

VII. STANDING COMMITTEES

C. Capital Assets Committee

Health Sciences Center H-Wing Renovation - ArchitectRECOMMENDED ACTION:

It is the recommendation of the administration and the Capital Assets Committee that the Executive Vice President be delegated authority to award a design contract for the Health Sciences H-Wing Renovation project to Ambia, subject to the successful negotiation of an architectural agreement.

BACKGROUND:

This project is proposed as a renovation of the original H-Wing of the Magnuson Health Sciences Center. This research facility has not had a major renovation or infrastructure improvement since it was completed in 1948. The five-level, 66,700 gsf wing (masonry cladding, concrete reinforced frame) has reached a point where spot renovations are too inefficient and expensive, due to outmoded building infrastructure. The existing structural, electrical, plumbing and HVAC systems are inadequate to serve the current program needs and require major renovation to allow the continued use of H-Wing. The H-Wing currently provides lab and office space for several School of Medicine departments including Physiology and Biophysics, Biological Structures, Microbiology and Bioengineering.

The pre-design and programming process has been completed. Design is expected to extend through early 2006, with construction expected to begin in mid 2006 with a duration of approximately 18 months. Upon completion of schematic design in May of 2005, a project cost estimate will be developed and Board of Regent approval will be requested to establish the project budget at that time.

In September 2004, the Capital Projects Office advertised for firms interested in providing architectural services. Eight firms responded to the Request for Qualifications for this project and two were interviewed on November 10 by the selection committee. This committee was composed of representatives from the School of Medicine, the department of Physiology and Biophysics, Health Sciences, Capital Projects, Engineering Services, and EH&S. The two firms interviewed were Ambia (formerly BJSS Duarte Bryant), and MBT Architecture.

Ambia (formerly known as BJSS Duarte Bryant) is a well-known firm that has worked steadily on HSC renovation projects since 1988, and is presently working on six projects and/or studies in the Health Science Center under a term agreement that expires in February 2005. The firm has completed approximately

VII. STANDING COMMITTEES

C. Capital Assets Committee

Health Sciences Center H-Wing Renovation – Architect (continued p. 2)

20 projects/studies at the University of Washington during this 16 year period. They presently employ 44 people.

The project budget for this renovation is currently \$13 million but could range up to \$30 million depending on funding appropriations from the State of Washington, NIH and other sources. Funding for pre-design, design and construction is available from the \$13 million that has been allocated by NIH, the State of Washington and the School of Medicine. Construction scope currently includes tenant improvements for the department of Physiology and Biophysics, plus a portion of the building infrastructure to be determined in design. Additional funding sources for construction have been partially confirmed and will be validated as we approach the completion of design.