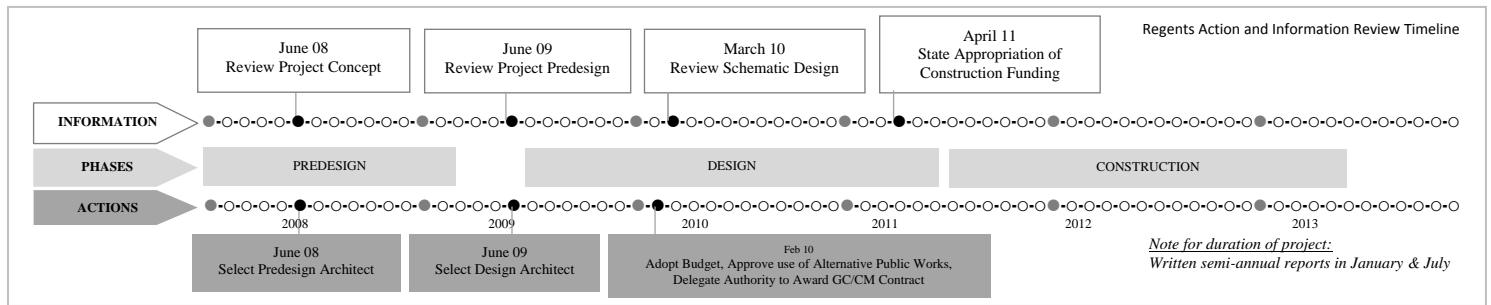


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Bothell Phase 3 – Review Project Predesign, Select Architect and Delegate Authority to Award a Design Contract



RECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the President be delegated authority to award a design contract for the UW Bothell Phase 3 project to the firm of THA Architecture, subject to successful contract negotiations.

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

In May 2009, the Capital Projects Office advertised for firms interested in providing design services. Fifteen firms responded to the Request for Qualifications for this project, and three firms were interviewed by the Architectural Commission on June 8, 2009: Cannon Design, THA Architecture, and ZGF Architects. It is the Commission’s recommendation that THA Architecture be appointed design architect for this project. The Architectural Commission is charged with identifying the most qualified firm as well as one or two alternate qualified firms, if any, ensuring that negotiations can continue in a timely manner. The alternate firm recommended by the Architectural Commission is ZGF Architects.

Founded in 1983, Portland-based THA Architects is 49-person firm devoted to projects with an educational focus. THA has designed 30 higher education buildings, both new and renovation work, for 17 colleges and universities throughout the west. This firm has completed two projects for the UW: the Architecture Hall renovation on the Seattle campus and Philip Hall on the Tacoma campus. Their design work on the Denny Hall renovation is currently on hold

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Bothell Phase 3 – Review Project Predesign, Select Architect and Delegate Authority to Award a Design Contract (continued p. 2)

due to state funding decisions. At present, they are the architects for the UW Tacoma-Phase 3 project, which is commencing construction in July, 2009.

BACKGROUND:

Following the legislative appropriation of \$150,000 for predesign of the UW Bothell Phase 3 project, the BOR approved the selection of a project architect in June 2008. A predesign contract was awarded to that firm, who completed the predesign in February 2009.

Pending enactment into law, the Legislature has appropriated funding of \$5 million in the 2009-11 biennium to complete the design of the project. Rather than proceed into design with the previously selected firm, the UW Bothell and central administrations have determined that it is in the best interest of the project to proceed with a different design firm.

As envisioned in the predesign, the Phase 3 building will include a mix of larger classrooms, innovative, state of art instructional laboratory facilities, collaborative learning spaces, faculty offices, an open access computer lab, and a divisible lecture hall/performance space. The facility will also include a teaching and learning center for long term faculty development and for meeting the needs of freshmen and sophomores.

In addition to designing the building, the architect's scope of services will include assistance to UW Bothell in selecting the building site. This effort will involve review and refreshment of the Campus Master Plan as necessary to provide context for the appropriate location of the new building.

Although this project anticipates development of 71,000-90,000 gross square feet, there are a number of critical issues that will impact this target: (1) Significant environmental impact risks are associated with the development of any of the sites due to the presence of streams and wetlands on the campus; (2) The development of highly flexible academic space is critical to UW Bothell's ability to serve their new undergraduate population; science labs that are easily convertible to art labs demand more complex infrastructure; (3) A 250-seat tiered auditorium is included in this building that will fulfill the University's need for a large gathering space. This space will also be designed to meet flexibility requirements, with rotating floor plates that will break the room down into three separate academic spaces for general instruction.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Bothell Phase 3 – Review Project Pre-design, Select Architect and Delegate Authority to Award a Design Contract (continued p. 3)

As noted in the pre-design, construction funding for this project was anticipated in the 2013-15 biennium. With the expected mid-point of construction established as 2014, the total project cost for UW Bothell Phase 3 will be approximately \$68,000,000.