

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.

**1. Report of Actions Taken Under General Delegated Authority**

**HSC J-018 Biochemistry Electron Microscope, Project No. 201209**

**Action Reported: Project Budget Increase of more than 10%**

On February 6, 2006, an agreement for architectural services was awarded for the Magnusson Health Sciences Center (MHSC) J-018 Biochemistry Electron Microscope project to Stock and Associates, Inc under their master agreement for architectural services. The budget was established at \$896,900. The budget has been increased to \$1,275,800.

The scope of the project renovates J-018 1,200 square feet from a wet lab to a space designed to accommodate three electron microscopes, and renovates J-014 from a storage room into a wet lab to accommodate the current occupants of J-018. Improvements to J-018 will reuse the existing supply and exhaust air enhanced with a small chiller located in the adjacent mechanical room to support process and environmental cooling loads with new environmental controls. The improvements to J-014 were originally planned as a separate project to precede the work in J-018. The price received from Centennial, the job order contractor for the J-014 work, exceeded the budget. As a result, the work for J-014 was combined with the J-018 work to bid as a larger more desirable project. The construction duration was extended to include the J-014 work. The electron microscopes will be purchased and installed separately from this project.

Construction is anticipated to start in October 2007 and complete in February 2008 for occupancy in late February or early March 2008.

The project funding of \$1,275,800 is from the Biochemistry Royalty Account.

<b>Budget Summary:</b>	<b>Original Approved Budget</b>	<b>Current Approved Budget Forecast Cost to Complete</b>
Total Consultant Services	\$138,885	\$182,630
Total Construction Cost	\$669,495	\$967,069
Other Costs	\$15,950	\$ 25,470
Project Administration	\$72,570	\$100,631
<b>Total Project Budget</b>	<b>\$896,900</b>	<b>\$1,275,800</b>

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

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**UWMC NN-1<sup>st</sup> Floor Radiation Oncology Renovation, Project 201841**

**Action Reported: Appoint Architect and Establish Project Budget**

On June 15, 2007, an agreement for architectural services was awarded to Taylor Gregory Butterfield Architects under its master architectural services agreement. Based upon a previous feasibility study the project budget was established at \$2,526,635.

The project will renovate the three existing linear accelerators vaults, create a new vault in NN-119 for an added fourth linear accelerator, create a new waiting and changing area for radiation oncology patients, renovate room NN-115 for a computed tomography (CT)/Simulator, and install medical gases in three exam rooms and a patient holding room. Phased with the construction work will be the refurbishment of the linear accelerators in Vaults A and B, component replacement of the existing linear accelerator equipment in Vault C, installation of a CT/Simulator in room NN-115, and the installation of a new Synergy Hexapod linear accelerator in NN119. The UWMC Radiation Oncology Department will purchase and install the equipment separately from this project.

Design work began in June 2007 and is forecast to complete in November 2007. Construction is anticipated to begin in January 2008 with completion in October 2008. Occupancy will be phased during the construction period.

Funding for the project is available from University of Washington Medical Center patient revenues.

<b>Budget Summary</b>	<b>Current Approved Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Services	\$376,943	\$376,943
Total Construction Cost*	\$1,915,844	\$1,915,844
Other Costs	\$45,277	\$45,277
Project Administration	\$188,571	\$188,571
Total Project Budget	\$2,526,635	\$2,526,635

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

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#### **UW Medical Center Department of Radiation Oncology Action Reported: Radiotherapy Software**

The UW Medical Center has purchased IMPAC, a package of software and services, to support both new and existing linear accelerators used for delivering radiation therapy to cancer patients. Seattle Cancer Care Alliance has already implemented this software to operate the 2 linear accelerators located there, and UWMC will become an additional user to the existing network/database to ensure treatment and care continuity between these two organizations. UWMC's Radiation Oncology Clinical Services delivered over 11,000 radiation treatments from its linear accelerators in FY 2007, and the new Elekta accelerators purchased for installation in calendar year 2008 require IMPAC as the operating system.

A sole source purchase order was issued to Impac Medical Systems Inc. based on the need for compatibility with current equipment at SCCA as well as the new equipment purchased for UWMC. This purchase brings the UWMC operation into alignment with national and community treatment standards for radiation therapy. The total contract amount is not to exceed \$1,600,000 plus Washington State sales tax. UW participates in a national pricing organization that compares new quotations to recent purchases by other hospitals. The pricing for this purchase is competitive and is considered fair and reasonable.

Funding for this purchase is available through UW Medical Center capital equipment funds.

#### **UW Department of Chemistry Action Reported: Spectrometer purchase**

The Department of Chemistry in the College of Arts and Sciences, in collaboration with the School of Medicine, is purchasing a state of the art time-domain electron paramagnetic resonance (EPR) spectrometer to support research by multiple principal investigators in the areas of biotechnology, biomedicine and environmental health at the university. The spectrometer will serve many different laboratories on campus, and provide a state-of-the-art capability for studying molecular structure not currently available here.

A sole source contract has been issued to Bruker Biospin Corporation based on unique technology possessed by Bruker. The total contract amount is not to exceed \$1,140,000 and is sales tax exempt. The price is considered fair and reasonable.

Funding for this purchase is available through a federal grant from NIH.

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### **2. Report of Actions Taken Under Specific Delegated Authority**

#### **Playhouse Theater Renovation Project Action Reported: Contract Award**

Following Regent approval in November 2005 of the President's delegated authority to award a construction contract for the Playhouse Theater Renovation Project, subject to no significant changes in scope, the forecast cost being within 10% of the budget and funding being in place, a construction contract for \$6,974,300 was awarded to Wick Constructors August 1, 2007. Three bids were received, two of which were determined to be responsive. Wick's low base bid was \$6,875,000 compared to a budget of \$5,439,000. The high base bid was \$7,393,976. Six additive alternates totaling \$99,300 were also accepted, for which additional funding was provided. The budget for these six alternates was \$271,053. Wick Constructors, a Seattle based firm founded in 1951, is a full-service construction company, which provides a wide variety of construction services. Wick is currently completing the Graves Annex Improvements project for the University.

The Playhouse Theater, constructed in 1931 and substantially renovated in 1968, is a one story brick building with a small partial basement totaling 10,137 gross square feet with seating capacity of just over 200, wrapping around the thrust stage. The project scope includes upgrading all major building systems; improving accessibility, seismic resistance, and life and safety code conditions; performing asbestos abatement; and providing updated facilities for theater instruction and performance. The enhanced theater design, which raises the roof, allows a better rake of the seating bowl to significantly improve sightlines and improve acoustics, and provides an overhead catwalk for superior lighting instrument positions. The catwalk also provides greater safety and flexibility for staff and students working on the lighting and equipment grid above the stage. The undersized lobby will be enlarged with a new entrance and larger windows. LMN is the architect.

Notice to proceed was August 13, 2007 with substantial completion scheduled for August 2008 for occupancy at the start of winter quarter 2009.

The project budget is \$9,886,000. The forecast project total is \$10,844,437. Funding includes \$7,578,000 State Capital Budget and \$2,000,000 donor pledges. The Provost's Office and College of Arts and Sciences have agreed to provide additional local Minor Works and donor funds as required to cover the forecast project total.

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<b>Budget Summary:</b>	<b>Current Approved Budget</b>	<b>Forecast Cost At Completion</b>
Total Consultant Services	\$1,640,811	\$1,549,332
Total Construction Cost*	\$7,362,996	\$8,443,700
Other Costs	\$253,933	\$223,145
Project Administration	\$628,260	\$628,260
<b>Total Project Budget</b>	<b>\$9,886,000</b>	<b>\$10,844,437</b>

\* includes construction contract, construction contingency and state sale tax

**Magnusson Health Sciences Center School of Medicine T-Wing 5<sup>th</sup> Floor Teaching Space, Project No. 200669**

**Action Reported: Construction Contract Award and Budget Decrease of 10% or more**

In January 2007, the Regents approved the project budget and delegated authority to award a construction contract, subject to no significant change in scope and cost. On June 27, 2007, a construction contract was awarded to CDK Construction Services Inc. for \$2,138,000 for the Magnusson Health Sciences Center (MHSC) School of Medicine T-Wing 5<sup>th</sup> Floor Teaching Space Project. Two bids were received for this project with the second bid totaling \$2,191,000. The budgeted construction cost was \$2,586,000. The project budget was reduced from \$5,147,348 as reported in January 2007 to \$4,312,900 as a result of the low bid received.

CDK Construction is a general contractor that has successfully completed several projects for the University of Washington (UW), including other projects within the Magnusson Health Sciences Center. Projects at the UW include MHSC School of Nursing Distant Learning Center Relocation, MHSC D209 Lecture Hall Remodel, UW Medical Center (UWMC) Cardiac Procedure Remodel, UWMC Steam Kettle Replacement, Kane Hall Classroom Improvements, and the Merrill Hall Reconstruction project.

This project renovates and upgrades 10,000 square feet of School of Medicine teaching space on the 5th floor of the Magnusson Health Science Building's T-Wing to improve the teaching environment including modernization, adding a student lounge area and accommodations for increased enrollment. The project will address accreditation deficiencies by improving a student lounge as well as gathering and interactive areas. The existing space will be reconfigured to better accommodate current teaching methods and improve the flexibility for teaching medical students. The new layout will include modular classrooms that can accommodate 49 students or be sectioned off into smaller cubicles in support of teaching specialized medical procedures. The present T-Wing corridor and circulation routes will be reconfigured to better designate the school of medicine

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space as well as take advantage of natural light from the T-Wing corridor along NE Pacific Street.

Construction activities began July 16, 2007, and completion is anticipated in December 2007 for occupancy in winter quarter 2008.

The project is funded from 2007-2009 biennium Aggregated Intermediate Student Services and Classroom Improvements in the amount of \$3,512,900, UW Central funds of \$754,142, and School of Medicine funds of \$45,858.

<b>Budget Summary:</b>	<b>Original Approved Budget</b>	<b>Revised Budget and Forecast to Complete</b>
Total Consultant Services	\$623,424	\$571,143
Total Construction Cost*	\$3,829,162	\$3,030,161
Other Costs	\$339,587	\$407,355
Project Administration	\$355,175	\$304,241
<b>Total Project Budget</b>	<b>\$5,147,348</b>	<b>\$4,312,900</b>

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