

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.

**Drumheller Fountain Infrastructure Upgrades, Project No. 10564  
Action Reported: Engineer Appointment and Establish Project Budget**

On November 2, 2005, an agreement for engineering services was awarded to Black & Veatch for the Drumheller Fountain Infrastructure Upgrades project. Initially the project was thought to be less than \$1 million; therefore, was not reported at the time of the appointment. Based on the pre-design study, the project budget was established at \$1,143,180.

Black & Veatch is a global engineering firm offering comprehensive services in water resources, water supply, and water reclamation and reuse among other areas of water and environmental study. The offices in Seattle and Portland have 100 employees combined and have provided services to the City of Seattle and Seattle Public Utilities on local reservoirs. They have over 90 offices worldwide.

The project scope is to line the fountain basin, fill the surrounding moat with controlled density fill (CDF), and replace and reconfigure the fountain piping. A hypalon liner in a custom color was selected, instead of a more typical polypropylene liner, to maintain the pond's current appearance. Seattle Public Utilities has also required that the UW add a meter to the drain line.

The value of the design contract is \$120,000. The budget for consultant services is \$174,522. The balance of the design budget is intended for hazardous materials design, commissioning, and miscellaneous services as well as the completed pre-designed study.

The budget for the project has been established at \$1,143,180. The project will be funded from 03-05 and 05-07 Building Renewal funds.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast/Actual</b>
Total Consultant Svcs	\$174,522	\$174,522
Total Construction Cost	\$833,267	\$833,267
Other Costs	\$40,586	\$40,586
Project Administration	\$94,805	\$94,805
<b>Total Project Budget</b>	<b>\$1,143,180</b>	<b>\$1,143,180</b>

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Report of Actions Taken Under Delegated Authority (continued p. 2)

**UWMC-MRI-3T Replacement, Project No. 200652**

**Action Reported: Contract Award**

On January 25, 2006, bids were received for the UWMC MRI-3T project. Two bids were received and Kirtley Cole was the low bidder at \$1,400,000. The construction contract was awarded mid-February. Kirtley Cole has had extensive experience in local medical construction, including a current project for the UW Medical Center.

The project scope includes replacing the existing 1.5 T MRI with a new 3T MRI on the second level of the UWMC. In addition, the scope includes renovation of approximately 2,900 square feet of old surgery gallery, offices and equipment rooms into more efficient preparation and support areas for the MRI and CT scanners.

A conditional Notice to Proceed was given to the contractor on March 6, 2006. Field construction will begin on April 24, 2006. The project is expected to achieve Substantial Completion on August 7, 2006.

The approved budget was \$2,243,400. The project forecasted cost at completion was revised to \$2,373,387 after bids were received. Funding is available from UWMC Patient Revenue.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost at Completion</b>
Total Consultant Svcs	\$ 313,889	\$ 355,797
Total Construction Cost	\$ 1,756,798	\$ 1,828,940
Other Costs	\$ 21,364	\$ 12,061
Project Administration	\$ 151,349	\$ 176,588
<b>Total Project Budget</b>	<b>\$ 2,243,400</b>	<b>\$ 2,373,387</b>

**Bagley Hall 2<sup>nd</sup> Floor Undergraduate Instructional Laboratories, Project No. 200366**

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

On February 9, 2006, an agreement for architectural services was awarded to Stock & Associates for the Bagley Hall 2<sup>nd</sup> Floor Undergraduate Instructional Laboratories project. Based upon the pre-design study completed in January 2006, the project budget was established at \$2,600,000.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Report of Actions Taken Under Delegated Authority (continued p. 3)

In October 2005, Stock & Associates was awarded a professional services agreement to conduct a pre-design study for this project under their existing Master Architectural Agreement for Bagley Hall, which was reported to the Board of Regents in November, 2005. During the pre-design study, it was thought that adding this project to their other work might exceed the limit for total aggregate project costs under Stock & Associates' Master Agreement for Architectural Services (\$10 million total project value), so a separate advertisement and selection process was initiated.

On December 8, 2005, the Capital Projects Office advertised for firms interested in providing architectural services for this project. Three firms applied, Stock & Associates, Ambia, and Hoshide Williams Architects. All three firms were interviewed on January 24, 2006. At the conclusion of the interviews, an agreement to provide architectural design services was negotiated with Stock & Associates, separate from their Master Architectural Agreement. The value of the design contract is \$190,608. The budget for consultant services is \$339,336. The balance of the design budget is intended for hazardous materials design, commissioning, and miscellaneous services as well as the completed pre-design study.

The purpose of this project is to renovate one of four existing Department of Chemistry undergraduate instructional laboratories. Since the building was constructed in 1937, two of these laboratories have been minimally altered and none have been renovated. The existing layout does not support the pedagogy of modern chemistry instruction. This project will completely renovate Bagley room 290 to provide two studio-laboratory spaces, each with laboratory benches for twenty-four students and separated by a common instrument room. The project includes the renovation of three support rooms associated with the teaching laboratories and the Bagley Hall 2<sup>nd</sup> floor corridors.

Design began in February 2005, construction documents will be completed in October 2006, construction will begin in January 2007, and occupancy will occur in September 2007. The project budget has been established at \$2,600,000 based on the pre-design results.

Funding for the project is provided from Central funds.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Services	\$339,336	\$339,336
Total Construction Cost	\$1,986,532	\$1,986,532
Other Costs	\$78,633	\$78,633
Project Administration	\$195,499	\$195,499
<b>Total Project Budget</b>	<b>\$2,600,000</b>	<b>\$2,600,000</b>

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Report of Actions Taken Under Delegated Authority (continued p. 4)

**Bagley Hall 4<sup>th</sup> Floor Research Lab Alterations, Project No. 200376**  
**Action Reported: Establish Project Budget**

In January 2006, Stock & Associates completed a pre-design study for the Bagley Hall 4<sup>th</sup> Floor Research Lab Alterations project. Based upon the study completed in January 2006 the project budget was established at \$3,000,000. The appointment of Stock & Associates was made in October 2005, under their Master Architectural Agreement for Bagley Hall and reported to the Board of Regents in November 2005.

At the conclusion of the pre-design phase, an agreement to provide architectural design services, under the Master Agreement for Bagley Hall, was negotiated with Stock & Associates. The value of the design contract is \$224,688. The budget for consultant services is \$380,810. The balance of the design budget is intended for hazardous materials design, commissioning, and miscellaneous services as well as the completed pre-design study.

This project includes renovation of three laboratory suites and one office suite being vacated by the Department of Bioengineering, when it moves to the Foege Building. The project will provide additional space for photonics research, to enable the Department of Chemistry to maintain its teaching and research programs, and to facilitate securing grants to support the graduate program. The number of fume hoods will be increased from 11 to 20 in each of two laboratories, along with minor modifications to support the new hoods. The third lab will become two rooms, formed by combining four existing offices and labs and providing the associated finishes, casework, sinks, 4 fume hoods, and infrastructure. Additional heating ventilation and air conditioning equipment will be provided to increase capacity and improve environmental control to all of the spaces being renovated. Electrical, communications, and fire safety systems will also be modified to support the new layouts.

Design began in February 2005, construction documents will be completed in October 2006, construction will begin in January 2007, and occupancy will occur in September 2007.

Funding for the project is composed of \$2,000,000 from Central funds and \$1,000,000 from the College of Arts and Sciences.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Services	\$380,810	\$380,810
Total Construction Cost	\$2,307,603	\$2,307,603
Other Costs	\$91,042	\$91,042
Project Administration	\$220,545	\$220,545
<b>Total Project Budget</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Report of Actions Taken Under Delegated Authority (continued p. 5)

**UWMC NW279 PET/CT INSTALLATION, Project No. 10409**

**Action Reported: Budget Increase**

On March 23, 2005, a construction contract was awarded to Western Ventures, in the amount of \$968,800.00, for the UWMC NW279 PET/CT Installation project. The project budget at time of construction contract award in March 2005 was \$1,589,184. The current forecasted project cost is \$1,768,792.

The project provides a second PET/CT Scanner adjacent to the existing PET scanner in the Nuclear Medicine Department of the UW Medical Center. The project also includes renovation of portions of the existing department to improve patient flow and privacy, to provide a state-of-the-art imaging read room, and to separate and upgrade the department administrative and support functions. The total scope covers approximately 4,400 square feet.

Construction began in April 2005, with an original construction completion of October 2005. This project is in occupied patient care areas which made investigation of existing conditions, prior to construction, difficult. During construction an unusual number of unknown conditions were discovered, primarily of mechanical/plumbing nature, that affected project phasing, and increased the schedule duration, resulting in increased cost. The project budget included \$194,000 for construction changes; the cost is forecast at approximately \$360,000. The project achieved substantial completion in December 2005.

The current forecasted project cost is \$1,768,792. Funding is available from UWMC Patient Revenue.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Svcs	\$ 225,743	\$ 275,827
Total Construction Cost	\$ 1,217,739	\$ 1,342,961
Other Costs	\$ 13,727	\$ 17,859
Project Administration	\$ 131,975	\$ 132,145
<b>Total Project Budget</b>	<b>\$ 1,589,184</b>	<b>\$ 1,768,792</b>