

**VII. STANDING COMMITTEES****B. Finance, Audit and Facilities Committee**UW Tacoma Phase 3 – Architect AppointmentRECOMMENDED 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 UW Tacoma Phase 3 project to the firm of Thomas Hacker Architects, subject to successful negotiation of an architectural agreement. The Phase 3 scope includes the Russell T. Joy Building renovation/addition and other capital improvement projects required to accommodate 600 additional students. 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 2008 to present the project and request the additional project approvals.

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

BACKGROUND

The Legislature appropriated funding to complete the pre-design and design for the Phase 3 development of the Tacoma campus which will provide additional academic space to support expanded and new degree programs. The goal of the project is to develop capacity to accommodate at least 600 additional full-time equivalent students and transition to a model of a comprehensive four-year institution. The Phase 3 scope includes a major renovation and addition to the Joy Building and other capital improvement projects that will be defined in the pre-design phase.

The Russell T. Joy Building (Joy Building) is an existing historic masonry structure, constructed in 1892, located on the west side of Pacific Avenue, in the Union Depot/Warehouse Special Review District. This three-story 44,000 gross square foot building is located between two UW Tacoma buildings, West Coast Grocery Building (WCG Building) to the south and the Pagni and Lenti Grocery Building (Grazzi's) to the north.

In April 2007, the Capital Projects Office advertised for firms interested in providing pre-design and design services. Twelve firms responded to the Request for Qualifications for this project, and three firms were interviewed by the Architectural Commission on June 4, 2007: Bohlin Cywinski Jackson, Thomas Hacker Architects, and the SRG Partnership, Inc. It is the Commission's recommendation that Thomas Hacker Architects be appointed design architect for this project. The Architectural Commission is charged with identifying the top

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Finance, Audit and Facilities Committee

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firm as well as alternates, or second and third place firms, ensuring that negotiations can continue in a timely manner. The alternate firm recommended by the Architectural Commission is SRG Partnership.

Founded in 1983, Portland-based Thomas Hacker Architects, Inc. is a 49-person firm devoted to projects with an educational focus. THA has designed over 25 higher education buildings, both new and renovation, for 16 colleges and universities throughout the West. Currently, they are the architects for the Architecture Hall Renovation, which is nearing completion for Fall Quarter 2007 occupancy, and the UW Tacoma Assembly Hall, on which pre-construction demolition is newly underway.

The total project budget for Phase 3 is estimated at \$60,150,000, of which \$6,150,000 was authorized by the State in the 2007-2009 biennium for pre-design and design.