

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**Elevator Design Services Term Architect and Professional Services Agreement–
Select ArchitectRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the President be delegated authority to award term agreements for architectural and professional services for elevator modifications to SM Stemper Architects, subject to successful negotiation of the architectural and professional services agreements.

SM Stemper Architects, a Seattle firm, was formed in 1988. They have a successful track record at the University of Washington for projects involving renovations of building systems such as roofing and elevator replacement.

In the event of an unsuccessful negotiation with the selected firm, it is requested that authority be delegated to open negotiations with Greenbusch Group, Inc., the firm recommended as first alternate.

BACKGROUND:

The Capital Projects Office recommends the selection of a firm for an architectural and professional services term agreement for various elevator modifications. As individual projects arise, the parties will negotiate the scope of work and fee, and formalize it in a project authorization.

The term agreements will have a maximum total project amount of \$10 million (for the aggregate value of all projects), and will be for an initial two- year period with an optional two-year renewal (for a total term of four years). If the consultant performs well on work awarded during the first two-year period then it is the intention of the Capital Projects Office to continue architectural services with the same consultant for a second two-year period (up to the total value of \$10 million). It is anticipated that working with a consultant with successful recent experience in the design and delivery of projects for the University of Washington may result in the production of better design documents in a more timely fashion. It also assures that planning work initiated at the latter end of the first two-year period can be executed by the same consultant in the second two-year period.

In October 2008, the Capital Projects Office advertised for firms interested in providing architectural and professional services on elevator modifications. Five firms responded to the Request for Qualifications, and three firms were

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Elevator Design Services Term Architect and Professional Services Agreement– Select Architect (continued p. 2)

interviewed in December 2008. The three firms interviewed were Rolluda Architects, SM Stemper Architects, and The Greenbusch Group, Inc. It is the interview team's recommendation that SM Stemper Architects be awarded a term agreement for architectural and professional services.