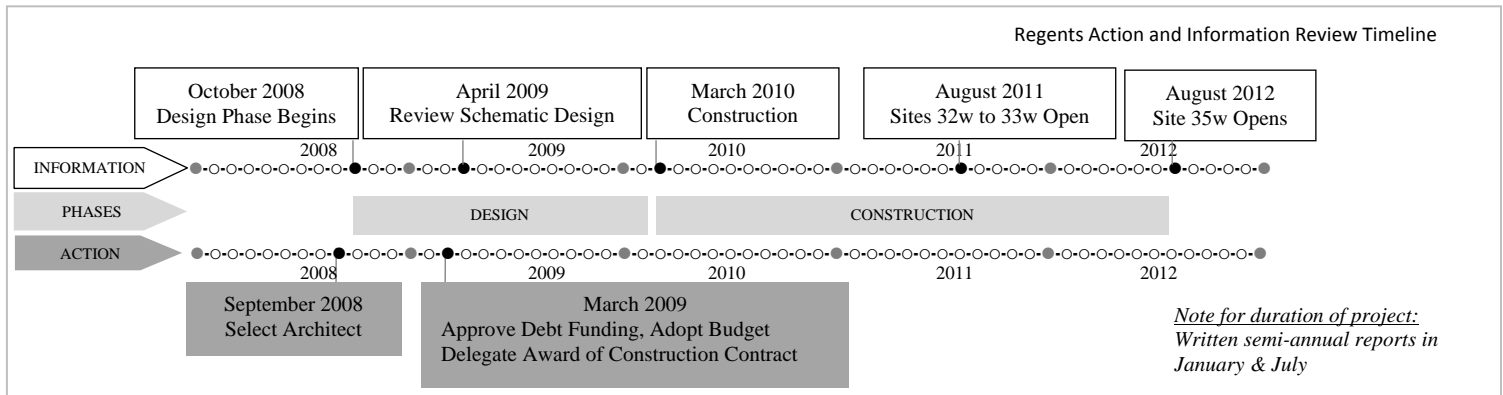


VIII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Project Phase 1 – Review Project Concept and Select Architect**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 Phase I Housing Project to the firm of Mahlum 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 Mithun, the firm recommended as the alternate.

BACKGROUND:

The department of Housing and Food Services developed a Comprehensive Housing Master Plan which was shared with the Board of Regents in March 2008. Since then, the University of Washington has identified five sites within its West campus region to be developed as Student Housing. The purpose of this project is to construct three residence halls on sites 32W, 33W and 35W. Each site is located on NE Campus Parkway in West Campus (see attached). We anticipate the facilities will be sixty-five feet high, consist of five stories of wood frame construction above a concrete plinth and the three facilities will house approximately 1200 students. The anticipated occupancy dates are August 2011 for sites 32W and 33W, and August 2012 for site 35W.

The development of these residence halls will assist in alleviating the currently overcrowded conditions within student housing and will also provide surge space to allow renovation of existing residence halls, which is slated to begin in 2014.

In July 2008, the Capital Projects Office advertised for firms interested in providing architectural services. Twenty-two firms responded to the Request for Qualifications for this project, and three firms were interviewed by the Architectural Commission on September 15, 2008: Perkins & Will Architects, Mahlum Architects and Mithun. It is the Commission's recommendation that

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Project Phase 1 – Review Project Concept and Select Architect (continued p. 2)

Mahlum 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 Mithun.

Mahlum Architects, a local firm, brings to this project a wealth of experience in the design of student housing and a long and successful history of working for the University. They have completed 27 student housing projects on more than 16 campuses across the Pacific Northwest and California. They have also worked extensively with the University on significant campus projects that total nearly \$200 million in construction value. Included in these projects was work on Clark Hall, William H. Gates Hall and Suzzallo Library.

The estimated project budget of \$114 million will be funded by the Department of Housing and Food Services through the University's Internal Lending Program.

Attachment: Student Housing Locations Map

