

**VII. STANDING COMMITTEES****B. Finance, Audit and Facilities Committee**On-Call Architectural Master Term Agreement – 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 an On-Call Architectural Master Term Agreement to Buffalo Design, subject to successful negotiation of the architectural and professional services agreement. This architectural agreement will replace an existing architectural master term agreement to Buffalo Design that is reaching the contractual limits.

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

BACKGROUND

The Capital Projects Office selected an architectural firm for an On-Call Master Term Agreement for various medical and campus wide projects located at University of Washington Medical Center (UWMC), Harborview Medical Center (HMC), or any of the University of Washington campuses. As individual projects arise, the parties will negotiate the scope of work and fee and formalize it in a project authorization. Project authorizations under the Master Term Agreement will be executed prior to the expiration of the Master Term Agreement, and will be limited to those with a total project budget (including design, construction, contingency and other costs) of less than \$4 million.

The term agreement will have a total project value of \$15 million (for the aggregate value of all projects), and will be for an initial two-year period with an option to extend the Agreement for one additional two-year period (for a maximum of four years). If the consultant performs 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 the subsequent 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 August, 2011, the Capital Projects Office advertised for firms interested in providing on-call architectural services. Seventeen firms responded to the

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Request for Qualifications, and four firms were interviewed on September 22, 2011. It is the interview team's recommendation that Buffalo Design be awarded the term agreement for on-call architectural services.

Buffalo Design is a Seattle firm established in 1986. Currently it employs 10 people; it has one office in downtown Seattle. Buffalo Design recently completed several successful renovation projects at the University of Washington Medical Center and Harborview Medical Center including: the UWMC Bronchoscopy Suite; the HMC Burn Treatment Hydrotherapy Renovation; and the UWMC Blood Services Laboratory Expansion. They have provided services on a broad range of project types at other hospitals including: The Franciscan Health System; Tacoma General Hospital; and Mary Bridge Children's Hospital. They also have experience in research and teaching laboratory projects including: Evergreen State College Physical Science Labs; Bellevue College Chemistry Labs; and the University of Puget Sound Chemistry Labs.