

## 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 Executive Vice President in Executive 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. Raitt Hall Biodemography Laboratory, Project No. 203986  
Actions Reported: Select Architect/Adopt Budget

On September 19, 2012, an architectural agreement was awarded to Perkins + Will Architects, Seattle office, for the Raitt Hall Biodemography Laboratory project under their existing Master Term Agreement for Architectural Services dated March 14, 2011. The agreement amount is \$98,829 for basic services versus a budget value of \$179,111 for design consultants. The balance of the design budget is intended for hazardous materials consultant, commissioning and a previously completed predesign.

Perkins+ Will is a 75-year old international architectural firm employing 1,600 professionals. They recently completed the major renovation of our Husky Union Building (HUB). Other recent projects on campus have included Kincaid Genetics Lab, Hitchcock Torii Laboratory and Chemistry Library Tenant Improvements. In addition to the UW experience, they have completed projects for the Center for Disease Control and Prevention and the Centre for Interactive Research on Sustainability at the University of British Columbia. Perkins + Will surpassed its 150 LEED certified projects milestone this year.

The purpose of this project is to construct a Biosafety Level (BSL)-2 laboratory on the second floor of Raitt Hall. Included in this project will be the renovation of two existing laboratory spaces into one contiguous research laboratory, office, and break room area. New modular and fixed laboratory casework, architectural laboratory finishes, ceilings, lights, and floor finishes will be included. Changes to the building's mechanical and electrical systems are part of the project.

Design is expected to be completed by December 2012 with construction beginning in February 2013 and with occupancy forecast for July 2013.

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

The project budget is established at \$1,250,000. Funding of \$1,250,000 is composed of \$900,000 from state funds, and \$350,000 from local funds. No donor funding is being used nor are any naming opportunities envisioned.

Budget Summary:	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$179,111	\$179,111
Total Construction Cost*	\$895,327	\$895,327
Other Costs	\$72,267	\$72,267
Project Administration	\$103,295	\$103,295
Total Project Budget	\$1,250,000	\$1,250,000

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

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

##### 1. University of Washington Job Order Contract Action Reported: Award Construction Contract

In August 2012, the Capital Projects Office advertised for firms interested in providing Job Order Contract services. Eight firms submitted qualifications and the University selected eight firms to interview. These firms were then invited to submit bids, which consisted of coefficient markups for work to be performed at the University of Washington Seattle, Bothell and Tacoma campuses and associated sites.

At the July 2012 Board of Regents meeting, the President was given delegated authority to award a Job Order Contract (JOC) to the most qualified contractor selected. The maximum total contract amount for the cumulative value of all work orders shall not exceed \$4 million per year for a maximum of three years. Each work order is limited to a maximum of \$350,000.

On October 3, 2012, Berschauer Phillips Construction Company (Berschauer) was awarded a JOC construction contract. Berschauer was the firm with the highest scoring proposal, resulting from the evaluation of the Request for Qualifications, the interview, and the submittal of a composite coefficient. Berschauer is a local construction firm with offices in Tumwater and Seattle that has been in business for over 25 years.

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Berschauer has completed many projects for higher education institutes including the University of Washington Tacoma, Seattle Central Community College, and St. Martin's University in Lacey, Washington.

Funding will be provided by various sources on a project-by-project basis.