

## 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 Senior Vice President for Finance and Facilities in Administrative 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**CAPITAL PROJECT BUDGETS**Engineering Library and Loew Hall Fire Safety, Project 202750****Action Reported: Engineer Appointment and Establish Project Budget**

On September 24, 2008, an agreement for engineering services was awarded to FSi Consulting Engineers for the Engineering Library and Loew Hall Fire Safety project under their existing master engineering services contract. The value of the design contract is \$64,743, and the proposed budget for all consultant services for the project is \$122,759. The balance of the consultant budget is intended for site investigations, hazardous material survey and construction phase services.

FSi Consulting Engineers is a Seattle based mechanical and fire safety engineering firm with experience at the University. As a prime consultant, the firm has recently completed a fire safety design at Marine Studies and is working on fire safety predesigns at Odegaard Undergraduate Library, Hitchcock Hall and the CHDD School. They have worked as a subconsultant for a variety of lab renovations in the Health Sciences complex and in Bagley Hall. As both a prime and subconsultant, FSi has experience in a wide variety of project types with several King County departments and with community colleges in Seattle, Everett, and Edmonds.

The project will replace an outdated joint fire alarm and sprinkler system for Engineering Library and Loew Hall with new separate fire alarm systems for each building. The joint fire sprinkler system provides partial coverage in both buildings. The new separate fire protection sprinkler systems will protect all of Engineering Library and one floor of Loew Hall. Design is planned to be complete in January 2009. Construction is anticipating starting March 2009 and being complete in October 2009.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

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

The project funding is established at \$1,690,000 and based on a predesign study completed in August 2008. Funding is available from University Capital Safety funds administered by Environmental Health and Safety.

<b>Budget Summary:</b>	<b>Current Apprv'd Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Svcs	\$122,759	\$122,759
Total Construction Cost*	\$1,397,000	\$1,397,000
Other Costs	\$44,886	\$44,886
Project Administration	\$125,355	\$125,355
<b>Total Project Budget</b>	<b>\$1,690,000</b>	<b>\$1,690,000</b>

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

#### **Master Term Agreement for On-Call Industrial Mechanical Engineering Services**

##### **Action Reported: Appoint Engineer**

In September 2008, the Capital Projects Office advertised for firms interested in providing on-call industrial mechanical engineering services. Six firms responded to the Request for Qualifications, and two firms were interviewed on October 20, 2008. The interview team has selected Harris Group Inc. to be awarded the term agreement for on-call industrial mechanical engineering services, subject to successful negotiation of the engineering and professional services agreements.

Harris Group Inc. is based in Seattle, Washington with 80 local employees and 350 employees company-wide. It has been in business since 1975. Harris Group Inc has worked recently with Port of Seattle, Boeing, Weyerhaeuser, PACCAR, Washington State University as well as past projects with University of Washington.

The on-call Master Term Agreement is intended for various mechanical engineering projects, primarily in the Power Plant. As individual projects arise, the parties will negotiate the scope of work and fee and formalize it in a project authorization. Project authorizations under the Master Term Agreement must be executed prior to the expiration of the Master Term Agreement, and will be limited to those with a total project budget (including design, construction, contingency, and other costs) of less than \$4 million.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Actions Taken Under Delegated Authority (continued p. 3)

The term agreement will be for an initial two-year period with an optional two-year renewal (for a maximum of four years), and have a total project value of \$5 million. If the consultant performs well on work awarded during the first two-year period then it is the intention of the Capital Projects Office is to continue engineering services with the same consultant for a second two-year period. It is anticipated that working with a consultant with successful recent experience in the design and delivery of projects for the University of Washington may result in the production of better design documents in a more timely fashion. It also assures that planning work initiated at the latter end of the first two-year period can be executed by the same consultant in the second two-year period.

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

#### **Denny Hall Renovation Project**

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

At the January 2008 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 April 9, 2008, in response to the Request for Proposals for GC/CM services, five construction firms submitted proposals for GC/CM services. Four firms were interviewed on May 6, 2008. Based on the scoring of the proposals and interviews, Absher Construction, BN Builders, Hoffman Construction and M.A. Mortenson were requested to submit a Final Proposal for Contractor Fee and Specified General Conditions on May 22, 2008.

The firm with the highest total score resulting from the scoring of the Proposal, the Interview and the results of the Final Proposal was BN Builders 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 \$2,892,000, versus a budget of \$3,097,363. An Agreement for Preconstruction services was finalized on July 11, 2008.

BN Builders, founded in Seattle in 2000, has constructed over 200 remodel and renovation projects, including the 50,000 SF Regional Medical Center Research Facility and the 17,000 SF Research Institute, Phase 1 for Children's Hospital and Regional Medical Center. They have also completed the renovation of Pinkerton Hall at the UW Tacoma campus. Key members of the BNB Denny Hall project

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Actions Taken Under Delegated Authority (continued p. 4)

team, while employed by other contractors, have been involved with several projects on the University campus, including Architecture Hall Renovation, Benjamin Hall Interdisciplinary Research Center, Paul G. Allen Center for Computer Science and Engineering, and Suzallo Library Renovation.

#### **Lewis Hall Renovation**

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

At the May 2007 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 June 20, 2008, in response to the Request for Proposals for GC/CM services, six construction firms submitted proposals for GC/CM services. All six firms were interviewed on July 22 and 23, 2008. Based on the scoring of the proposals and interviews, five firms were requested to submit a Final Proposal for Contractor Fee and Specified General Conditions on August 12, 2008.

The firm with the highest total score resulting from the scoring of the Proposal, the Interview and the results of the Final Proposal was W.G. Clark Construction Co. 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 \$1,372,558, versus a budget of \$1,291,799. An Agreement for Preconstruction services was finalized on September 10, 2008.

W.G. Clark Construction Co. was founded in Seattle in 1910 and currently has 250 employees with the focus of their work in the Pacific Northwest. W.G. Clark is new to the University but they have completed numerous GC/CM projects for a number of Housing Authorities in the Puget Sound area and approximately 80% of their projects are negotiated with involvement starting during the design phase. Their work includes numerous renovation projects and they have completed ten projects in the last ten years with the Mithun, the project architect.

#### **Molecular Engineering Building**

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

At the March 2008 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.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Actions Taken Under Delegated Authority (continued p. 5)

On June 27, 2008, in response to the Request for Proposals for GC/CM services, five construction firms submitted proposals for GC/CM services. Four firms were interviewed on July 24, 2008. Based on the scoring of the proposals and interviews, Sellen Construction, Hoffman Construction, and Skanska USA Building Inc were requested to submit a Final Proposal for Contractor Fee and Specified General Conditions on August 7, 2008.

The firm with the highest total score resulting from the scoring of the Proposal, the Interview, and the results of the Final Proposal was Hoffman 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 \$4,075,000, versus a budget of \$4,118,968. An Agreement for Preconstruction services was finalized on August 26, 2008.

Hoffman Construction, founded in Portland, Oregon in 1922, has constructed several projects on the University campus, including the William H. Foegen Bioengineering/Genome Sciences Building, UW Medical Center Surgery Pavilion, UW Medical Center Muilenberg Tower Remodel, and the IMA Expansion, and is currently in progress on the Savery Hall Renovation. They have extensive experience with cutting-edge laboratory and research facilities for both higher education and private sector clients.

#### **Savery Hall Renovation**

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

At the November 2005 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 March 1, 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 May 31, 2006, in response to the Request for Proposals for GC/CM services, two construction firms, Absher Construction and Hoffman Construction, submitted proposals for GC/CM services. Both firms were interviewed on June 21, 2006. Based on the scoring of the proposals and interviews, both were

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Actions Taken Under Delegated Authority (continued p. 6)

requested to submit a Final Proposal for Contractor Fee and Specified General Conditions on August 10, 2006.

The firm with the highest total score resulting from the scoring of the Proposal, the Interview and the results of the Final Proposal was Hoffman 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 \$3,410,000, versus a budget of \$4,997,846. An Agreement for Preconstruction services was finalized on September 15, 2006.

Hoffman Construction, opened the Seattle office in 1929, has recently constructed the IMA Building, Bioengineering/Genome Sciences Building, and the UW Surgery Pavilion on the University campus.

#### **University of Washington Tacoma Phase 3 Action Reported: Preconstruction Services Contract Award**

Following Regent approval in March 2008 of the President's delegated authority to award a GC/CM construction contract for the UW Tacoma Phase 3 project, subject to no significant changes in scope, the forecast cost being within 10% of the budget and funding being in place, a preconstruction services contract for \$329,055 was awarded to John Korsmo Construction on October 9, 2008. Five firms submitted qualifications, four of whom were interviewed. Three firms were selected to submit final proposals. Korsmo emerged from the GC/CM competition as the highest scoring proposer.

Korsmo Construction is a Tacoma based firm that was established in the late 1940's providing a wide variety of construction services, with a broad range of project types. Korsmo recently completed the Phillip Hall (Assembly Hall) project at UW Tacoma. Other projects for Korsmo include K-12 facilities, light industrial and commercial projects. Korsmo, in a joint-venture with Watts Constructors, recently completed the restoration of the Paradise Inn and the new Jackson Visitor Center at Mt. Rainier National Park.

The firm with the highest total score resulting from the scoring of the Proposal, the Interview and the results of the Final Proposal was John Korsmo Construction and it was selected to provide Preconstruction Services and for Maximum Allowable Construction Cost (MACC) negotiations. Korsmo's bid for Fee and Specified General Conditions was \$3,224,843, versus a budget of \$3,154,486. An Agreement for Preconstruction services was finalized on October 9, 2008.