

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee****Sand Point Building 25 Pediatric Dentistry Tenant Improvements - Architect Appointment****RECOMMENDED ACTION:**

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the President be delegated authority to award design contracts for the Sand Point Building 25 Pediatric Dentistry Tenant Improvements project to the firm of ARC Architects, subject to successful negotiation of an architectural agreement. It is intended that this project will be brought back to the Board of Regents at the completion of the pre-design phase in early 2006 to present the project and request the additional project approvals.

BACKGROUND:

The scope of this project includes constructing a pediatric dental clinic and treatment center for the Pediatric Dentistry Department within Building 25 at Sand Point. The demolition of the interior and improvements to the exterior are being performed as part of another project. Building 25 is a four-story (basement and three floors), historically significant art deco building of approximately 28,050 gross square feet that was constructed in three phases between 1927 and 1940 on the Sand Point campus. The pediatric dental clinic is expected to occupy the three above ground floors (approximately 17,000 gross square feet) for clinical, office and dental surgical space. The assignment of the basement space is still under consideration. The basement space is planned as generic office tenant improvement, but may be assigned to Pediatric Dentistry as well.

In July 2005, the Capital Projects Office advertised for firms interested in providing architectural services. Five firms responded to the Request for Qualifications for this project, and two firms were interviewed on August 23, 2005 by the selection committee. The committee was composed of representatives from the School of Dentistry, Capital and Space Planning Office, Real Estate Office and the Capital Projects Office. Two firms were interviewed and the selection committee recommended ARC Architects be appointed design architect for the project.

ARC Architects has extensive experience with multiple projects at Sand Point including UW Sand Point Artists Studio. ARC has successfully completed multiple healthcare and clinical projects both at the UW and Harborview Medical Centers including: UWMC Pet/CT Scan and UW Clinical Dental Research Core, as well as other dental clinics including the Odessa Brown Children's Dental Clinic. ARC Architects also has extensive experience with "historic" buildings at the University and on other similar public projects like the Port Townsend City Hall Renovation.

The estimated project budget will be confirmed at end of the pre-design phase and is estimated to be in the \$7-9 million range. Funding for the pre-design, design and construction is provided by Central funds and from the School of Dentistry.