

**VII. STANDING COMMITTEES****B. Finance, Audit and Facilities Committee**On-Call Architectural 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 a contract for an on-call architectural master term agreement to Perkins+Will, subject to successful negotiation of the architectural and professional services agreement. This architectural agreement will replace an existing master term agreement with EHS Design that has reached its capacity.

In the event of an unsuccessful negotiation with the selected firm, it is requested that authority be delegated to open negotiations with EHS Design, 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 projects located at University of Washington. 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 term agreement will have a total project value of \$10 million (for the aggregate value of all projects), and will be for an initial two-year period with an option to extend the Agreement for an additional two year period. 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 subsequent two-year period. The two year contract period was selected due to the biennium cycle. 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.

In October 2010, the Capital Projects Office advertised for firms interested in providing on-call architectural services. Thirty-one firms responded to the Request for Qualifications, and four firms were interviewed on November 30, 2010. It is the interview team's recommendation that Perkins+Will be awarded the term agreement for on-call architectural services.

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Perkins+Will is an international firm with a local office specializing on commercial, science, technology and higher education facilities. A leader in sustainable design, Perkins+Will was the first LEED Platinum architects on a project in the state of Washington. They are committed to reduced energy consumption and the sustainability of our environment, looking beyond building design to identify opportunities for waste reduction. Perkins+Will has provided services to the University of Washington on multiple projects, including the HUB Renovation, Kincaid Lab and Chemistry Library Renovation. Perkins+Will has also provided services for a broad range of project types to other clients including City of Tacoma, Evergreen State College, Vulcan, and Washington State University.

#### REVIEW AND APPROVAL:

This recommendation has been reviewed and approved by the University Architect.