

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**Husky Union Building Master Plan – Architect SelectionRECOMMENDED 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 HUB Master Plan with the firm of Perkins+Will subject to successful negotiation of a Professional Services agreement.

BACKGROUND:

The mission of the Husky Union Building (HUB) is to serve as the primary campus community center for students, faculty, staff, alumni and guests, provide and support a program of cultural, educational, social, recreational and service activities, offer amenities and services for the diverse needs and activities of the campus community, and to create a sense of community. The Master Plan will determine how the HUB can maximize its capabilities to meet University and HUB goals such as: strengthening campus community by increasing programs and services; encouraging interactions between students, faculty and staff; cultivating engagement between student leaders; fostering tradition and affiliation; and enhancing student involvement.

The HUB, originally built in 1949 with expansions and substantial modifications in 1952, 1960, and 1975, currently has a total area of approximately 260,000 gross square feet. The Husky Den food service area, operated by University Housing and Food Services, underwent a substantial renovation in 2001. The primary facility users are student organizations and student governments (55%) and University departments (38%). During an average academic year, the HUB hosts over 4,300 meetings and events. The Department of Student Activities and Union Facilities (SAUF) which operates the HUB has an annual operating budget of \$3.6 million and receives approximately 60% of its budget through self-generated revenue (facility rentals, newsstands, games area, and leases), 30% from the University, and 10% from the student fee system.

The selected firm will provide a Master Plan that will help define long range plans and operational goals for the HUB, including potential renovation and expansion. The Master Plan will address issues and requirements related to changing campus needs and lifestyles, the HUB's aging infrastructure (structural, electrical and mechanical systems), and code compliance. At its sole discretion, the University may contract with the selected firm to provide design services for any or all of the projects indicated in the Master Plan.

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In October 2006, the Capital Projects Office advertised for firms interested in providing master planning and design services. Eleven firms responded to the Request for Qualifications for this project, and three firms were interviewed by the Architectural Commission on December 4, 2006. The selection committee included the University Architectural Advisor, members from Capital Projects Office, SAUF Administration, ASUW and Services and Activities Fee Committee.

The recommendation is that Perkins+Will be appointed design architect for this project. Perkins+Will is the 31-employee Seattle office of a national planning / architecture / interior design firm, with 1,098 total employees. Founded in 1935, the national firm has developed particular experience in the design and construction of higher education projects. In 1999 Perkins + Will was named “Firm of the Year” by the national American Institute of Architects. They have experience at the University of Washington having completed designs for South Lake Union, South Campus and Central Campus. The firm’s national experience includes planning and design of over 30 college and university student centers totaling over 4,000,000 square feet.

The budget for the Master Plan preparation has been set at \$250,000 with funding of \$125,000 from the Student Activities and Union Facilities (HUB) and \$125,000 from the Services and Activities Fee Committee (SAAF). The schedule for the Master Plan is to start in February 2007, with completion in the summer of 2007. Further design and construction of projects will be dependent on developing a successful funding plan and will be subject to future approvals in accordance with established policies. The total project budget is anticipated to range between \$10 million and \$50 million.