

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
Action Reported: Award Construction Contract

On November 25, 2011, a construction contract was awarded to Shinn Mechanical Inc. in the amount of \$1,311,512 for the Power Plant South and Middle Cooling Tower Refurbishment project. Seven bids were received for this project; the highest base bid was \$2,179,000. The budgeted construction cost was \$1,258,000.

Shinn Mechanical is a mechanical contractor with offices in Kent, Washington, and they have provided mechanical construction services for a wide variety of projects at the University.

The original eight south cooling towers at the Power Plant were constructed in 1965. This project replaces motors, drives, fans and other internal components of the cooling towers to increase reliability, reduce energy and water consumption, and reduces operational noise generated by the equipment.

Construction started in November 2011. Completion is scheduled for early May 2012.

The total project budget for this work is \$1,900,000. Funding 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.

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Budget Summary:	Current Approved Budget	Forecast Cost At Completion*
Total Consultant Services	\$134,000	\$125,786
Total Construction Cost*	\$1,584,200	\$1,595,201
Other Costs	\$35,630	\$34,013
Project Administration	\$146,170	\$145,000
Total Project Budget	\$1,900,000	\$1,900,000

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

2. UWMC 2NN Catheter Lab 4 Replacement Design Project No. 203783 Actions Reported: Select Architect/Adopt Budget

On March 19, 2008, an architectural agreement was awarded to ZGF Architects, for the UWMC 2NN Catheter (Cath) Lab 4 Replacement Design project under their existing Master Term for Architectural Services contract. The agreement amount is \$164,797 for basic services versus a budget value of \$218,757 for design consultants. The balance of the design budget is intended for a hazardous materials consultant, permit expeditor, and for testing and balancing.

ZGF has provided healthcare design for some of the region's largest healthcare providers including the new Franciscan Health Care Center in Gig Harbor and Providence Regional Medical Center. They have recently completed the interior renovation of the UWMC Otolaryngology Lobby remodel. The firm, with over 100 employees, has provided space planning, tenant improvements, expansion, and relocation services for the University of Washington Medical Center and the Seattle Cancer Care Alliance.

This project renovates the existing Cath Lab 4 and support spaces. The renovation replaces aging single plane catheter lab equipment with new bi-plane equipment. The new equipment requires modification to the existing mechanical and electrical utilities servicing the room. New finishes and lighting will be installed with the renovation.

Design is expected to be completed by March 2012, with construction beginning in May and lasting through October 2012.

The project budget is established at \$1,000,000. This project will be funded by the University of Washington Medical Center.

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Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$218,757	\$218,757
Total Construction Cost*	\$657,000	\$657,000
Other Costs	\$40,753	\$40,753
Project Administration	\$83,490	\$83,490
Total Project Budget	\$1,000,000	\$1,000,000

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

3. Padelford Hall Elevator Renovation and Modernization Project No. 203454 Action Reported: Award Construction Contract

On November 28, 2011, a construction contract was awarded to Regency Northwest Construction of Bellevue, Washington, in the amount of \$967,000 for the Padelford Hall Elevator Renovation and Modernization. Three bids were received. The highest bid was \$1,104,900. The budgeted construction cost was \$1,065,000.

Regency NW Construction Inc. is a general construction company based in Bellevue, Washington. The company was founded in 1996, has 17 employees, and is experienced in a wide range of educational, healthcare and research facility type projects. Regency has recently completed projects for the UW including Kincaid Hall and Odegaard Undergraduate Library Elevator Upgrades. Regency NW has worked on the UW campus since 1996.

This project renovates the two aging elevators in Padelford Hall, and installs a new third elevator in an existing vacant elevator shaft.

The construction schedule is 328 calendar days with the first elevator going out of service in early February 2012. One elevator will remain in service at all times.

The project budget is established at \$1,755,000. Funding of \$1,805,000 is provided from 11-13 Building Renewal Funds.

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Budget Summary:	Original Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$243,719	\$230,806
Total Construction Cost*	\$1,341,396	\$1,217,695
Other Costs	\$35,658	\$52,272
Project Administration	\$134,227	\$134,227
Total Project Budget	\$1,755,000	\$1,635,000

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

4. UWMC 5EE 5SE Nursing Unit Renovation Project No. 203416 Actions Reported: Award Construction Contract/Budget Adjustment

On November 28, 2011, a construction contract was awarded to Andersen Construction Company of Seattle, Washington, in the amount of \$894,479 for the UWMC 5EE 5SE Nursing Unit Renovation Project. Four bids were received. The highest bid was \$1,334,800. The forecast construction cost was \$615,000 prior to bid. The higher bids are the result of a longer than planned phased construction schedule to maintain operations, and inclusion of equipment that was originally planned for purchase outside of the project budget. The budget was increased from \$1,177,000 to \$1,535,000.

Andersen Construction is a general contractor that was formed in 1950 in Portland, Oregon. Andersen has completed numerous projects in healthcare, 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 and the Otolaryngology Lobby remodel for UWMC, and is also on the Critical Care Roster for the University of Washington Medical Center and Harborview Medical Center.

The UWMC 5EE 5SE Nursing Unit improves the family wait area experience on 5EE and 5SE, renovates the clinical integration center on 5EE and 5SE, renovates observation stations on 5EE, 5NN and 5SE, creates multidisciplinary spaces for teams, consolidates sleep areas, provides additional offices for staff, relocates a staff break and locker room and improves equipment supply organization.

Construction started in December 2011, and is planned to be completed in early

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April 2013. Phased construction will allow the departments to maintain operation throughout the construction process.

Funding of \$1,535,000 is provided from the University of Washington Medical Center.

Budget Summary	Previously Approved Budget	Current Approved Budget Forecast Cost At Completion
Total Consultant Services	\$204,293	\$204,386
Total Construction Cost*	\$842,511	\$1,175,346
Other Costs	\$29,925	\$29,940
Project Administration	\$100,271	\$125,328
Total Project Budget	\$1,177,000	\$1,535,000

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

5. UWMC Fire Alarm Replacement Project No. 201412 Action Reported: Budget Adjustment

The UWMC Fire Alarm Replacement project was planned for installation over three biennia; phases 1 and 2 are complete. In November 2011, the budget was increased for the third and final phase from \$3,940,000 for phases 1 and 2 to \$4,530,000 to cover the full cost of all three phases.

This project replaces an existing fire alarm system consisting of six fire system loops that protect Wings AA, BB and RR of the Health Sciences Center and the University of Washington Medical Center with the exceptions of the Surgery Pavilion. The new fire alarm system is fully addressable and integrated with existing addressable fire alarm system components and building infrastructure (HVAC, elevators, etc.) systems.

Phase 1 completed the entire fire system design and installed two loops in parallel with the existing fire alarm system which was required to remain in operation until the completion of all phases of the project. Phase 2 installed the new fire alarm on the remaining four loops in parallel with the existing system. Phase 3 will reprogram the new system to be a fully functional standalone fire alarm, certify the new system with the fire department and decommission the old fire alarm system. Phase 3 will start in December 2011 and be complete in March 2013.

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The project budget is established at \$4,530,000. Funding of \$3,178,500 is provided by the University of Washington Medical Center, and the remaining \$1,351,500 is provided by Capital Safety through Environmental Health and Safety.

Budget Summary:	Original Approved Budget	Current Approved Budget and Forecast Cost At Completion
Total Consultant Services	\$455,263	\$407,259
Total Construction Cost*	\$2,867,352	\$3,144,190
Other Costs	\$292,237	\$611,724
Project Administration	\$325,148	\$366,827
Total Project Budget	\$3,940,000	\$4,530,000

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

6. Campus-Wide Bike Shelters and Enclosures Project No. 203480 Action Reported: Select Architect

On November 9, 2011 a professional services agreement was awarded to Schemata Workshop, LLC for the Campus-Wide Bike Shelters and Enclosures project. In August 2011, the Capital Projects Office selected five firms: Alta Planning & Design, CAST Architecture, Schemata Workshop, SHKS Architects and Toole Design Group via the Shared Procurement Portal and reviewed their project specific qualifications submittals on September 19, 2011. The agreement amount is \$155,076 for professional services versus a budget value of \$245,689 for design consultants. The balance of the design budget is intended for a hazardous materials consultant, detailed site design, survey work and a structural consultant.

Schemata Workshop is a Minority and Women Business Enterprise (MWBE) certified firm located in Seattle and formed in 2004. Their recent work has focused on multifamily housing including co-housing that has small living areas and shared common spaces, offices, schools and a variety of other projects. Schemata has received several awards including the 2008 National American Institute of Architects (AIA) Young Architect Award (one of ten bestowed), the 2009 Seattle Mayor's Small Business Award and the AIA/EPA Life Cycle Building Challenge Award for a pre-engineered building design that allows future disassembly and re-assembly of the building components.

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The project will develop a model to predict bicycle parking demand, provide guidance in choosing sites and develop a prototypical design for both the shelter and enclosure that would be adaptable to various campus locations. The goal is to install 30+ shelters and 20+ enclosures campus-wide by the end of 2012. The actual number of shelters and enclosures to be installed will be determined at a later date once construction costs are confirmed. Design is expected to complete by March 2012, with construction beginning in June and lasting through December 2012.

The approved project budget is \$1,500,000. Funding of \$1,500,000 is provided by Transportation Services.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$245,689	\$245,689
Total Construction Cost*	\$1,111,644	\$1,111,644
Other Costs	\$45,493	\$45,493
Project Administration	\$97,174	\$97,174
Total Project Budget	\$1,500,000	\$1,500,000

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

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

1. University of Washington Bothell Student Activity Center (SAC)
Project No. 203835
Action Reported: Select Architect

In November 2011, the Board of Regents delegated authority to the President to award a design contract for the University of Washington Bothell Student Activity Center.

The Capital Projects Office issued a Request for Qualifications for design services, and received responses from ten firms. A selection committee reviewed the responses and selected three firms: THA Architecture Inc, LMN Architects

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and Opsis Architecture, who were interviewed by the University's Architectural Commission on December 11, 2011.

LMN was selected as the firm with whom to negotiate, with Opsis recommended as the second-ranked firm. LMN's initial work will focus on refining the program generated in a prior feasibility study, developing the conceptual direction for the project, as well as establishing the project budget. Pending approval of new student fees, a full design contract will be negotiated and executed in the first half of 2012.

LMN Architects, established in Seattle in 1979, has grown to include a professional staff of approximately 100. The firm's work focuses on projects in the public realm, including convention centers, performing arts facilities, sports arenas, and higher education. LMN has completed over 25 projects for the University of Washington, including the Paul G. Allen Center for Computer Science and Engineering, PACCAR Hall, the Floyd and Delores Jones Playhouse, and the Foster School of Business Phase 2 (currently under construction). They are also completing the predesign for the University of Washington Medical Center Main Entrance Upgrade.

The project will provide spaces for food service, student leadership offices and clubs, fitness and recreation, casual study, and, potentially, an Events Center. The University of Washington Bothell and Cascadia Community College are expected to jointly use the facility. The proposed site is immediately south of the existing North Creek Events Center (NCEC), and modifications and/or additions to that facility to suit the SAC program may be considered as part of this Project. The prior study resulted in a preferred option which included a 5,000 square foot Events Center and re-purposed the NCEC into a dining facility, but other options will be considered as the project is developed. The campus's continued and projected growth may also require revisions to some of the program elements' size and/or configuration.

The Project scope described in the feasibility study was expected to have a total project cost range of \$24.4 million to \$27.8 million and consist of between 39,500 and 48,000 gross square feet.

Funding for the start of the proposed design will be provided from University of Washington Bothell student reserve funds (\$300,000 approved by UW Bothell Student Activity Fee Committee). Funding for the project is generally proposed to be paid for by bonds supported by University of Washington Bothell student fees, pending approval by the student body and the Board of Regents. Additional

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funding from Cascadia Community College or potential retail uses is being analyzed and may also be included in the final budget.

Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	N.A.	To be determined
Total Construction Cost	N.A.	To be determined
Equipment, Artwork, Other Costs	N.A.	To be determined
Project Administration	N.A.	To be determined
Total Project Budget	N.A.	To be determined

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

1. Philips Ingenia 3.0T MRI Systems Actions Reported: Award Contracts for Purchase

Under delegated authority, the Director of Purchasing Services, or his designee, has executed contracts with Philips Healthcare to purchase two Ingenia 3.0T MRI systems as part of the UWMC Expansion Project. The contract price is \$2,215,842.00/ea, which includes \$192,242/ea in sales tax. This cost represents a 49.7% discount off of Vendor's standard list price.

Two agreements, Purchase Orders CAP12112866 and CAP12112880, have been executed based on UW RFP #UW-11-0005 awarded to Philips Healthcare as the responsive and responsible bidder. The contract is funded by the UMWC Expansion capital budget.

2. Isilon Systems Incorporated Action Reported: Purchase of a Data Storage System

Under delegated authority, the Director of Purchasing Services, or his designee, has issued a sole source purchase order (PO 726200) to Isilon Systems Inc. for a quantity of (1) Data Storage System. The order was sole sourced based on the Vendor's unique ability to scale a single file-system to greater than 10 Petabytes,

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and to maintain compatibility with existing data storage systems. This purchase was funded by a Federal Contract received by the Environmental & Occupational Health Department given to support genetic DNA testing and was therefore not subject to sales tax under the M&E tax exemption provision.

This order was executed for total value of \$1 million which includes a negotiated discount of 68% off of the list price of \$3.1 million.