Design began in November 2005; the project is anticipated to advertise for bids in October 2006, and is anticipated to be complete in June 2007. The project budget for the ISIS project is established at \$1,016,432. Funding is available from the University of Washington Medical Center patient revenues.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Vascular Revised Budget (6/22/06)</b>	<b>ISIS Revised Budget (6/22/06)</b>
Total Consultant Services	\$354,556	\$231,757	\$122,799
Total Construction Cost	\$2,149,004	\$1,330,356	\$788,648
Other Costs	\$22,735	\$16,486	\$6,249
Project Administration	\$204,545	\$135,809	\$98,736
<b>Total Project Budget</b>	<b>\$2,730,840</b>	<b>\$1,714,408</b>	<b>\$1,016,432</b>

**Magnuson Health Sciences Center AA Wing Minus One MRI Replacement Project, Project No. 4433**

**Action Reported: Budget Adjustment**

In July 2004, Taylor Gregory Butterfield Architects, under their master agreement dated February 23, 2004, provided a feasibility study to remodel of the Minus One level of the AA Wing for the Department of Radiology. Based on findings from the feasibility study, the project budget was established at \$2,537,668. This was reported to the Regents in

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February 2005. The new project budget is \$1,454,895 and reflects a reduction in the scope of work.

The original project would have replaced an existing 1.5T Magnetic Resonance Imaging unit (MRI) with two new MRIs: 1.5T MRI and a 3.0T MRI. The work included demolition, new finishes, new casework, replacement of radio frequency shielding, additional work updating adjacent spaces, fire safety system, HVAC, lighting and electrical upgrades, and replacement of the MRI units and supporting equipment.

Since the project budget was first established, Preliminary Design was completed. The estimated cost based on that effort was greater than the Department chose to fund. The project was put on hold until a substantially reduced scope could be developed. On May 1, 2006, the consultant was authorized to develop a revised reduced scope. The new project scope will replace the existing 1.5T MRI with a 3.0T MRI. Only the supporting equipment, shielding and fire safety systems will be modified as part of the project. The new project budget is \$1,454,895 and reflects the current reduced scope.

The project has now re-commenced design and is in the Construction Document phase. Construction is projected to start in September 2006 and is expected to be completed by the end of 2006.

The project is currently funded for work through design with \$450,000 (\$35,000 from Radiology Research and Training, and \$415,000 from Program Renewal 2001-2003 biennium). The balance of funding is expected to be funded by the Department of Radiology prior to bidding the construction work.

<b>Budget Summary</b>	<b>Original Budget Approved in February 2005</b>	<b>Current Budget</b>
Total Consultant Services	\$ 364,943	\$ 349,774*
Total Construction Cost	\$1,929,056	\$ 896,784
Other Costs	\$ 48,747	\$ 70,769
Project Administration	\$ 194,885	\$ 137,568*
<b>Total Project Budget</b>	<b>\$2,537,668</b>	<b>\$1,454,895</b>

\*NOTE: The current budget includes \$122,552 of professional services and \$20,000 in project management fees previously spent developing the original scope of work between 2002 and 2005.

**Communications Building Exterior Masonry Repairs, Project No. 10323**  
**Action Reported: Contract Award /Budget Adjustment**

In February 2005, the project budget was established at \$2,421,159 and reported to the Regents. In April 2006, we concluded a series of value engineering work which reduced

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the project to \$1,820,863. On May 15, 2006, a construction contract was awarded to Pioneer Masonry Restoration Company, Inc., of Seattle, in the amount of \$1,093,698, including three additive alternates for the Communications Building Exterior Masonry Repair Project.

Two bids were received for the project; the second bid was \$1,331,500. The budgeted construction cost was \$1,103,000. Because the base bid came in below the budgeted amount, all bid alternates were executed. The base bid was \$916,283, and the total of the alternates was \$177,415

Pioneer Masonry Restoration Company, Inc., is contractor specializing in masonry restoration projects. They have performed work in the past for the University and other owners in the region both as a general contractor and as a subcontractor. In the last five years, Pioneer has completed masonry repair work for Johnson, Denny and Mary Gates Halls, as well as the Suzzallo Library on the Seattle Campus. Pioneer has also completed numerous projects for the State of Washington including multiple phases of the Legislative Building Restoration in Olympia.

This project repairs an incorrectly installed parapet flashing in the original 1950 building construction. It will remove and replace the upper courses of the perimeter brick parapet walls to allow installation of a waterproof wall flashing. The project will also abate an asbestos-containing sealant in terra cotta window sills, selectively re-point and patch weathered brick and terra cotta wall elements, and clean and seal the entire masonry facade of the building. Construction work began June 12, 2006 and is expected to be substantially complete in December 2006.

The project is funded by the 2005-2007 Building Renewal Program.

<b>Budget Summary:</b>	<b>Original Budget</b>	<b>Current Budget</b>
Total Consultant Svcs	\$280,342	\$240,166
Total Construction Cost*	\$1,911,552	\$1,396,776
Other Costs	\$70,824	\$58,826
Project Administration	\$158,441	\$125,095
<b>Total Project Budget</b>	<b>\$2,421,159</b>	<b>\$1,820,863</b>

\*includes construction contract amount, construction contingency and state sales tax.

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**Wilcox Hall Infrastructure Upgrades, Project No. 10614**

**Action Reported: Contract Award**

On May 18, 2006, a construction contract was awarded to Western Ventures Construction, Inc., in the amount of \$1,163,400, including two additive alternates, for the Wilcox Hall Infrastructure Upgrades project.

Three bids were received for the project; the high bid was \$1,273,458. The budgeted construction cost was \$1,172,100. Because the bids came in well below budget, all bid alternates were executed. The base bid was \$874,900 and the total of the alternates was \$288,500.

Western Ventures is located in Mountlake Terrace. Past projects that they have completed for the University include Johnson Hall QRC, UWMC PET/CT, HMC Elevator Upgrades, UWMC Comparative Medicine, Lander Hall Communications and Stevens Court.

The project scope includes replacing five air handling units, and adds a local modular air cooled chiller with process chilled water loop serving each floor. It also includes installation of self acting thermostats throughout the building, as well as a dedicated HVAC unit for a second floor conference room. Western Ventures will commence work in July 2006 and be complete in December 2006.

Building Renewal Budgets for 03-05 and 05-07 will fund \$887,721, and the College of Engineering Research Initiative Budget will fund the remaining \$972,953.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast/Actual</b>
Total Consultant Svcs	\$258,584	\$258,584
Total Construction Cost*	\$1,392,357	\$1,392,357
Other Costs	\$70,810	\$70,810
Project Administration	\$136,236	\$136,236
<b>Total Project Budget</b>	<b>\$1,860,674</b>	<b>\$1,860,674</b>

\*includes construction contract, construction contingency and state sales tax.

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**Meany Theater 164 Dimming System, Project No. 200350**

**Action Reported: Engineer Appointment/Establish Project Budget**

On June 14, 2006, an engineering agreement in the amount of \$201,400 was awarded to Sparling Engineers under their Master Agreement for the design of the Meany Theater Dimming System, and the budget was established at \$2,940,668.

The fee for this contract is \$201,400. The balance of the design budget is intended for hazardous material design, existing conditions survey, a previously completed pre-design report, construction testing and other miscellaneous design services.

Founded in Seattle more than 59 years ago, Sparling is the largest specialty electrical engineering and technology consulting firm in the United States. The firm's 145 local professionals have worked on many UW projects in addition to numerous local theater lighting projects.

The project will replace the failing stage and auditorium lighting control with a reliable and programmable system. It also includes assessment and replacement of damaged wiring currently out of code, replaces existing drop boxes with new cable, adds circuit raceways on stage to serve overhead electrical fixtures with multi-circuit cables, and installs additional overhead circuits.

The project budget is \$2,940,668. The project is currently funded with \$1,500,000 from 2005-2007 Arts and Sciences (A&S) Program Renewal Funds and \$1,000,000 from 2005-2007 Central Administration Capital Reserves. The remaining \$440,668 will be funded from the 2007-2009 A&S Program Renewal allocation.

<b>Budget Summary:</b>	<b>Current Apprv'd Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Svcs	\$331,768	\$331,768
Total Construction Cost*	\$2,255,076	\$2,255,076
Other Costs	\$145,685	\$145,685
Project Administration	\$208,139	\$208,139
<b>Total Project Budget</b>	<b>\$2,940,668</b>	<b>\$2,940,668</b>

\* Includes construction contract amount, contingencies and state sales tax.

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#### **Health Sciences Center T-Wing 5<sup>th</sup> Floor Teaching Space, Project No. 200669**

##### **Action Reported: Architect Appointment**

On May 23, 2006, an agreement for architectural services was awarded to NBBJ Architecture for the Health Sciences Center (HSC) T-Wing 5<sup>th</sup> Floor Teaching space. Total fees for under this contract for Basic Services are expected to be approximately \$160,000. The total budget for design services is estimated to be approximately \$494,000 including hazardous materials design, programming, furniture design and specialty consultants.

On March 1, 2006, the Capital Projects Office advertised for firms interested in providing architectural services for two projects, the HSC T-Wing 5<sup>th</sup> Floor Teaching Space and the T-439 Lecture Hall. Three firms responded to the Request for Qualifications. The three firms were interviewed on May 5, 2006, and NBBJ was selected. The firms not selected were Schreiber Starling and Lane Architects, and Integrus Architecture.

NBBJ Architecture has an extensive history at the University of Washington and at a national level working at educational facilities. Recent projects at the University of Washington include the UWMC Surgery Pavilion and UWMC Vascular Lab Renovation.

The T-Wing 5<sup>th</sup> Floor Teaching Space and T-439 Lecture Hall projects are thought of as a single initiative to address a forecasted expansion of the academic programs for the School of Medicine. The two projects will be designed concurrently. The T-439 Lecture Hall Capacity Increase currently has a project budget of \$616,700, which is below the Regents reporting threshold.

The project encompasses the renovation of 8,500 sq. ft. of the 5th floor T-Wing teaching space for the School of Medicine to improve the teaching environment and to accommodate a forecasted increase in enrollment. The space will be reconfigured to address current teaching methods and improve the flexibility of use for the variety of courses taught. In addition to classroom renovations, mechanical and electrical systems will be renovated to accommodate the new configuration. Asbestos-containing materials will also be abated within the project area.

The project budget will be established based on scope finalized in this design effort and will be reported at that time. The budget is currently forecasted to be between \$3,800,000 is \$4,300,000 (for the T-Wing 5<sup>th</sup> Floor teaching space only).

The project is currently funded through Construction Document phase for \$500,000. Funding for design is available from Central Administration (\$454,142) and the School of Medicine (\$45,858). The balance of the project will be funded from other monies from the same sources to be identified when the budget is established.

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**PCB Transformer & MV Switch Replacement, Project No. 200737**  
**Action Reported: Engineer Appointment/Establish Project Budget**

In March 2006, an engineering agreement was awarded to Casne Engineers for the design of the PCB Transformer & Medium Voltage Switch Replacement Project under their Master Agreement. The project budget was established at \$1,850,285.

The fee for this contract is \$104,093. The budget for consultant services is \$216,511; the balance of the design budget is intended for hazardous material design, existing conditions survey, a previously completed pre-design report, construction testing and other miscellaneous design services.

Casne Engineering is a local electrical engineering firm, based in Bellevue. Casne has performed the engineering for the recently completed 03-05 PCB Transformer Replacement projects along with numerous other campus infrastructure projects.

The project will replace PCB-containing transformers in the following buildings with transformers of equal capacity: one in Gould Hall, two in MHSC I-wing, three in MHSC G-wing, and one in Fisheries Center. The project will also replace primary switches: two in Gould Hall, five in Aerospace Engineering, and one in Fisheries Center. The project will also modify primary switches: two in MHSC I - wing and three in G-wing. The modification will consist of installing barriers between the primary and secondary side of the switches.

The estimate that resulted from pre-design indicates that the existing funding will not support all of the above work. However, design work will be done on the full scope, and some of the work will be identified as additive alternates to assure that the project remains within funding levels.

The project budget is \$1,850,285. Funding is available from 2005-2007 Utility Renewal Funds.

<b>Budget Summary:</b>	<b>Current Apprv'd Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Svcs	\$216,511	\$216,511
Total Construction Cost*	\$1,471,153	\$1,471,153
Other Costs	\$18,971	\$18,971
Project Administration	\$143,650	\$143,650
<b>Total Project Budget</b>	<b>\$1,850,285</b>	<b>\$1,850,285</b>

\* Includes construction contract amount, contingencies and state sales tax.



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#### **Emergency Power – Phase 2A, Project No. 201028**

#### **Action Reported: Engineer Appointment /Establish Project Budget**

On May 16, 2006, an amendment was issued to Abacus' engineering agreement to include design work for Emergency Power Phase 2A project in the amount of \$208,790, and the budget was established at \$2,993,691.

The contract is in the amount of \$208,790 and the budget for consultant services is \$475,508. The balance of the design budget is intended for hazardous material design, existing conditions survey, a previously completed pre-design report, construction testing and other miscellaneous design services.

Abacus Engineered System, Inc., is the local branch of a worldwide engineering firm offering mechanical, electrical, and fire protection engineering services. In addition to the recently completed Emergency Power Phase 2 project, Abacus performed the engineering for several other campus infrastructure projects. Abacus has also served as an engineering sub-consultant to numerous projects on campus.

In the late 1990s, the University developed a comprehensive plan to upgrade its emergency power capacity. In the 2001-2003 biennium, the state funded a request to upgrade and expand the generators and switchgear for the campus emergency power system. In the 2003 – 2005 biennium, they funded a request for the campus-wide distribution and connection of the emergency power system. This project is the University's infrastructure priority for 2005-2007 and continues the expansion of the campus-wide distribution and connection of this system.

The scope of this project was included as part of the original consultant service advertisement in October 2003 for campus-wide distribution and connection of the emergency power system. Because this project implements the remaining scope of the previous campus power distribution project, it was determined there was value in the continuity of consulting services and that an amendment to the Emergency Power Phase 2 consultant contract was in the University's best interest.

Emergency Power Phase 2A continues installation of emergency power distribution infrastructure to various campus facilities. Based on the priorities provided by Engineering Services and analyzed in the pre-design, the following areas will be addressed: Feeder GE 4 and Wilcox, Mueller, Roberts, Bloedel, Anderson, Winkenwerder, Benson, Bagley, Kincaid, and More; and Feeder GD4 and Sieg, Suzzallo/Allen, Smith/Gowen/Mueller, Savery/Raitt, and Atmospheric Sciences. Due to the volatile nature of the construction materials market and the current bidding environment, multiple alternates will be identified to offer appropriate levels of bid protection.

The project budget is \$3,000,000. Funding is available from state appropriations to the UW Building Account for Emergency Power.

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**Emergency Power – Phase 2A, Project No. 201028 (cont.)**

<b>Budget Summary:</b>	<b>Current Apprv'd Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Svcs	\$475,508	\$475,508
Total Construction Cost*	\$2,260,088	\$2,260,088
Other Costs	\$258,095	\$258,095
Project Administration	\$106,200	\$106,200
<b>Total Project Budget</b>	<b>\$2,993,691</b>	<b>\$2,993,691</b>

\* Includes construction contract amount, contingencies and state sales tax.

**Magnuson Health Sciences Center AA-Wing Court Roof Replacement, Project No. 201129**

**Action Reported: Establish Project Budget**

On December 15, 2005, an architectural agreement was awarded to Cornerstone Architects for design services for the Magnuson Health Sciences Center (MHSC) AA-Wing Court Roof Replacement Project. This action was reported in February 2006. At that time the project budget had not been established. Based on findings from the design effort, the project budget is now established at \$1,240,310.

This project includes replacement of approximately 18,500 square feet of roofing including the roof of the Health Sciences AA- Wing Court and the related mezzanine roof. The project is scheduled to go to construction during the summer of 2006 and be completed in the fall of 2006.

Funding is available from the 2005-2007 Building Renewal Budget.

<b>Estimated Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Services	\$123,308	\$123,308
Total Construction Cost*	\$1,022,781	\$1,022,781
Other Costs	\$16,315	\$16,315
Project Administration	\$77,906	\$77,906
<b>Total Project Budget</b>	<b>\$1,240,310</b>	<b>\$1,240,310</b>

\* Includes construction contract amount, contingencies and state sales tax.

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**Power Cable Replacements '05-'07, Project No. 201114**

**Action Reported: Engineer Appointment/Establish Project Budget**

On June 12, 2006, an engineering agreement was awarded to Casne Engineers for the design of the Power Cable Replacement Project in the amount of \$91,442 under Casne's Master Agreement. The budget was established at \$1 million.

The budget for consultant services is \$150,580 and the balance of the design budget is intended for hazardous material design, existing conditions survey, a previously completed pre-design report, construction testing and other miscellaneous design services.

Casne Engineering is a local electrical engineering firm, based in Bellevue. Casne has performed the engineering for the recently completed 2003-2005 Cable Replacement project along with numerous other campus infrastructure projects.

Based on the results of a pre-design effort, this project will remove existing feeders and replace with new feeders along with other associated electrical improvements.

The project budget is \$1,000,000. The project is funded from 2005-2007 Utility Renewal Funds.

<b>Budget Summary:</b>	<b>Current Apprv'd Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Svcs	\$ 150,580	\$150,580
Total Construction Cost*	\$ 712,900	\$712,900
Other Costs	\$ 52,318	\$52,285
Project Administration	\$ 85,202	\$85,202
<b>Total Project Budget</b>	<b>\$1,000,000</b>	<b>\$999,967</b>

Includes construction contract amount, contingencies and state sales tax.

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**Health Sciences Center I-Wing Minus 2 Level HVAC Improvements, Project No. 201245**

**Action Reported: Project Budget Increase**

On January 12, 2006, an agreement for architectural services was awarded for the Health Sciences Center (HSC) I-Wing Minus 2 Level HVAC Improvement project to Perkins + Will Architecture as reported to Regents in February 2006, under their existing Master Agreement for Architectural Services. The budget reported at that time was \$1,595,511. The budget has been increased to \$1,808,000.

The scope of the project upgrades the existing lab exhaust ducts, filters, fans, and controls to ensure negative pressure relationships and biological containment in the lab suite in accordance with BSL3 certification requirements. During the design phase of the project it was determined that eight non-certified biological safety cabinets required replacement and that central supply air humidification would be added to the project scope, in accordance with animal care standards.

The scope changes resulted in an increased project forecast to \$1,808,000. After deliberations within the University, the decision was made to include these scope items into the project budget and the project budget is increased from \$1,595,511 to \$1,808,000.

The project is scheduled to open bids July 13, 2006.

The project funding at this time is \$1,810,000. Funding is available from two sources: Central Administration Capital Reserves 2005-2007 for \$1,750,000 and 2003 –2005 Safety Budget for \$60,000 for a total of \$1,810,000.

<b>Budget Summary:</b>	<b>Original Budget Approved in February 2006</b>	<b>Forecast Cost At Completion</b>
Total Consultant Svcs	\$ 220,447	\$261,830
Total Construction Cost	\$1,196,715	\$1,337,006
Other Costs	\$49,763	\$64,670
Project Administration	\$127,586	\$ 144,495
<b>Total Project Budget</b>	<b>\$1,595,511</b>	<b>\$1,808,000</b>

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**UWMC NN-143J Radiology PET/CT SOM Project, Project No. 201329**

**Action Reported: Appoint Architect/ Establish Project Budget**

In March 2006, Taylor Gregory Butterfield Architects was appointed the architect for the UWMC NN-143J Radiology PET/CT SOM project under their master agreement, and the project budget was established at \$1,098,357.

The fees for consultant services are expected to be approximately \$80,000. The total budget for consulting services is expected to be approximately \$180,498, which includes hazardous materials abatement design, programming and other specialized design requirements.

Taylor Gregory Butterfield Architects was formed in 1993 and has a long and successful history of designing PET/CTs at the University and elsewhere.

The project includes renovation of UWMC NN-143 to allow installation of a PET/CT on the first floor of the UWMC NN-Wing. Construction is projected to start in October, 2006 and expected to be completed in February 2007.

The project is currently funded for work through the programming phase with \$50,000 from the School of Medicine. The balance of funding is expected to come from the Department of Radiology.

<b>Estimated Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Services	\$ 180,498	\$ 180,498
Total Construction Cost*	\$ 804,846	\$ 804,846
Other Costs	\$ 18,390	\$ 18,390
Project Administration	\$ 94,623	\$ 94,623
<b>Total Project Budget</b>	<b>\$1,098,357</b>	<b>\$1,098,357</b>

\* Includes construction contract amount, contingencies and state sales tax.