

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**On-Call 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 Master Term Agreement for architectural services to Buffalo Design Incorporated subject to successful negotiation of the architectural and professional services agreements.

In the event of an unsuccessful negotiation with the selected firm, it is requested that authority be delegated to open negotiations with HDR Architecture Incorporated, 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, laboratory projects, and other types of projects located at the University of Washington Magnuson Health Sciences Center, University of Washington Medical Center (UWMC), Harborview Medical Center (HMC), and any of the University of Washington campuses. 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. This Master Term Agreement is intended to replace an existing Master Term Agreement that is set to expire on May 30, 2010.

The term agreement will be for an initial two-year period with an option to extend the Agreement for an additional two-year period (for a maximum of four years). The aggregate value of all project total costs under this contract will not exceed \$10 million. 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 the subsequent two-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 two-year period can be executed by the same consultant in the second two-year period.

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In February 2010, the Capital Projects Office advertised for firms interested in providing on-call architectural services. Sixteen firms responded to the Request for Qualifications, and four firms were interviewed on April 14, 2010. It is the interview team's recommendation that Buffalo Design be awarded the Master Term Agreement for on-call architectural services.

Buffalo Design is a Seattle firm established in 1986, currently employing 10 people. Buffalo Design recently completed several successful renovation projects at the University of Washington Medical Center and Harborview Medical Center including: the UWMC Bronchoscopy Suite; the HMC Burn Treatment Hydrotherapy Renovation; and the UWMC Blood Services Laboratory Expansion. They have provided services on a broad range of project types at other hospitals including: The Franciscan Health System; Tacoma General Hospital; and Mary Bridge Children's Hospital. They also have experience in research and teaching laboratory projects including: Evergreen State College Physical Science Labs; Bellevue College Chemistry Labs; and the University of Puget Sound Chemistry Labs.