

**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.

**1. Report of Actions Taken Under General Delegated Authority****Master Agreements for Architectural Services, Consultant Selection**

On March 15, 2007, the Capital Projects Office awarded term contracts for architectural services to four Washington architectural firms: Perkins/Will, Ambia, Collins Woerman, and Stock & Associates. The four successful firms were selected from seven respondents to a public solicitation. The contracts are limited to the laboratory type projects on the Seattle campus. Projects will be valued from \$35,000 to \$4,000,000. Work covered by the contracts will also include cost estimating, feasibility studies and capital planning for future projects. The total project value of all work executed under any individual contract will not exceed \$5,000,000. The contract term is two years with an option for a third year.

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**Meany Theater 164 Dimming System, Project #200350**

**Action Reported: Contract Award**

On March 16, 2007 a construction contract was awarded to EHS Electrical Contractors, LLC for the construction of the Meany Theater Dimming System. This contract was awarded in the amount of \$1,735,527 which included Alternates 1, 2, 4, and 5. A total of two bids were received for the project. The budget for construction is \$1,717,000. Contingencies within the construction budget were adjusted slightly to allow for the award.

EHS is a large local electrical contractor that has been performing work for the University of Washington for over twenty years. Recent projects include the Law School, Johnson and Guggenheim renovations, and the IMA expansion. In addition, they have worked on several local theater lighting projects.

This project will replace the failing stage and auditorium lighting control with a reliable and programmable system. It also includes replacement of damaged wiring currently out of code, replacement of existing drop boxes with new, additional circuit raceways on stage to serve fixture supports with multi-circuit cables and installation of additional overhead circuits.

The project budget is \$2,940,668. The project is currently funded with \$1,500,000 from 2005-2007 Arts & Sciences Program Renewal Funds and \$1,000,000 from 2005-2007 Provost's Capital Reserves. The remaining \$440,668 will be funded from the 2007-2009 Arts & Sciences 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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**UW Tacoma Soil Remediation, Project No. 1752E**

**Action Reported: Budget Adjustment**

On March 12, 2007, after continuing negotiations and meetings with the Washington Department of Ecology (Ecology), the UW Tacoma Soil Remediation project scope was expanded and the budget increased from \$2,090,000 to \$2,600,000.

In April 2003, a draft feasibility study was issued to meet the requirements of an Agreed Order between the UW and Ecology. A prolonged negotiation with Ecology over the source of two tri chloral ethylene (TCE) groundwater plumes has created the need to provide more studies and update the study. The budget increase will cover the cost to update the study by allowing for the installation of new groundwater test wells, additional testing from the new and existing groundwater test wells, fees for continued negotiation with Ecology, and project support from the Capital Projects Office.

The UW Tacoma Soils Remediation project was established in 1994 to perform soil contamination investigation of the UW Tacoma campus for the purpose of establishing the source of contamination and to recommend the best clean up strategies. The project will be complete upon approval by Ecology of a study that recommends clean up action plans for site contamination. Recommended clean up projects will be funded separately from this project. The UW Tacoma campus has expanded since the Agreed Order and the newer property acquisitions are not included.

Consultant investigation began in 1994 and has continued through present. The budget for the UW Tacoma Soil Remediation project is \$2,600,000 and is funded by UW Tacoma Site Acquisition and Soil Remediation Funds.

<b>Budget Summary:</b>	<b>Previously Approved Budget</b>	<b>Current Approved Budget</b>
Total Consultant Svcs	\$1,367,492	\$ 1,652,020
Total Construction Cost*	\$517,551	\$ 517,551
Other Costs	\$ 100,457	\$ 270,429
Project Administration	\$104,500	\$ 160,000
<b>Total Project Budget</b>	<b>\$ 2,090,000</b>	<b>\$ 2,600,000</b>

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

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### **School of Medicine**

#### **Action Reported: Mouse Cage Racking Systems Purchase – P.O. #349257**

The Department of Comparative Medicine, a Department within the UW School of Medicine, purchased new mouse cage racking systems. This purchase, which will be installed in the animal care facility located in the Foege Building, will ensure compliance and accreditation with the Association for Assessment and Accreditation of Laboratory Animal Care International (AAALAC), an organization that promotes the humane treatment of animals in science through voluntary accreditation and assessment programs.

A sole source purchase order was issued to Allentown Incorporated based on compatibility and interchangeability with existing caging systems. The total contract price is not to exceed \$1,100,000 for thirty positive/negative controlled mouse cage racking systems. The purchase is sales tax-exempt. Funding for this purchase is available through a School of Medicine Facility Renovation Fund budget. Up to twenty additional racking systems may be purchased within the next 12 months at existing unit prices, in an amount not to exceed \$750,000.

## **2. Report of Actions Taken Under Specific Delegated Authority**

### **Consolidated Bagley Labs Project**

#### **Action Reported: Contract Award**

Following Regent approval in October 2006, a construction contract was awarded to Bayley Construction January 31, 2007 for \$5,847,900 for the Consolidated Bagley Labs Project. Three bids were received for the project; the high bid was \$6,218,200. The budgeted construction cost was \$5,809,703.

Bayley Construction provides a wide variety of construction services and has experience with a broad range of project types. Previous projects at the University include the UWMC East Wing re-cladding/addition project and alterations to the Nephrology department suite on the 12<sup>th</sup> floor of BB Wing.

The Consolidated Bagley Lab Project combined three separately designed laboratory projects in Bagley Hall for the purposes of constructing the improvements as a single project. The Bagley Hall 2<sup>nd</sup> Floor Undergraduate Instructional Lab will renovate a laboratory for freshman chemistry instruction, providing two studio-lab spaces, each with lab benches for 24 students, and a common instrument room, including renovation of other support spaces and the second floor corridors. The Bagley 3<sup>rd</sup> Floor West Photonics Remodel will remodel existing office space into photonics research labs. The Bagley Hall 4<sup>th</sup>

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Floor Research Lab Alterations projects will renovate three 4<sup>th</sup> floor labs and an office that were vacated by Bioengineering for generic chemistry use, increasing the number of fume hoods in the labs and fully renovating one of the lab suites.

Construction activities started in February 2007 and are expected to be complete September 2007 for occupancy at the start of fall quarter 2007.

The project budget is \$9,900,000; the forecasted cost at completion is \$9,664,298. Committed funding is available from the College of Arts and Sciences for \$1,700,000, a non-state revenue grant of \$2,000,000, and University Central Funds of \$6,491,740.

<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Services	\$1,200,990	\$1,200,743
Total Construction Cost*	\$7,640,958	\$7,449,382
Other Costs	\$366,814	\$322,935
Project Administration	\$691,238	\$691,238
<b>Total Project Budget</b>	<b>\$9,900,000</b>	<b>\$9,664,298</b>

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

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### **Business School Project - Phase 1: New Building – Delegated Authority**

At the September 2006 Board of Regents meeting the use of alternative public works utilizing the General Contractor/Construction Manager (GC/CM) method of contracting was approved; and the President was delegated authority to award construction contracts.

On December 19, 2006, after issuing a preliminary determination, providing a public notification and review process, at which no comments were received, the University issued the Final Determination to use the general contractor/construction manager (GC/CM) procedure provided for in RCW 39.10.

On January 18, 2007, in response to the Request for Proposals for GC/CM services, four construction firms submitted proposals for GC/CM services. Three firms were interviewed on February 8, 2007. Based on the scoring of the proposals and interviews, Sellen Construction and Skanska USA Building Inc were requested to submit a Final Proposal for Contractor Fee and Specified General Conditions on February 28, 2007.

The firm with the highest total score resulting from the scoring of the Proposal, the Interview and the results of the Final Proposal was Sellen Construction and they were selected to provide Preconstruction Services and for Maximum Allowable Construction Cost (MACC) negotiations. Their bid for Fee and Specified General Conditions was \$3,885,777, versus a budget of \$5,219,665. An Agreement for Preconstruction services was finalized on March 22, 2007.

Sellen Construction, founded in Seattle in 1944, has constructed the Conibear Shellhouse and Hec Edmundson Pavilion projects on the University campus. They have also completed the Harborview Research and Training Facility and the UW Medicine's South Lake Union campus second phase building.

Attachment: GC/CM Selection Tabulation Form