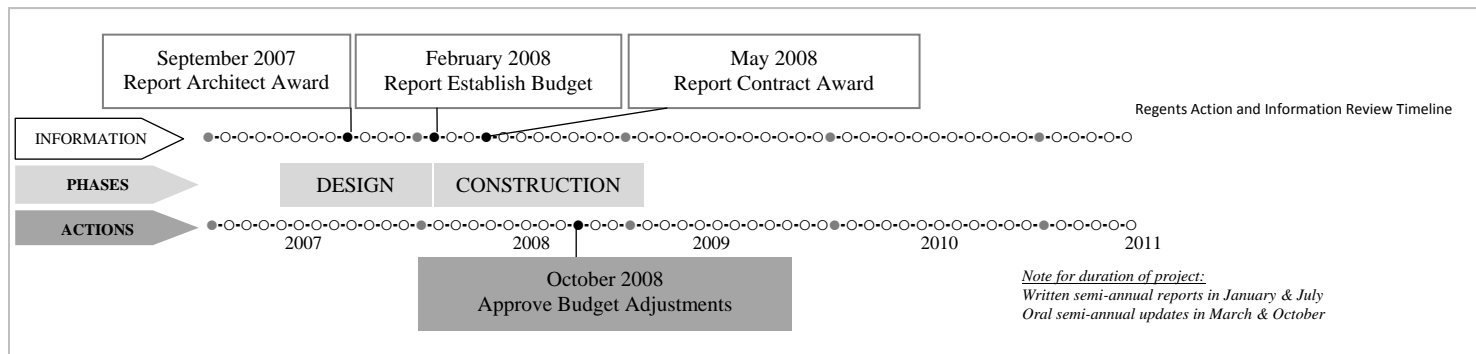


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UWMC NN 1<sup>st</sup> Floor Radiation Oncology Renovation – Approve Budget Adjustment



RECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Board of Regents approve an increase in the total project budget for the University of Washington Medical Center (UWMC) NN 1<sup>st</sup> Floor Radiation Oncology Renovation project from \$4,177,107 to \$5,300,000.

BACKGROUND:

This project renovates the UWMC’s three existing linear accelerator vaults, and creates a new vault in NN-119 for an added fourth linear accelerator - for a total of four vaults. It also creates a new remodeled sub-waiting and changing area for radiation oncology patients, an expanded physicians’ workroom space, provides renovated control spaces for each of the accelerator vaults and creates a new patient holding room. In addition, the project will also renovate and prepare room NN-115 and associated control room space for a new Computed Tomography (CT)/Simulator device.

Phased with the construction work will be the refurbishment of two existing linear accelerators, installation of a new linear accelerator, a CT/Simulator, and a new Synergy Hexapod linear accelerator. The UWMC Radiation Oncology Department will purchase and install the equipment separately from this project.

PREVIOUS ACTION:

The following actions were reported under delegated authority.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### UWMC NN-1<sup>st</sup> Floor Radiation Oncology Renovation – Approve Budget Adjustment (continued p. 2)

In September 2007, reported that an agreement for architectural services was awarded to Taylor Gregory Butterfield Architects under their master services architectural agreement.

In February 2008, reported that the project budget was established at \$4,177,107 for this project.

In May 2008, reported that a construction contract was awarded to Kirtley-Cole Associates LLC for this project. The low bid received was \$2,551,709, compared to a budgeted construction cost of \$2,328,724. The project budget forecast was revised to \$4,498,936 to reflect the higher than budgeted bids.

#### CURRENT PROJECT STATUS:

Since the construction contract was awarded, the project has encountered several unanticipated changes. In response to a review comment from the Washington State Department of Health (DoH) “C” was determined to be classified as an operating room. While there was no change in the previously approved patient procedures in Vault C, it was DOH’s interpretation that procedures being performed needed to conform to operating room requirements. Due to the lengthy review process this interpretation was made after the start of construction. Only Vault C was affected, because it is the only vault used to perform the procedures that resulted in the reclassification. This reclassification triggered significant mechanical, electrical, and life safety system modifications to meet DoH guidelines. The forecast cost of these changes is approximately \$500,000 and five week schedule delay. A high-density concrete wall for the new vault in NN-119 could not be cast-in-place as designed so a high-density concrete block wall was substituted for an additional cost of approximately \$150,000. Unknown site conditions such as excessive concrete structure, mechanical and electrical systems have contributed to the remainder of the budget increase.

Construction activities began April 7, 2008. As a result of the added scope of work the completion is delayed from May 2009 to June 2009. Occupancy will be phased as each linear accelerator installation or refurbishment is completed.

Funding, including the forecast increased cost for the project is from University of Washington Medical Center patient revenues.

Attachment: *Capital Projects Office Budget Summary*

F-5/210-08,10/16/08

**UNIVERSITY OF WASHINGTON  
CAPITAL PROJECTS OFFICE • SUMMARY PROJECT BUDGET**

PROJECT: UWMC NN 1st Floor Radiation Oncology Renovation

Project Number: 201841

ESTIMATED DATE OF COMPLETION: June 2009

Current Approved Budget	Forecast Cost at Completion
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**BUDGET SUMMARY:**

<b>A. ACQUISITION</b>	0	0
<b>B. CONSULTANT SERVICES</b>		
1. PREDESIGN	53,000	43,000
2. BASIC DESIGN SERVICES	301,000	296,000
3. EXTRA SERVICES/REIMBURSABLES	36,000	156,000
4. OTHER SERVICES	125,000	142,000
5. DESIGN SERVICES CONTINGENCY	119,000	135,000
<b>TOTAL CONSULTANT SERVICES</b>	634,000	772,000
<b>C. PRIMARY CONSTRUCTION CONTRACTS</b>		
1. MAX.ALLOW.CONST.COST (MACC)	2,434,000	2,627,000
2. GC/CM OR DB COSTS	0	0
3. SALES TAX ON CONSTRUCTION	217,000	236,000
GUARANTEED CONTRACT COST	2,651,000	2,863,000
4. CONSTRUCTION CONTINGENCY	487,000	1,202,000
5. SALES TAX ON CONTINGENCY	34,000	102,000
<b>TOTAL CONSTRUCTION COSTS</b>	3,172,000	4,167,000
<b>D. EQUIPMENT</b>	3,000	0
<b>E. ARTWORK</b>	0	0
<b>F. OTHER COSTS</b>	77,000	70,000
<b>G. PROJECT ADMINISTRATION</b>	291,000	291,000
<b>H. RELATED PROJS/MITIGATION</b>	0	0
<b>TOTAL PROJECT BUDGET</b>	4,177,000	5,300,000

**SOURCE OF FUNDS:**

UW BUILDING ACCOUNT/BRF		
STATE GEN'L FUND GO BONDS/NOTES		
UW NON-STATE REVENUE	4,499,000	5,300,000
<b>TOTAL SOURCE OF FUNDS</b>	4,499,000	5,300,000