

## 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. Plant Services Building – Facilities Services Development Training Center  
Project No. 202534  
Action Reported: Select Architect

On June 30, 2011, an Architectural Services Agreement was awarded to Snyder Hartung Kane Strauss Architects (SHKS) for the Plant Services Building – Facilities Services Development Training Center. In March 2011, the Capital Projects Office selected four firms from the roster of firms interested in providing architectural services – SHKS Architects, BOLA Architecture & Planning, ORB Architects and Stuart Silk Architects. These firms were interviewed on April 19, 2011. The agreement amount is \$158,074 for architectural services versus a budget value of \$319,735 for all consultants. The balance of the consulting budget is intended for additional service subconsultants, a hazardous materials consultant, and commissioning.

Founded in 1997, SHKS Architects is a Seattle firm with experience working with the University of Washington (UW) since 1997. Their previous UW projects include College of Built Environments: Dean's Suite & Runstad Center, Gould Hall Digital Commons, UW Educational Outreach Predesign, Guthrie Hall Masonry Renovation and Pack Forest Center for Sustainable Forestry. In addition to the many UW projects, they have also worked on projects for Western Washington University, Seattle Public Library, Pierce County Library, King County Library, City of Seattle, City of Bellingham Public Works, Starbucks Coffee, Zoka Coffee and University Unitarian Church.

The project will renovate approximately 8,400 SF of the first floor of the existing Plant Services Building for new occupants. The highlight of the proposed renovation will be the creation of a 2,200 SF Training Center. This will provide the only centralized location for specialized staff training for Facilities Services' (FS') large and geographically dispersed workforce. It is foundational to FS'

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commitment to invest in staff development, improve technical skills, train on emerging technologies and equipment, and share facility-specific and industry-wide knowledge. In addition to the Training Center, contiguous square footage will be renovated for material management, facilities records and asbestos management activities-all of which support FS' core mission.

The project budget is \$425,000 for design work through completion of bid documents. The total project budget through construction is estimated at \$3,167,000 and a full project budget will be established when the decision is made to proceed with construction.

This project is funded with \$400,000 of departmental funding and \$25,000 of Building Renewal funding.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$319,735	\$319,735
Total Construction Cost	\$0	\$0
Other Costs	\$9,898	\$9,898
Project Administration	\$95,367	\$95,367
Total Project Budget	\$425,000	\$425,000

#### 2. Magnuson Health Sciences Center , T-Wing School of Nursing Remodel Project No. 203099

##### Actions Reported: Budget Adjustment and Award Construction Contract

On July 11, 2011, a construction contract was awarded to Andersen Construction Company of Seattle, Washington, in the amount of \$704,000 for the Magnuson Health Sciences Center (MHSC) T-Wing, School of Nursing Remodel Project. This contract amount included three accepted alternates. Eight bids were received for this project; the highest bid was \$773,800. The original budget for the construction cost was \$458,025. The budget has been increased from \$1,200,000 to \$1,637,000 to accommodate additional scope requested by the client, and accepted alternates to the bid.

Andersen Construction is a general contractor that was established in 1950 in Portland, Oregon. Andersen has completed numerous projects in healthcare,

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higher education, tenant improvement and commercial office space. Oregon State University, Kaiser, the State of Washington and NOAA are some of their recent clients. Andersen Construction recently completed the 3SW MICC Lobby Renovation for UWMC, and is also on the Critical Care Roster for the University of Washington Medical Center and Harborview Medical Center.

The School of Nursing Remodel is an 8700 SF remodel of their existing administration offices located on the 3<sup>rd</sup> floor of the T-Wing at the MHSC. The renovation includes a reconfiguration of the existing built wall environment to create an open plan office that utilizes flexible furniture that is innovative and responsive to student's and staff's changing needs. Demountable partitions and furniture are included in this project. Hazardous materials abatement is also included in this scope.

Construction started in July 2011. Completion is planned for early December 2011 for occupancy before the start of Winter Quarter 2012.

Project funding of \$1,637,000 is provided from the 2011/13 Minor Capital Modifications Budget.

Budget Summary	Original Approved Budget	Current Approved Budget Forecast Cost At Completion
Total Consultant Services	\$126,162	\$167,860
Total Construction Cost*	\$570,784	\$886,511
Other Costs	\$405,745	\$468,538
Project Administration	\$97,309	\$114,091
Total Project Budget	\$1,200,000	\$1,637,000

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

3. University of Washington Medical Center 1<sup>st</sup> Floor Support Services Project No. 203436  
Action Reported: Select Architect

On July 26, 2011, a Professional Services Agreement was awarded to Zimmer, Gunsul, Frasca Architects (ZGF) to conduct a predesign for the University of Washington Medical Center (UWMC) 1<sup>st</sup> Floor Support Services project. The

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agreement amount is \$101,843 for architectural services versus a budget value of \$168,185 for design consultants. The balance of the design budget is intended for additional service sub-consultants and a hazardous materials consultant.

In March 2011, the Capital Projects Office advertised for firms interested in providing architectural services for this project. Four architectural firms responded to the Request for Qualifications: ZGF, NBBJ, DHR and Mahlum. All four firms were interviewed by the selection committee on May 5, 2011.

ZGF is a national, full service architectural firm with offices in Seattle, Portland, Los Angeles, New York and Washington D.C. ZGF has extensive experience in providing planning and design services for healthcare facilities, including the recently completed new medical tower at Providence Regional Medical Center in Everett; expansion and renovation of the Otolaryngology Surgery Clinic and Eye Center at the UW Medical Center and the Women's Center at the Seattle Cancer Care Alliance. ZGF has also recently completed the design for the new Molecular Engineering Interdisciplinary Academic Building located on the UW Seattle campus.

The Medical Center's support services functions, including materials handling, pharmacy, linen distribution and food preparation, are located on the 1<sup>st</sup> floor of the UW Medical Center BB Wing. The Predesign study will develop plans to consolidate and streamline the current operations and to incorporate requirements for supporting the second phase of the newly constructed, UWMC in-patient bed tower. The goal of the Predesign study is to develop space plan alternatives, technology recommendations and construction cost estimates, for the Medical Center staff to utilize in making decisions about future renovations.

The project budget for the predesign is \$200,000. The total project budget through construction is anticipated to cost between \$4,000,000 and \$5,000,000, and the full project budget will be established when a decision is made to proceed with design and construction.

This project is funded with \$200,000 from University of Washington Medical Center.

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Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$168,185	\$168,185
Total Construction Cost	\$0	\$0
Other Costs	\$8,715	\$8,715
Project Administration	\$23,100	\$23,100
Total Project Budget	\$200,000	\$200,000

4. UWMC Operating Room 10, 11, 12 & 14 Power Upgrade Project No. 203563  
Action Reported: Award Construction Contract

On July 6, 2011, a construction contract was awarded to Lease Crutcher Lewis of Seattle, Washington, in the amount of \$577,562 for the UWMC Operating Room 10, 11, 12 & 14 Power Upgrade Project No. 203563. Five bids were received for this project; the highest bid was \$667,000. The budget for construction was \$584,003.

Lease Crutcher Lewis is a general contractor that has successfully completed numerous projects for the University of Washington (UW), including other projects within the University of Washington Medical Center. Projects at the UW include: William Gates Hall, UW Tacoma Phase 2B, Bagley 291 Teaching Lab, Kincaid Hall Lab/Grad Office Renovation, UWMC Medical Specialties Remodel, UWMC Otolaryngology Renovation and the UWMC Pulmonary Diagnostics Renovation. Lease Crutcher Lewis is currently working on the UWMC Spec CT Remodel.

This project provides updated and redundant electric services per new code requirements for Operating Rooms 10, 11, 12 and 14 on the 2<sup>nd</sup> Floor of the Muilenburg Tower. The work includes upgrades to the finishes and lighting within each room.

Construction started in July of 2011, and is scheduled to reach substantial completion in February 2012.

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Funding for this project is provided by the University of Washington Medical Center.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$264,834	\$264,834
Total Construction Cost*	\$790,537	\$790,537
Other Costs	\$ 75,033	\$75,033
Project Administration	\$101,596	\$101,596
Total Project Budget	\$1,232,000	\$1,232,000

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

#### 5. Mass Notification System Improvements Project No. 203627 Action Reported: Award Construction Contract

On July 25, 2011, a construction contract was awarded to Western Ventures Construction, Inc. of Mountlake Terrace, Washington, in the amount of \$580,500 for the Mass Notification System Improvements, Project No. 203627. Four bids were received for this project; the highest bid was \$746,695. The budgeted construction cost was \$685,000.

Western Ventures is a general contractor that has successfully completed numerous projects for the University of Washington (UW). Projects at the UW include the Safe Campus Fire & Life Safety Monitoring & Notification Project, and the Odegaard Undergraduate Library, Fire Safety Project. Western Ventures is currently working on the Mary Gates Hall First Floor Renovation.

The Mass Notification System Improvement Project will modify the existing Fire Alarm Systems in Kane Hall, Meany Hall and Henderson Hall. The project will upgrade the building fire alarm system in each building to comply with current code requirements and provide a building-wide emergency voice notification system. The goal of the project is to provide a timely warning to the UW community of immediate threats to public safety. This project supports the on-going University initiative to comply with federally mandated Cleary Act requirements as initiated last biennium by the Safe Campus Fire and Life Safety Monitoring and Notification Project.

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The project started construction on July 26, 2011, and will have phased substantial completions. Substantial completion for the Kane & Meany buildings is scheduled for November 2011, and substantial completion for Henderson is scheduled for February 2012.

This project is funded by 2011-2013 UW Building Account allocation.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services**	\$40,000	\$40,000
Total Construction Cost*	\$1,141,000	\$1,141,000
Other Costs	\$64,000	\$64,000
Project Administration	\$105,000	\$105,000
Total Project Budget	\$1,350,000	\$1,350,000

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

\*\*Design for this project was completed previously in conjunction with a separate scope of work.

#### 6. Bagley Room 223 Undergraduate Chemistry Lab Renovation Project No. 203724 Actions Reported: Select Architect/Adopt Budget

On August 10, 2011, an architectural services agreement was awarded to Perkins+Will for the Bagley Hall Room 223 Undergraduate Chemistry Lab Renovation Project under their existing Master Term for Architectural Services contract. The agreement amount is \$140,868 for basic services versus a budget value of \$244,605 for design consultants. The balance of the design budget is intended for hazardous materials consultant, furniture design and selection, and as-built existing conditions.

Perkins+Will is a Chicago-based firm established in 1935, and currently employs 35 people locally and 1200 companywide. They have provided services to the University of Washington (UW) on multiple projects, including MHSC J-1/J-2 Microbiology Remodel, Kincaid Lab Renovation, Chemistry Library Tenant Improvements, and Guthrie Hall 3rd and 4th Floor Improvements Study.

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Perkins+Will's current UW projects include the Husky Union Building Renovation.

This project will renovate Bagley 233, 233A, and 236 to conduct laboratory work for general chemistry laboratory students. This project will improve safety and reduce energy use. New finishes, lab bench casework, equipment, sinks and related services will be provided. Fume hoods will be replaced with low-flow hoods.

The project budget is established at \$2,000,000. Funding of \$2,000,000 is provided from the 2011-2013 College of Arts and Sciences Program Renewal funding.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$244,605	\$244,605
Total Construction Cost*	\$1,498,946	\$1,498,946
Other Costs	\$105,897	\$105,897
Project Administration	\$150,552	\$150,552
Total Project Budget	\$2,000,000	\$2,000,000

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

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

##### 1. Contract for purchase of Elekta Linear Accelerator for UWMC Radiation Oncology

Under delegated authority, the Director of Purchasing Services, or his designee, has executed a contract with Elekta to purchase an Elekta Synergy Linear Accelerator. The contract value is \$2,277,000.00 and with tax @ \$216,315.00, for a total cost of \$2,493,315.00.

This agreement is being processed under the Sole Source process with the primary justification being the need for the new equipment to be compatible with the existing platform. This purchase order includes software upgrades to existing



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equipment and the purchase of the new system. The price of the equipment is 71% off of list and includes a \$50,000 credit on the old equipment.

This purchase is part of the University of Washington Medical Center upgrade and renewal of major equipment for UWMC Radiation Oncology.