

**VII. STANDING COMMITTEES****B. Finance, Audit and Facilities Committee**On-Call Medical Master Term 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 an on-call Medical Master Term Agreement to NBBJ, subject to successful negotiation of the architectural and professional services agreement. This architectural agreement will replace an existing master term agreement with Taylor Gregory Butterfield Architects that expired May 30, 2009.

In the event of an unsuccessful negotiation with the selected firm, it is requested that authority be delegated to open negotiations with Zimmer Gunsul Frasca Architects LLP, the firm recommended as first alternate.

BACKGROUND:

The Capital Projects Office intends to select an architectural firm for an on-call Master Term Agreement for various medical projects located at the University of Washington Medical Center (UWMC) and Harborview Medical Center (HMC). As individual projects arise, the parties will negotiate the scope of work and fee and formalize it in a project authorization. Project authorizations under the Master Term Agreement will be executed prior to the expiration of the Master Term Agreement, and will be limited to those with a total project budget (including design, construction, contingency and other costs) of less than \$4 million.

The Master Term Agreement will have a total project value of \$10 million and will be for an initial one-year period with an option to extend the Agreement for two additional one-year periods (for a maximum of three years). If the consultant performs well on work awarded during the first one-year period then it is the intention of the Capital Projects Office to continue architectural services with the same consultant for a subsequent one-year period. 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 one-year period can be executed by the same consultant in the second one-year period.

In February 2009, the Capital Projects Office advertised for firms interested in providing on-call architectural services. Eighteen firms responded to the Request

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for Qualifications, and four firms were interviewed on April 2, 2009. It is the interview team's recommendation that NBBJ be awarded the Master Term Agreement for on-call medical architectural services.

NBBJ is a Seattle firm established in 1943 and currently employs 414 locally and 703 companywide. NBBJ has provided services to the University of Washington at multiple UWMC and HMC projects, including the HMC Ninth and Jefferson Building, Surgery Pavilion, UWMC Lobby Renovation and the UWMC Tower Expansion Project, to name a few. NBBJ has also provided services for a broad range of project types to other medical facilities including Swedish Medical Center, Valley Medical Center and Virginal Mason Medical Center.