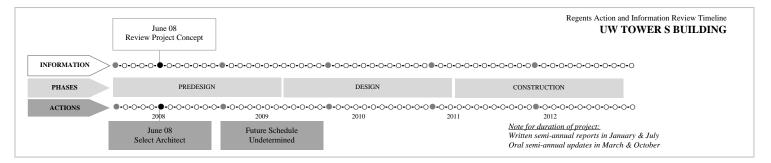
#### VII. STANDING COMMITTEES

## B. Finance, Audit and Facilities Committee

# **UW Tower S Building - 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 a design contract for the UW Tower S Building with the firm of ZGF Architects, subject to successful negotiation of an architectural agreement.

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.

In April 2008, the Capital Projects Office advertised for firms interested in providing architectural services. Eleven firms responded to the Request for Qualifications for this project, and three firms were interviewed by the Architectural Commission on June 9, 2008: DLR Group, SRG Partnership and ZGF Architects. It is the Commission's recommendation that ZGF Architects be appointed design architect for this project. The Architectural Commission is charged with identifying the most qualified firm as well as one or two alternate qualified firms, if any, ensuring that negotiations can continue in a timely manner. The alternate firm recommended by the Architectural Commission is SRG Partnership.

ZGF is a national, full service architectural firm with offices in Seattle, Portland, Los Angeles, New York and Washington D.C. ZGF has recently completed the predesign and is beginning design for the new Molecular Engineering Interdisciplinary Academic Building to be located on the UW main campus. ZGF has over 10 years of experience working at the Tower complex, having completed multiple remodel and expansion projects for Safeco that included development of a site master plan for the consolidation of all of Safeco's Puget Sound operations at the Tower property. ZGF is continuing their work at the Tower under the University's ownership by providing programming, space planning and design services for several of the groups who are moving into the main Tower Building.

#### VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

<u>UW Tower S Building - Architect Appointment</u> (continued p. 2)

## BACKGROUND:

The UW Tower properties are located just west of the University of Washington main campus at 4333 Brooklyn Avenue NE. The 22-story tower and three low-rise office buildings that occupy the site contain over 500,000 SF of office space. The S Building is a four-story structure over a basement level, located at the southeast corner of the site. Planning is now underway at the S Building for consolidation of offices for UW Development, Alumni Relations and the Marketing departments.

The S Building project will begin with a predesign study to develop design alternatives and cost estimates for a new south entry and potential associated renovations, modernization and the expansion of the S Building. Alternatives for the Educational Outreach student registration center on the first floor of the S Building will also be investigated during the predesign. Goals of the S Building project include:

- Reinforcing the University's presence and location at the UW Tower and create a positive image for the University in the community.
- Create a "great welcoming space" for students, visitors, alumni, and the general public and realize the potential for creating a student gateway, and welcoming and support center at the UW Tower.
- Reinforce the UW Tower's image as a gateway to the University, and strengthen the link between the Tower and the main campus.

The complete design and construction of the new south entry, student registration center and other associated improvements would proceed following approval of the preferred predesign concept and the project budget at a future meeting of the Board of Regents. It is expected that the total project cost of the construction project will exceed \$45 million. Funding for the predesign is from local funds.