

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. Foege Primary Chiller Improvements Project No. 203614
Action Reported: Award Construction Contract**

On December 4, 2012, a construction contract was awarded to Shinn Mechanical, of Kent, Washington, in the amount of \$874,000 for the Foege Primary Chiller Improvements project. Three bids were received for this project; the highest bid was \$1,193,900. The budgeted construction cost is \$830,829.

Shinn Mechanical has been providing construction services to industrial and commercial clients throughout the Northwest since 1994. They have completed many successful projects at the University of Washington. Shinn Mechanical has approximately sixty employees and works both as a prime/general contractor and as a mechanical subcontractor.

This project will add a 60-ton chiller, improve monitoring and operation of the condenser water system, update the direct digital control (DDC) system code, improve flow rate metering of the chilled water system, reconfigure the water-side economizer, add electrical redundancy improvements, and create an enhanced operations and maintenance manual for the chilled water system.

Design was completed in October 2012. Construction began in December, with completion forecast for May 2013.

Funding is provided from \$80,000 from local sources and \$1,500,000 from 2011-2013 State Funding.

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Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$361,850	\$348,924
Total Construction Cost*	\$1,046,222	\$1,068,005
Other Costs	\$47,151	\$38,294
Project Administration	\$124,777	\$124,777
Total Project Budget	\$1,580,000	\$1,580,000

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

Previous Actions Reported:

June 2012 Select Engineer and Adopt Budget

2. Nordstrom Tennis Center Roof Replacement Project No. 203641
 Action Reported: Select Architect

On November 23, 2012, a professional services agreement was awarded to SHKS Architects for the Nordstrom Tennis Center Roof project. In September 2012, the Capital Projects Office selected three firms from the Shared Procurement Portal and conducted interviews. The three firms interviewed were: S.M. Stemper, SHKS Architects and Miller Hayashi Architects. SHKS was selected as the most qualified firm for this project. The agreement amount is \$23,509 for professional services, which is included in the predesign consulting budget of \$31,200. The balance of the predesign budget is intended for a hazardous materials consultant and design contingency.

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 the Built Environment: Dean’s Suite & Runstad Center, Gould Hall Digital Commons, Guthrie Hall Masonry Renovation, and Pack Forest Center for Sustainable Forestry. SHKS has also completed projects for Western Washington University, Seattle Public Library, King County Library, City of Seattle, and Starbucks Coffee.

This project will replace the roof and provide safe worker access at the Nordstrom Tennis Center. The initial scope anticipates that the rubber roof must be replaced and that the metal roof may need to be replaced. The condition of the different roof assemblies will be evaluated as well as the penthouse metal sidewall assemblies.

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Design is expected to be complete in June 2013. Construction will depend on available funding from the 2013-2015 biennium.

The anticipated project cost is approximately \$4 million. The project budget will be established at the completion of the predesign effort. The current funding of \$200,000 for predesign is provided from local sources. The balance of the funding between the initial contract and current funding will allow for design to proceed once the field investigations and predesign efforts are completed. No donor funding is being contemplated nor are any naming opportunities envisioned.

3. Office of Fraternity and Sorority Life Community Resources Project No. 203744 Action Reported: Select Architect

On November 15, 2012, a professional services agreement was awarded to Schacht Aslani Architects for the Office of Fraternity and Sorority Life Community Resource Center Project. In September 2012, the Capital Projects Office selected three firms from the Shared Procurement Portal system. Interviews were conducted on September 20, 2012 with Kovalenko Hale Architects, Schacht Aslani Architects, and SMR Architects. Schacht Aslani Architects was selected as the most qualified firm for this project. The agreement amount is \$58,226 for predesign services, which is included in the predesign budget of \$89,727 for design consultants. The balance of the predesign budget is intended for surveying, a Historical Resources Addendum report, code analysis, and a hazardous materials consultant.

Schacht Aslani Architects has extensive experience with providing planning and design services for projects on university campuses, community buildings and historic structures in the Puget Sound region. Additionally, the firm has a background that includes renovations for University of Washington buildings, including Parrington Hall, the Center for Child and Family Well Being, and tenant improvements in Gowen Hall and Mary Gates Hall.

This project is intended to convert the existing student residence building at 2104 NE 45th St. (formerly the Russian House) into the Office of Fraternity and Sorority Life Community Resource Center. This facility will provide administrative offices for the Office of Fraternity and Sorority Life, as well as meeting and collaborative workspaces for Greek System activities and workshops. In addition, it will house a small office, a community presence, for the UW Police Department. It is anticipated that this project will add an elevator and second exit stair to the building.

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The predesign effort is expected to be complete by January 2013. A future schedule has not been determined.

The anticipated project cost is approximately \$1.8 million. The project budget will be established at the completion of the predesign effort. The current funding of \$100,000 for predesign is provided from local sources. No donor funding is being contemplated nor are any naming opportunities envisioned.

4. Lewis Hall Concept Analysis and Move Project No. 203983 Action Reported: Award Construction Contract

On November 7, 2012, a construction contract was awarded to Lease Crutcher Lewis, of Seattle, Washington, in the amount of \$254,992 for the Lewis Hall Renovation project. The contract was negotiated as a Job Order Contract (JOC). The budgeted construction cost is \$328,723.

Lease Crutcher Lewis is a local general contractor with extensive experience working on the University of Washington campuses. Lease Crutcher Lewis constructed UW Tacoma Phase 2B, UW Bothell Parking Garages, William H. Gates Building, and Mary Gates Hall.

This project renovates the interior of Lewis Hall for the Applied Math Department of the College of Arts and Sciences. The renovation includes minor upgrades to the electrical, telecommunications and data systems, plus new paint and carpeting throughout the office area. The bulk of the project cost is for the purchase and installation of office furniture as a separate contract.

Design was completed in October 2012. Construction began in November, with completion forecast for February 2013.

Funding of \$2,000,000 is provided from local sources. No donor funding is being contemplated nor are any naming opportunities envisioned.

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Budget Summary	Current Approved Budget	Forecast Cost At Completion
Total Consultant Services	\$123,376	\$123,376
Total Construction Cost*	\$438,000	\$438,000
Other Costs	\$1,024,560	\$1,024,560
Project Administration	\$154,998	\$154,998
Total Project Budget	\$1,740,934	\$1,740,934

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

Previous Actions Reported:

September 2012 Select Architect and Adopt Budget

5. University of Washington Tacoma Clean Water Innovation Laboratory
 Project No. 204118
 Action Reported: Select Architect

On September 27, 2012, a professional services agreement was awarded to BLRB Architects of Tacoma, Washington, for the Clean Water Innovation Laboratory project. In July 2012, the Capital Projects Office selected three firms from the Shared Procurement Portal system. Interviews were conducted on August 9, 2012, with BCRA, BLRB Architects, and McGranahan Architects. BLRB Architects was selected as the most qualified firm for this project. The agreement amount is \$14,752 for professional services, which is included in the predesign consulting budget of \$20,000. The balance of the predesign budget is intended for any additional predesign requirements.

BLRB worked as an on-call design firm for the UW Tacoma. Other project experience has been with K-12 projects as well as at Eastern Washington University. BLRB was honored for Sustainable Transportation Leadership in the Tacoma area its completed work in the downtown Tacoma area.

This project will convert existing finished space at the UW Tacoma (UWT) Science Building into a Clean Water Innovation Development and Technology Transfer Laboratory. The initial scope assumes, but is not limited to, construction to alter existing spaces and utilities, and purchasing laboratory casework and office furniture. The purchase, installation, and calibration of test equipment and diagnostic tools specific to clean water technologies are expected to be completed by UWT.

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Design is expected to complete in March 2013, with construction beginning in April and completion forecast for September 2013.

The anticipated project cost is approximately \$2.8 million. The project budget will be established at the completion of the predesign effort. The current funding of \$25,000 for predesign is from local sources. It is anticipated a Department of Commerce Capital Grant for \$2,758,000 will fund the design and construction. No donor funding is being contemplated nor are any naming opportunities envisioned.