

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee****Building Envelope Repair and Replacement Term Architect and Professional Services Contract – 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 term agreements for architectural and professional services for building envelope repair to two architectural firms, SHKS and Cornerstone Architectural Group, subject to successful negotiation of the architectural and professional services agreements.

BACKGROUND:

The Capital Projects Office anticipates initiating three to six building envelope and roof projects per biennium. Individual project costs will be between \$500,000 and \$4,000,000. Total project costs per biennium will be between \$4,000,000 and \$7,000,000.

The term contracts will have a total project value of \$8,000,000 million each and will be for a two-year period with an optional two-year renewal, for a total term of four years. If either or both consultants perform well on work awarded during the first two year period then it is the intention of the Capital Projects Office to continue architectural services with the same consultant for a second two-year period. It is anticipated that working with a consultant with successful recent experience in the design and delivery of projects for the University of Washington may result in the production of better design documents in a more timely fashion. It also assures that planning work initiated at the latter end of the first two-year period can be executed by the same consultant in the second two-year period.

In January 2008, the Capital Projects Office advertised for firms interested in providing architectural and professional services. Ten firms responded to the Request for Qualifications, and five firms were interviewed on March 17, 2008. It is the interview team's recommendation that SHKS Architects and Cornerstone Architectural Group be awarded term agreements for architectural and professional services.

SHKS Architects has provided services to the University of Washington for the Guthrie Hall masonry restoration, Gould Hall Digital Commons, Pack Forest Center for Sustainable Forestry, and UW Educational Outreach. One of the firm's principals designed the exterior renovation for Parrington Hall while with another firm. SHKS Architects has provided services for a broad range of project types to other public agencies including the federal government, Port of Seattle, City of

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Seattle and City of Bellingham. SHKS Architects has been in business in Seattle for 11 years and currently employs 19 people.

Cornerstone Architectural Group has experience in a broad range of project types, and developed a building envelope practice in 2001 that has addressed long-term moisture problems in over 60 projects. Under a master agreement with the University of Washington that will expire in July 2008, the firm provided services for roof replacements at HSC AA-Wing, HSC T-Wing, and Wilcox Hall, curtain wall repairs at Suzzallo Library, and balcony waterproofing replacement at Gould Hall. Cornerstone has provided investigation and design services for roof replacements and wall, roof, and window repairs at other public agencies locally including the federal General Services Administration, the US Postal Service, school districts, and other state and local agencies. They have been in business in Seattle for 15 years, and have 17 employees.

REVIEW AND APPROVALS:

The action has been reviewed and approved by the Senior Vice President of Finance and Facilities and the Associate Vice President for Capital Projects.