

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee****On-Call Medical Master Term Agreement – Select Architect****RECOMMENDED 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 ZGF, subject to successful negotiation of the architectural and professional services agreement. This architectural agreement was advertised, anticipating the option of awarding one or more master term agreements, dependent on work load. The first contract was awarded to NBBJ in July. Upon receipt of four new projects for Harborview Medical Center estimated at \$5.7M and unanticipated work for University of Washington Medical Center, the Capital Projects Office is recommending the award of a second contract.

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

BACKGROUND:

The Capital Projects Office intends to select architectural firms for an-call Master Term Agreement for various medical projects located at 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 (for the aggregate value of all projects) 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). The medical centers operate on fiscal yearly budget cycles that would coincide with this master term agreement. 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. The one year contract period was selected due to the weak construction climate. This gives the option of renegotiating design fees after one year. It is anticipated that working with a consultant with successful recent experience in the design and delivery of projects

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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 for Qualifications, and four firms were interviewed on April 2, 2009. It is the interview team's recommendation that ZGF be awarded the second term agreement for on-call medical architectural services.

ZGF has a local presence in healthcare, including Seattle Cancer Care Alliance, Overlake Hospital Medical Center, Children's Hospital and Regional Medical Center, and Good Samaritan Hospital in Puyallup. ZGF has experience working with the UW on the Molecular Engineering Interdisciplinary Academic Building and the UWMC Eye Clinic. They have been in business in Seattle for over 40 years, and have offices in Seattle, Portland, Los Angeles, Washington D.C. and New York.