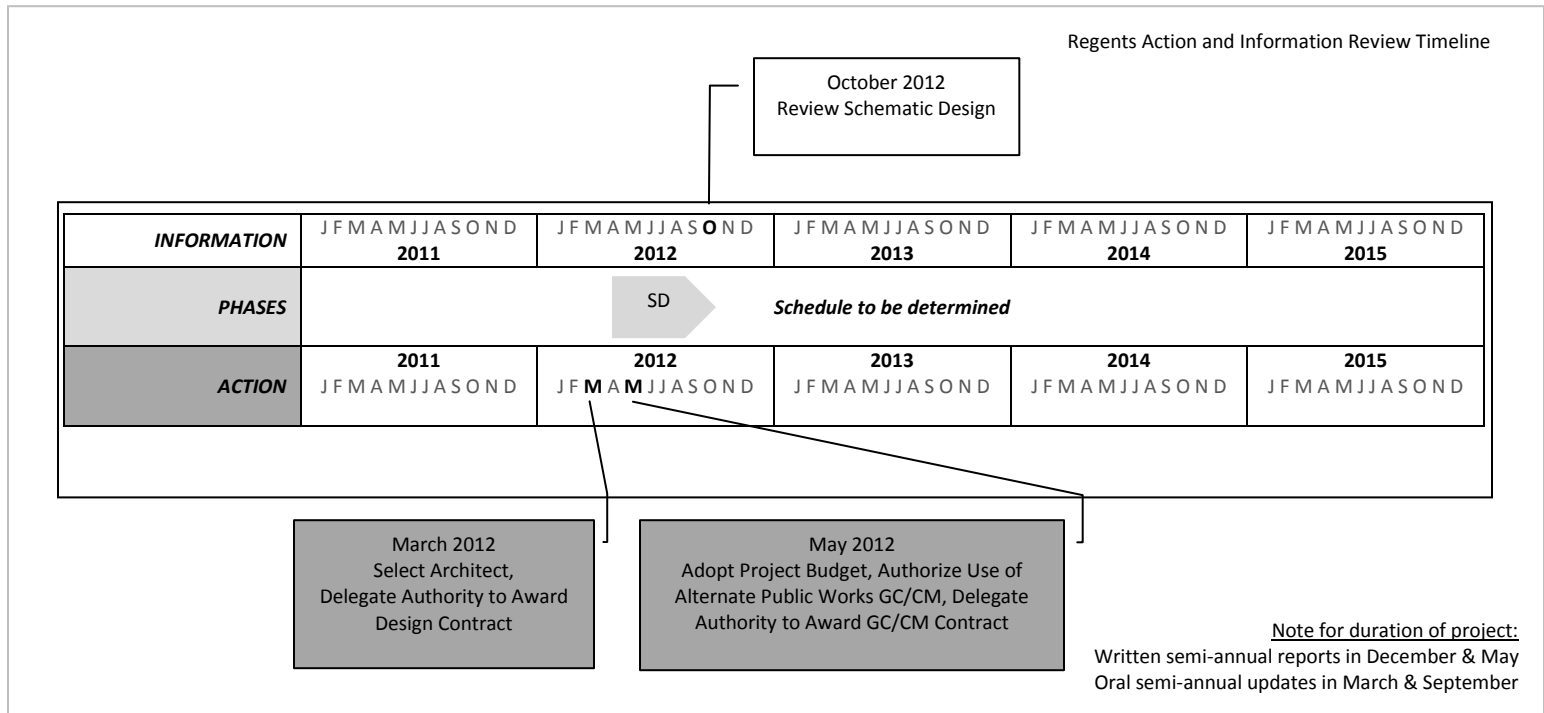


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Fluke Hall Renovation – Select Architect and Delegate Authority to Award Design ContractRECOMMENDED 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 Fluke Hall Renovation Project with the firm of HDR Architecture.

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

PROJECT DESCRIPTION

Built in 1988 and located near the eastern edge of the Seattle Campus, Fluke Hall is a three-story building that served as the former home of the Washington Technology Center. This project will renovate the building systems and redevelop the building spaces for joint use by the UW Center for Commercialization (C4C) and the College of Engineering (CoE). It is envisioned that the project will be constructed in multiple phases and will be partially occupied during the renovation.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Fluke Hall Renovation – Select Architect and Delegate Authority to Award Design Contract (continued, p. 2)

Level 1 will be dedicated to the CoE Microfabrication Lab and will consist of renovated and newly constructed cleanrooms, specialty labs and support spaces. Levels 2 and 3 will be assigned to the C4C. Work within this project will focus on Level 2 with the creation of incubator research and development lab space and associated support spaces. A significant portion of the project will be the replacement and upgrade of the aging building systems infrastructure necessary to support the new programs within the building.

The ultimate scope of the Fluke Hall Renovation is dependent upon the projected costs and the availability of funds. The project architect will undertake a schematic design effort for the entire renovation, aimed at determining the most cost effective phasing strategy and a clear understanding of what can be achieved for the available funds.

BACKGROUND

In August 2011, in response to a transfer of Fluke Hall space management responsibility from the Washington Technology Center to the University, the administration made the decision to assign the building spaces to C4C and CoE. This project is intended to repurpose the facility to meet the needs of its occupants.

Under the direction of the Office of Planning and Budgeting (OPB), a consultant team has completed a building condition assessment and a conceptual design study. Working closely with C4C and CoE, the consultant team completed a program fit, conceptual floor plans and an assessment of the building systems and capacities necessary to support the assigned programs. The building condition assessment determined that a significant renewal of the building systems will be required.

ARCHITECT SELECTION

Because the project includes no exterior building modifications that will affect the aesthetic character of the campus, the Architectural Commission did not participate in the selection of the project architect.

On February 1, the UW Capital Projects Office (CPO) issued a Request for Qualifications (RFQ) for architectural design services for the project. Twelve architectural firms responded to the RFQ. A shortlist of three firms was selected by the review committee on February 21: HDR of Seattle; IDC of Portland; and Perkins + Will of Seattle. The shortlisted firms were interviewed by the committee on March 1. It is the committee's recommendation that HDR be

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Fluke Hall Renovation – Select Architect and Delegate Authority to Award Design Contract (continued, p. 3)

appointed design architect for this project. The alternate firm recommended by the committee is IDC.

HDR is a nationally recognized leader in the design of research cleanrooms and specialty labs. They employ over 8,000 staff nation-wide and will manage this project from their office in downtown Seattle. While this is their first project with the University of Washington, the firm and the Seattle team have designed numerous labs and cleanrooms for higher education and research institutions. Examples of their work include new and renovated cleanrooms and labs at the Stanford Linear Accelerator Center, cleanroom replacements at Washington University and similar work at the National Institute of Standards and Technology.

SCHEDULE

The design contract will be negotiated and signed in March. Limited design work may take place prior to the May Regents' meeting in order to get better information regarding scope and cost.

BUDGET AND FUNDING

The project budget and funding plan will be developed over the next two months. The administration has committed up to \$500,000 for this effort.