

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.

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

**Action Reported: Contract Award**

On June 18, 2007, a construction contract was awarded to CTS Northwest, Inc. for the Power Cable Replacement project. The bid amount, which includes six additive alternates, is \$707,000, compared to a budgeted amount of \$585,000. This was the only bid received for this project.

CTS Northwest is an electrical contractor located in Seattle who has performed numerous electrical and in particular, medium voltage electrical projects on campus, including several transformer and cable replacement projects.

This project will remove existing feeders and replace with new feeders; remove parking lot lighting from 2400v system in NW7 and re-feed tunnel lighting fed from a normal power circuit to an emergency circuit.

The project budget is \$1,000,000. The project was funded with an additional \$90,000 to allow award of all the alternates.

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	\$169,052
Total Construction Cost*	\$712,900	\$816,118
Other Costs	\$52,318	\$20,613
Project Administration	\$85,202	\$84,205
<b>Total Project Budget</b>	<b>\$1,000,000</b>	<b>\$1,089,9882</b>

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

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**Haggett Hall North Tower Improvements, Project No. 201759**

**Action Reported: Architect Appointment/Establish Project Budget/Construction Contract Award**

On October 16, 2006, an agreement for architectural services was awarded to Mithun for the Haggett Hall North Tower Improvements project under their existing Master Agreement for Architectural Services for Housing and Food Services projects. Mithun successfully completed projects renovating the HUB, McMahan Hall and Terry Lander Hall food service and dining facilities and recently completed improvements on the south tower of Haggett Hall.

The value of the design contract is \$136,575. The proposed budget for all consultant services for the project is \$278,049. The balance of the design budget is intended for constructability review, design program changes, document reproduction and hazardous materials consulting fees.

On May 3, 2007, a construction contract was awarded to Western Ventures Construction, Inc. for the Haggett Hall North Tower Improvements. Two bids were received and the low bid was \$1,443,000 versus a budgeted value of \$1,528,474 for this work. The high bid was \$1,830,000. Western Ventures has successfully completed several projects at the UW.

Housing and Food Services at regular intervals updates its dormitory facilities. This project will renovate all bathrooms with new fixtures, lighting, improved ventilation, and finishes; provide carpeting in the hallways and lounges; make an existing toilet room ADA accessible in a Residential Advisor suite; and provides an ADA accessible unisex toilet adjacent to the catering dining rooms.

Construction began on May 14, 2007, will be substantially complete on August 31, 2007 for fall quarter occupancy.

The project budget was established at \$2,400,000. Funding for this project is from Housing and Food Service revenues.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Services	\$278,049	\$222,676
Total Construction Cost*	\$1,929,057	\$1,797,183
Other Costs	\$20,895	\$41,671
Project Administration	\$171,999	\$176,300
<b>Total Project Budget</b>	<b>\$2,400,000</b>	<b>\$2,237,830</b>

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

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**1401 N.E. Boat Street Marina Renovation, Project No. 10386**

**Action Reported: Contract Award**

On July 3, 2007, a construction contract was awarded to Caicos Corporation for the 1401 N.E. Boat Street Marina Renovation project. Three bids were received and the low bid was \$1,964,000 versus a budgeted value of \$2,085,673 for this work. The high bid was \$2,807,000.

This project will replace the existing badly deteriorated wood and cedar log float boat marina, which is beyond its useful life with a high-density polyethylene (HPDE) plastic float and decking system with steel supporting piles. The approximately 14,000 square foot, 100-slip marina will be reconfigured to accommodate a larger range of boat sizes from 25 to 50 feet in length in approximately 71 slips. Improvements include power, water, a fire standpipe system for the floats, ADA access to the boat slips, and a car-top-boat-launch for small watercraft.

Caicos Corporation is a general contractor which is experienced in the construction of marinas and near shore renovation projects. Caicos recently completed the Hudson Point Marina in Port Townsend in June 2007 and previously completed the Oceanography Dock Repair Project at the University of Washington.

Construction procurement will begin in July 2007 with in-water work scheduled between October 1, 2007 and February 27, 2008 corresponding with the “fish window”, for occupancy in March 2008.

The project budget is \$3,199,824. Funding is available from the University of Washington Real Estate Office in a combination of cash reserves and Interfund Loan, with \$85,000 in Central Funds for the car top boat launch component.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Services	\$403,156	\$470,880
Total Construction Cost*	\$2,586,902	\$2,456,779
Other Costs	\$14,509	\$14,485
Project Administration	\$195,257	\$195,257
<b>Total Project Budget</b>	<b>\$3,199,824</b>	<b>\$3,137,401</b>

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

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**Benjamin Hall Interdisciplinary Research Building Tenant Improvements  
Ecogenomics Lab, Project No. 202017**

**Action Reported: Award Construction Contract/Establish Project Budget**

The Ecogenomics Tenant Improvement project will provide new laboratories for Dr. Virginia Armbrust and her team in the College of Oceanography & Fishery Science, occupying 10,829 square feet on the third floor of the Benjamin Hall Interdisciplinary Building (Ben Hall). This is the fourth tenant improvement project in the building to be accomplished under a Design-Build-Operate-Maintain (DBOM) contract awarded to M. A. Mortenson on June 22, 2004. The DBOM contract was originally awarded to provide design and construction of the core and shell of the Ben Hall. At the time of the DBOM contract award, it was intended that future tenant improvement work be accomplished under this DBOM agreement.

On April 09, 2007, a change order for design-build services was awarded to M.A. Mortenson for the Ben Hall Ecogenomics Tenant Improvements project. The design work is performed by the same design-build team that completed previous tenant improvements. On May 30, 2007, a change order was issued to establish the construction contract amount at \$3,426,568?

M. A. Mortenson has a long history with UW projects including the Paul G. Allen Center for Computer Sciences & Engineering and Architecture Hall renovation project.

Construction began on June 8, 2007 with an anticipated construction completion date of November 2, 2007 for occupancy later that month.

The project budget is established at \$4,000,000. The funding totaling the forecast amount of \$3,850,000 includes \$1,404,000 from the Moore Foundation, \$1,000,000 from the Provost's Research Investment Fund, \$200,000 from College of Fisheries Sciences Research Initiative Fund, and \$1,246,000 from 2004 General Revenue Bonds (Tenant Improvement Bonds). No sales tax is included in the budget as this research tenant qualifies for tax deferral status.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Services*	\$10,000	\$10,440
Total Design – Build Construction Cost**	\$3,509,066	\$3,426,568
Other Costs	\$280,934	\$203,992
Project Administration	\$200,000	\$209,000
<b>Total Project Budget</b>	<b>\$4,000,000</b>	<b>\$3,850,000</b>

\* Refers to fees to consultants retained by University to prepare furniture specifications

\*\* Includes design fees, construction contract amount, contingencies and no state sales tax.

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**Health Sciences Center WaNPRC I-Wing Surgery Corridor and Cagewash**

**Project No. 201925**

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

On May 17, 2007, an agreement for architectural services was awarded to Stock & Associates, Inc. for the Washington National Primate Research Center (WaNPRC) I-Wing Surgery Corridor and Cagewash. The value of the design contract is \$81,315. The proposed budget for all consultant services for the project is \$211,205. The balance of the design budget is intended for predesign, commissioning, ventilation balancing, hazardous materials design, record documents, and site investigations.

Stock & Associates, Inc. was founded in Seattle in 1996 and has a successful track record of laboratory and health science renovation projects at the University. Recent projects include the Dr. Sharona Gordon Lab for the School of Medicine and the Jacobson Lab Renovation for the School of Dentistry.

This project is one of several located in the Health Sciences Center that will help resolve some of the issues arising from a recent regulatory review. This particular project in the I-Wing helps to properly segregate animal areas from non-animal areas, as well as relocating a cage wash area to a space where the infrastructure can adequately handle the moisture-laden exhaust. Construction is expected to begin in January of 2008. Occupancy is scheduled for September 2008.

The project budget was established at \$1,183,464. Funding for this project is being provided by Federal Grants.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost at Completion</b>
Total Consultant Services	\$ 211,205	\$ 211,205
Total Construction Cost *	\$ 835,435	\$ 835,435
Other Costs	\$ 38,483	\$ 38,483
Project Administration	\$ 98,341	\$ 98,341
<b>Total Project Budget</b>	<b>\$ 1,183,464</b>	<b>\$ 1,183,464</b>

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

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**Harborview Medical Center Gamma Knife Angiography Renovations**

**Project No. 201202**

**Action Reported: Construction Contract Award**

On June 8, 2007, a construction contract was awarded to Regency NW Construction, Inc. (Regency) for the Harborview Medical Center Gamma Knife Angiography Renovations project. Two bids were received for this project and the low bid was \$1,716,000 versus a budgeted amount of \$1,865,295. The high bid was \$1,720,000.

The project scope includes a three-phased renovation within occupied space on the ground floor of the East Hospital of Harborview Medical Center (Harborview). This project will renovate space for new radiology equipment to be purchased and installed by Harborview under a separate contract. Improvements include new offices and patient/nursing support areas for related departments, as well as an additional angiography bi-plane suite with patient/nursing support functions.

Regency is a general contractor based in the Seattle area and has successfully completed over forty projects at the University of Washington Seattle campus, University of Washington Medical Center and Harborview Medical Center. Past project experience includes various computed tomography (CT) scanner installations at local acute care hospitals and the construction of the Gamma Knife Center at Harborview Medical Center.

Construction will start in July 2007, with completion in May 2008. The spaces will be occupied in phases.

The current Management Agreement between the University of Washington and Harborview and King County limits UW-managed projects to \$1,000,000. In December 2006, the UW received special permission from King County to manage this project. The project budget is \$3,200,000. Funding is available from Harborview's Capital Improvement Program budget.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost at Completion</b>
Total Consultant Services	\$443,149	\$442,591
Total Construction Cost *	\$2,528,095	\$2,242,468
Other Costs	\$22,899	\$9,084
Project Administration	\$205,857	\$205,857
<b>Total Project Budget</b>	<b>\$3,200,000</b>	<b>\$2,900,000</b>

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

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**Harborview Medical Center MRI Installation, Project No. 201420**

**Action Reported: Construction Contract Award**

On June 8, 2007, a construction contract was awarded to Regency NW Construction, Inc. (Regency) for the Harborview Medical Center Magnetic Resonance Imaging (MRI) Renovation project. Only one bid was received for this project at \$1,359,000 versus a budgeted amount of \$1,343,251.

The project scope includes a two-phased renovation within occupied space on the ground floor of the West Hospital of Harborview Medical Center (Harborview). This project will renovate space for a second MRI to be purchased and installed by Harborview under a separate contract. Improvements include renovation of the radiology patient/nursing support areas.

Regency is a general contractor based in the Seattle area and has successfully completed over 40 projects at the University of Washington (UW) Seattle campus, University of Washington Medical Center and Harborview Medical Center. Past project experience includes the installation of a new 3T MRI for the University of Washington Medical Center and several operating room installations involving various complex radiological equipment, both for Harborview Medical Center and other local acute care hospitals.

Construction will start in July 2007, with completion in January 2008.

The current Management Agreement between the University of Washington and Harborview and King County limits UW managed projects to \$1,000,000. In December 2006, the UW received special permission from King County to manage this project. The project budget is \$2,097,000. Funding is available from Harborview's Capital Improvement Program budget.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost at Completion</b>
Total Consultant Services	\$224,664	\$246,774
Total Construction Cost *	\$1,680,676	\$1,701,943
Other Costs	\$15,763	\$15,940
Project Administration	\$155,897	\$155,897
<b>Total Project Budget</b>	<b>\$2,097,000</b>	<b>\$2,120,554</b>

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