

## 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.

**Part I: Report of Actions Taken Under General Delegated Authority****More Hall Fire Sprinkler and Alarm Upgrade, Project No. 200608****Action Reported: Contract Award/Budget Adjustment**

On September 1, 2006 a construction contract was awarded to Western Ventures of Mountlake Terrace for the More Hall Fire Sprinkler and Alarm project in the amount of \$888,000. Two bids were received. The high bid was \$984,200. The original budget assumptions were overly conservative and with the actual contract value established, the original budget can be reduced from \$1,895,000 to \$1,292,200.

More Hall is an 83,000 square foot classroom and science research building that was constructed in 1946. The scope of this project includes retrofitting the fire sprinkler system, replacing the fire alarm panel and replacing fire alarm field devices as necessary to offer complete coverage to all floors in all areas.

Western Ventures is a general contractor that has successfully performed on several projects for the University of Washington including University of Washington Medical Center (UWMC) PET/CT, Harborview Medical Center (HMC) Elevator Upgrades, UWMC Comparative Medicine, Lander Hall Communications and Stevens Court.

The construction contract notice to proceed was issued on September 18<sup>th</sup> and substantial completion is anticipated in June 2007.

The project budget was \$1,895,000. The new project budget is \$1,292,200 and reflects the actual bid results. Funding is available from the 2005-2007 safety budget.

<b>Budget Summary:</b>	<b>Current Apprv'd Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Svcs	\$154,358	\$100,736
Total Construction Cost*	\$1,574,565	\$1,060,175
Other Costs	\$26,001	\$40,998
Project Administration	\$140,076	\$90,291
<b>Total Project Budget</b>	<b>\$1,895,000</b>	<b>\$1,292,200</b>

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

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#### Actions Taken Under Delegated Authority (continued p. 2)

#### **UWMC Chilled Water Upgrade Project, Project No. 10624**

##### **Action Reported: Budget Adjustment**

On January 26, 2005 a design and construction contract, under the existing Energy Services Company (ESCO) contract agreement was awarded to McKinstry Company and reported to the Board of Regents in February 2005. The budget reported at the time was \$1,729,158. The budget has increased to \$2,054,917.

This project provides for future energy savings and efficiencies through the purchase of new, more efficient equipment. The existing UWMC chilled water system was undersized and inefficient for its present usage and for the planned process cooling needs of UWMC. The construction was completed on July 31, 2005, as scheduled, to meet the demands of UWMC projects slated to go on line from August 2005 through December 2006.

The project cost has increased by an estimated \$358,169 for a new project total of \$2,087,237. The cost increase was due to owner requested scope changes during construction: to provide additional redundancy within the cooling system by connecting multiple chilled water systems together to create a looped system; replacement of existing piping and valves, and a new non-water treatment for the cooling tower to match existing systems.

The cost of the improvements and budget increase is financed through the State of Washington's Equipment Lease/Purchase Program. UWMC Patient Revenue is the funding source for the lease payments. It is anticipated that future energy savings and Seattle City Light rebates will offset the lease payments.

<b>Budget Summary:</b>	<b>Original Approved Budget 12/22/2004</b>	<b>Forecast/Actual</b>
Total Consult Services	\$11,421	\$1,790
Total Construction Cost*	\$1,628,508	\$1,908,577
Other Costs	\$2,079	\$0
Project Administration	\$87,150	\$144,550
<b>Total Project Budget</b>	<b>\$1,729,158</b>	<b>\$2,054,917</b>

\*Includes design and construction contract amount, contingencies, design build costs and sales tax

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#### **UWMC Angiography Replacement, Project No. 201375 Action Reported: Establish Budget / Appoint Architect**

On August 18, 2006 an agreement for architectural services was awarded to Taylor Gregory Butterfield Architects for the UWMC Angiography Replacement project under their existing Master Agreement for Architectural Services for the UWMC. The project budget is established at \$1,145,826.

Taylor Gregory Butterfield Architects has an extensive history in hospital renovations, with particular focus on radiology departments. In addition to many projects they have worked on at the Seattle campus such as the UWMC 3-T MRI project and several projects at Harborview, they have also successfully completed similar renovations for other hospitals in the region.

The value of the design contract is \$66,277. The budget for consultant services is \$159,290. 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 Angiography Replacement project consists of approximately 1,850 square feet within the existing Angiography area. Phase I, to be completed by UW Facilities Services, includes the expansion of the physicians' and schedulers' work area. Phase II includes the enlargement of the Body Single Plane room, reconfiguring the existing control room, and creating separate rooms for the tray prep and clean storage. The UWMC will be purchasing new Angiography equipment, under a separate contract, to replace the equipment currently being used.

The design will be completed by the end of October 2006 and construction completed in March 2007 for occupancy in April 2007.

The project budget is established at \$1,145,826. Funding is available from UWMC Patient Revenue.

<b>Budget Summary:</b>	<b>Current Apprv'd Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Svcs	\$159,291	\$159,291
Total Construction Cost	\$876,934	\$876,934
Other Costs	\$15,396	\$15,396
Project Administration	\$94,205	\$94,205
<b>Total Project Budget</b>	<b>\$1,145,826</b>	<b>\$1,145,826</b>

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#### **Action Reported: UWMC Equipment Financing**

UWMC closed a 5-year equipment lease agreement with Banc of America Leasing & Capital on October 5, 2006, in the amount of \$3,167,031.06, at 3.64 percent interest. The proceeds will reimburse UWMC for the purchase of MRI equipment from Philips Medical Systems (North America).

### **Part II: Report of Actions Taken Under Specific Delegated Authority**

#### **Savery Hall Renovation**

##### **Action Reported: GC/CM Contract Award**

In November 2005, the Board of Regents authorized the use of general contractor/construction manager (GC/CM) contracting and authority was delegated to the President to award construction contracts for the Savery Hall Renovation project. Hoffman Construction was the highest scoring firm in the selection process described below and was selected for preconstruction phase services and for maximum allowable construction cost (MACC) negotiations. An Agreement for Preconstruction Services, dated September 15, 2006, has been completed. The Capital Projects Office anticipates awarding the GC/CM contract in spring 2006, subject to satisfactory performance of preconstruction services, reaching a mutually agreed upon Guaranteed Contract Cost, and availability of funding.

#### Project Description

Savery Hall, located on the Arts and Sciences quadrangle of the Seattle campus, was built in two phases. The north structure was built in 1916 and the south addition in 1919. Savery Hall is a major instructional building with 35 percent of the assignable area in classroom use. Altogether there are 25 general assignment classrooms in Savery Hall, with a total of 1,025 seats. Savery Hall houses the College of Arts and Sciences' Departments of Economics, Philosophy, and Sociology, and also provides space for the Center of Social Science Computation and Research (CSSCR), a computer resource center that provides facilities and support of all the social science units. The project is proposed to renew the facility for the current occupants. The approved project budget is \$61,200,000.

#### Scope of the Project

Savery Hall, with 102,105 gross square feet, is planned for a major renovation in 2007-2009. Savery Hall has been identified as one of the most critical renovation projects on the Seattle Campus. Savery Hall has been evaluated for seismic conditions and will be strengthened to better resist earthquakes and tie the two building structures together. There are numerous ornamental masonry attachments that should be better secured to the building's structure. The building exterior will be cleaned and sealed and architectural features will be preserved where appropriate in the building hallways and common areas. The project scope is proposed to include correction of seismic deficiencies, as well as a

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replacement of the electrical, lighting, mechanical, and communications systems. Replacing of the existing elevator, adding a second elevator, modifications to restrooms, ramping and other access improvements will also be included in the renovation to bring this heavily used instructional building into current ADA compliance.

#### Selection Process

On May 1, 2006 a Public Hearing was held to allow comments on the University's public notice for the Preliminary Determination to use the GC/CM contracting procedure. No comments were received and on May 3, 2006 the Final Determination was issued. On May 10, 2006, the Capital Projects Office published a request for proposals for GC/CM services. Two firms submitted proposals and the selection panel, composed of members from the Capital Projects Office, Building Committee, Department of Construction Administration and SRG Architects, evaluated and scored the proposals based on a maximum of 50 points. Both firms were selected for interviews on June 28, 2006 and the selection panel scored the firms based on a maximum of 35 points. Both firms were selected to receive a Request for Final Proposal. On August 10, 2006 bids for fee and specified general conditions were opened and scored based on a maximum of 15 points. Based on the results of the final overall scoring of the proposals, interviews and final proposals, Hoffman Construction Company had the highest overall score.

Hoffman Construction Company has been the GC/CM for a number of recent buildings on the University campus including the Intramural Activities Building (IMA), University of Washington Medical Center Surgery Pavilion, and the William H. Foege Building (Bioengineering and Genome Sciences). They also recently completed the renovation of Roosevelt High School for the Seattle School District.

Enclosure I: GC/CM Selection – Tabulation Form, Savery Hall Renovation

#### **Clark Hall Renovation**

##### **Action Reported: GC/CM Contract**

In November 2005, the Board of Regents authorized the use of general contractor/construction manager (GC/CM) contracting and authority was delegated to the President to award construction contracts for the Clark Hall Renovation project. Absher Construction Company was the highest scoring firm in the selection process described below and was selected for preconstruction phase services and for maximum allowable construction cost (MACC) negotiations. An Agreement for Preconstruction Services, dated October 2, 2006, has been completed. The Capital Projects Office anticipates awarding the GC/CM contract in spring 2007 subject to: satisfactory performance of preconstruction services; reaching a mutually agreed upon Guaranteed Contract Cost; and availability of funding.

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##### Project Description

Clark Hall, constructed in 1896, is one of the oldest buildings on the Seattle campus. It is on the Washington Heritage Register and originally served as the women's dormitory building and now houses instructional programs for the Navy, Army and Air Force students pursuing a University of Washington degree. The building has 30,568 gross square feet and is primarily used for instructional space and offices, including three general assignment classrooms with a total of 85 stations, one class laboratory, and three computer laboratories. The project is proposed to renew the facility for the current occupants. The approved project budget is \$18,100,000.

##### Scope of the Project

Clark Hall, with 30,568 gross square feet, is planned for a major renovation in 2007-2009. The project scope will include correction of seismic deficiencies of this wooden framed masonry building. The building exterior will be completely renewed to stop the water infiltration currently penetrating the masonry walls. The renovation will include upgrading all major building systems, correcting seismic deficiencies, improving accessibility, including adding an elevator, addressing life and safety code conditions, performing asbestos abatement, and providing updated facilities for instructional programs. All electrical, lighting, mechanical, and communications systems will be replaced, and the windows and doors will be upgraded to correct code deficiencies and reduce operating costs. An elevator will be added to this three-story building, and access to restrooms throughout the building will be improved to bring the facility into current ADA compliance. A major renovation will also allow for changes that make more efficient use of the existing space.

##### Selection Process

On May 1, 2006 a Public Hearing was held to allow comments on the University's public notice of the Preliminary Determination to use the GC/CM contracting procedure. No comments were received and on May 3, 2006 the Final Determination was issued. On May 10, 2006, the Capital Projects Office published a request for proposals for GC/CM services. Five firms submitted proposals and the selection panel, composed of members from the Capital Projects Office, Building Committee, Department of Construction Administration and Mahlum Architects, evaluated and scored the proposals based on a maximum of 50 points. Four firms were selected for interviews on June 27, 2006 and the selection panel scored the firms based on a maximum of 35 points. All four firms were selected to receive a Request for Final Proposal. On August 10, 2006 bids for fee and specified general conditions were opened and scored based on a maximum of 15 points. Based on the results of the final overall scoring of the proposals, interviews and final proposals, Absher Construction Company had the highest overall score.

Absher Construction Company is one of the State's most experienced GC/CM firms with fourteen projects completed or underway under Washington State GC/CM guidelines. This is the first GC/CM project on the University campus for Absher, though over their sixty-six year history they have constructed or renovated more than 130 major educational projects. Recent major projects include the United States Courthouse, a joint

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venture with J. A. Jones Construction, and the in progress of renovating Cleveland High School for the Seattle School District.

Enclosure II: GC/CM Selection – Tabulation Form, Clark Hall Renovation





Proposal Evaluations	GC/CM Name	Absher Construction	Hoffman Construction					
Rater #1		40.5	45.0					
Rater #2		39.0	46.0					
Rater #3		38.0	46.0					
Rater #4		40.0	47.0					
Rater #5		37.0	45.0					
Rater #6		35.0	47.0					
<b>Average Score (max. 50)</b>		<b>38.25</b>	<b>46.00</b>					

Interviews		Absher Construction	Hoffman Construction					
Rater #1		23.0	31.0					
Rater #2		26.0	30.0					
Rater #3		16.0	31.0					
Rater #4		26.0	32.0					
Rater #5		20.0	34.0					
Rater #6		21.0	34.0					
<b>Average Score (max. 35)</b>		<b>22.00</b>	<b>32.00</b>					
<b>Total Proposal and Interview</b>		<b>60.25</b>	<b>78.00</b>					

## Final Proposals (\$30,000,000 MACC)

Contractor's Fee Percentage	6.50%	7.35%						
Contractor's Fee Amount	\$1,950,000	\$2,205,000						
Specified General Conditions Amount	\$1,550,000	\$1,205,000						
Final Proposal Bid Number	\$3,500,000	<b>\$3,410,000</b>						
Low Conforming Proposal	\$3,410,000	\$3,410,000						
Difference	\$90,000	\$0						
Percentage Within Low Proposal	2.64%	0.00%						
<b>Proposal Score* (max. 15)</b>	<b>14</b>	<b>15</b>						

<b>Total Score (max. 100)</b>	<b>74.25</b>	<b>93.00</b>						
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## Final Proposal Scoring Key\*

Low Conforming Proposal	15 points
Proposals within 5% of Low Proposal	14 points
Proposals within 10% of Low Proposal	12 points
Proposals within 15% of Low Proposal	9 points
Proposals within 20% of Low Proposal	5 points
Others	0 points

## Final Ranking

<b>1st</b>	<b>Hoffman</b>
<b>2nd</b>	<b>Absher</b>
<b>3rd</b>	
<b>4th</b>	



Proposal Evaluations	GC/CM Name	Absher Construction	Bayley Construction	BNB Builders	Rafn Company	WG Clark Construction
Rater #1		41.0	40.0	31.5	42.0	39.0
Rater #2		35.0	37.0	25.0	38.0	34.0
Rater #3		38.0	40.0	26.0	39.0	36.0
Rater #4		39.0	39.0	29.0	42.0	36.0
Rater #5		41.0	38.0	27.0	41.0	39.0
<b>Average Score (max. 50)</b>		<b>38.80</b>	<b>38.80</b>	<b>27.70</b>	<b>40.40</b>	<b>36.80</b>

## Interviews

Rater #1		23.0	23.0		27.0	23.0
Rater #2		25.0	27.0		31.0	26.0
Rater #3		26.0	27.0		30.0	25.0
Rater #4		25.0	28.0		31.0	27.0
Rater #5		22.0	25.0		28.0	22.0
Rater #6		24.0	25.0		30.0	25.0
<b>Average Score (max. 35)</b>		<b>24.17</b>	<b>25.83</b>		<b>29.50</b>	<b>24.67</b>
<b>Total Proposal and Interview</b>		<b>62.97</b>	<b>64.63</b>		<b>69.90</b>	<b>61.47</b>

## Final Proposals (\$9,000,000 MACC)

Contractor's Fee Percentage	7.20%	5.60%		7.86%	7.46%
Contractor's Fee Amount	\$648,000	\$504,000		\$707,400	\$671,400
Specified General Conditions Amount	\$685,000	\$899,900		\$1,007,405	\$912,782
Final Proposal Bid Number	<b>\$1,333,000</b>	\$1,403,900		\$1,714,805	\$1,584,182
Low Conforming Proposal	\$1,333,000	\$1,333,000		\$1,333,000	\$1,333,000
Difference	\$0	\$70,900		\$381,805	\$251,182
Percentage Within Low Proposal	0.00%	5.32%		28.64%	18.84%
<b>Proposal Score* (max. 15)</b>	<b>15</b>	<b>12</b>		<b>0</b>	<b>5</b>

<b>Total Score (max. 100)</b>	<b>77.97</b>	<b>76.63</b>		<b>69.90</b>	<b>66.47</b>
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## Final Proposal Scoring Key\*

Low Conforming Proposal	15 points
Proposals within 5% of Low Proposal	14 points
Proposals within 10% of Low Proposal	12 points
Proposals within 15% of Low Proposal	9 points
Proposals within 20% of Low Proposal	5 points
Others	0 points

## Final Ranking

<b>1st</b>	<b>Absher</b>
<b>2nd</b>	<b>Bayley</b>
<b>3rd</b>	<b>Rafn</b>
<b>4th</b>	<b>WG Clark</b>

