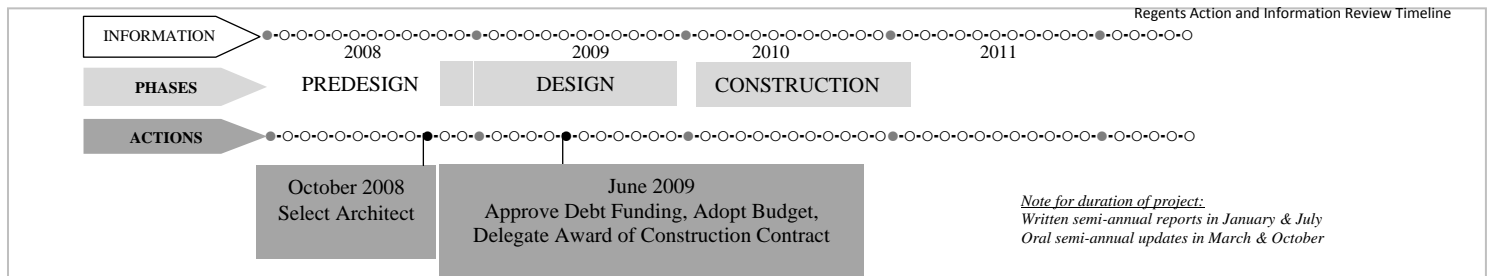


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Hall Health Primary Care Center Clinical Units Remodel – Select ArchitectRECOMMENDED 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 to the firm of Miller Hayashi Architects for the Hall Health Primary Care Clinic (HHPCC) Remodel project, 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 Taylor Gregory Butterfield Architects and Clark Kjos Architects, the firms recommended as first and second alternates, respectively.

It is intended that this project will be brought back to the Board of Regents in 2009 for further project approvals.

BACKGROUND:

The project consists of partial interior renovation of the Hall Health Center, including the ground floor, first and third floors, and a two-story addition of approximately 2,600 square feet on the south side in the service courtyard. The existing building was constructed in 1936 and expanded in 1975. The HHPCC provides healthcare services for University of Washington students and staff. Once complete, this project will enhance the quality of care, improve student access to care, allow for future growth, increase student access to mental health services, generate additional revenue, and provide adequate space for special programs.

In September 2008, the Capital Projects Office advertised for firms interested in providing architectural services. Nine firms responded to the Request for Qualifications for this project and a Capital Projects Evaluation Committee including representatives from the HHPCC and the Capital Projects Office

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Hall Health Primary Care Center Clinical Units Remodel – Select Architect (continued p. 2)

interviewed three firms on September 24, 2008: Clark Kjos Architects, Miller Hayashi Architects and Taylor Gregory Butterfield Architects. It is the recommendation of the Evaluation Committee that Miller Hayashi Architects be appointed design architect for this project. The Evaluation Committee is charged with identifying the most qualified firm as well as one or two alternate qualified firms, if any, ensuring negotiations can continue in a timely manner. The alternate firms recommended by the Evaluation Committee are Taylor Gregory Butterfield Architects and Clark Kjos Architects, respectively.

Miller Hayashi Architects is a local architectural firm located in Seattle and has a professional staff of 12. The firm is committed to a vision of architecture as an inclusive social art. Although Miller Hayashi Architects have not done any work on UW campus, the firm has established a successful track record creating well-received public buildings. These projects include not-for-profit health care centers such as the King County Community Health Center, the Puget Sound Neighborhood Health Care Centers, and the International Community Health Services. Miller Hayashi Architects practice a hands-on approach of principal involvement in all phases of a project. The firm is founded on the belief in the potential of architecture to enrich both function and site in an act of imagination.

The Predesign will begin in November 2008, with completion of the design anticipated in December 2009. Construction is to start in January 2010, and will be phased to keep the facility in operation. Full occupancy is scheduled for January 2011.

At the conclusion of the feasibility phase the project is estimated to be approximately \$9.7 million, which includes \$1 million for lost revenue due to reduced operations during the construction phase. The project cost will be refined during the Predesign phase. Initial funding of \$1,031,513 for the Predesign and Schematic Design phases will be funded from the Student Services and Activity Fees.