

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 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.

REPORT OF ACTIONS TAKEN UNDER GENERAL DELEGATED AUTHORITY –
CAPITAL PROJECT BUDGETS

1. Power Plant, South and Middle Cooling Tower Refurbishment,
Project No. 203458
Actions Reported: Select Engineer / Adopt Budget

On September 23, 2010, a budget for the Power Plant, South and Middle Cooling Tower Refurbishment project was approved for \$1,900,000. The original scope of the project was to complete design only. On October 22, 2010, a contract for engineering services was awarded to Wood Harbinger Inc. under their existing Master Term Agreement for Engineering Services. The agreement amount for basic services is \$100,000 versus a budget value of \$134,000 for design consultants. The balance of the design budget is intended for predesign services, hazardous materials and commissioning consultants and design contingency.

Wood Harbinger is a multidiscipline engineering firm, headquartered in Bellevue Washington. They have completed several successful projects for the University under their master term agreements for HVAC consulting services awarded in March 2009. Wood Harbinger has experience in the design of retrofit projects of all sizes where minimal or no down time is allowed and with requirements for temporary backup systems during construction, design of construction phasing, and close coordination with the owner/operator to establish construction criteria.

The original eight south cooling towers were constructed in 1965. The four middle cooling towers were added in two phases. The first two were constructed in 1976, and the second two were added in 1994. This project replaces the motors, drives, fans and other internal components of the towers to increase reliability, reduce energy and water consumption, and reduces operational noise generated by the equipment. The project includes refurbishing all eight of the original south towers. The four middle towers will be bid as alternates and included if favorable bid results allow. Design was completed in September 2011 with construction beginning in November, and lasting thru May, 2012.

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The project budget is established at \$1,900,000. Funding for design of \$100,000 has been provided from the 09-11 Building Renewal fund. An additional \$1,800,000 has been provided from the 11-13 Building Renewal fund to complete construction.

Budget Summary:	Current Approved Budget*	Forecast Cost At Completion*
Total Consultant Services	\$134,000	\$134,000
Total Construction Cost*	\$1,584,200	\$1,584,200
Other Costs	\$35,630	\$35,630
Project Administration	\$146,170	\$146,170
Total Project Budget	\$1,900,000	\$1,900,000

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

REPORT OF ACTIONS TAKEN UNDER SPECIFIC DELEGATED AUTHORITY – CAPITAL PROJECT BUDGETS

1. Odegaard Undergraduate Learning Center Renovation- Phase 1
Project No. 203742
Actions Reported: Select Architect / Select General Contractor /
Construction Manager

In July 2011, the Board of Regents approved the use of the alternative public works contracting procedure, General Contractor/ Construction Manager (GC/CM) and delegated authority to the President to award a design contract for the Odegaard Undergraduate Learning Center (OULC) Phase 1 Renovation.

The Capital Projects Office issued a Request for Qualifications for design services, and received responses from 17 firms. A selection committee reviewed the responses and selected four firms- Miller/Hull, SRG Partnership, THA, and Pfeiffer Partners who were interviewed on July 29, 2011.

On August 5, 2011, under Specific Delegated Authority, a Professional Services Agreement (for design) was awarded to the Miller/Hull Partnership for the Odegaard Undergraduate Learning Center Renovation- Phase 1 project.

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Miller/Hull was selected as the firm with whom to negotiate. Their initial work focuses on analyzing the existing building and developing a building master plan within which the first phase will work. This effort will be concluded in October, and an Architectural Services agreement for the full project will then be executed. The initial agreement amount is \$47,183 for architectural services. Additional work to complete the building master plan, phasing plan, scope definition, and permitting approach will bring the total to approximately \$120,000.

Founded in 1977, Miller/Hull is a Seattle firm with experience working with the University of Washington (UW) since 1990. Their previous UW projects include the Fisheries Research and Teaching Center, Conibear Shellhouse, and Merrill Hall, and they are also currently studying options for a new UW Police Station. In addition to their UW work, Miller/Hull designed the Center for Global Learning and Arts on the Cascadia Community College / UW Bothell campus, and has also worked for Washington State University, Seattle Pacific University, the University of Idaho, Bellevue College, and UC San Diego.

The Capital Projects Office also issued a Request for Proposals for General Contractor / Construction Manager and received responses from 12 firms. A review committee scored the responses and selected Hoffman Construction, Mortenson Construction, Sellen Construction, and Skanska to be interviewed. Sellen subsequently withdrew due to an unexpected conflict with their proposed team, and the other 3 firms were interviewed. The committee elected to accept proposals for fee and general conditions from Mortenson and Skanska, and Mortenson finished with the highest cumulative point total. The Capital Projects Office, under Specific Delegated Authority, is currently negotiating a preconstruction services contract with Mortenson.

Mortenson has had a Seattle office for 29 years, and first worked for the University in 1988 on the Allen Addition to the Suzallo Library. They now have completed over 20 UW projects, including the Paul G. Allen Center for Computer Science and Engineering, the Architecture Hall Renovation, Benjamin D. Hall Interdisciplinary Research Building, and the UW Tower Data Center Renovation. They recently completed the Seattle University Lemieux Library Renovation and Expansion, which has many similarities to the Odegaard project.

The project will renovate approximately 40,000 SF of the existing Odegaard Undergraduate library, with a focus on providing several state-of-the-art flexible learning spaces, such as active learning classrooms. The renovated space may be concentrated on the first floor (Red Square level), or may be zoned vertically, such as a portion of several floors. The library must stay open for the duration of

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the project, and the very challenging schedule requires that the project be ready for occupancy in the fall of 2013. The existing building has a number of code and infrastructure deficiencies which are being studied, but which may need to be addressed in future phases.

The project budget is \$2,168,000 for design work, including all consultants, and the construction budget is \$12,026,563. The total project budget is \$16,575,000.

This project is funded by the State of Washington.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$2,168,442	\$2,168,442
Total Construction Cost*	\$12,026,563	\$12,026,563
Equipment, Artwork, Other Costs	\$1,392,800	\$1,392,800
Project Administration	\$987,195	\$987,195
Total Project Budget	\$16,575,000	\$16,575,000

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

REPORT OF ACTIONS TAKEN UNDER GENERAL DELEGATED AUTHORITY – ACQUISITION OF GOODS AND SERVICES

1. Unisys Software License Extension Action Reported: Award of Lease Financing Contract

The University has awarded a lease financing contract to Key Government Finance, Inc. to finance the acquisition of a multiple year license extension agreement with Unisys. The issuance of a sole source purchase order for the license extension, valued at \$4,901,290, was reported as a delegated authority action at the July 2011 Board of Regents meeting. Key Government Finance, Inc., the successful financing partner, was selected among four firms via a competitive RFP. The term of the lease financing contract is October 1, 2011 through December 31, 2014, and the annual interest rate is 2.25 percent.