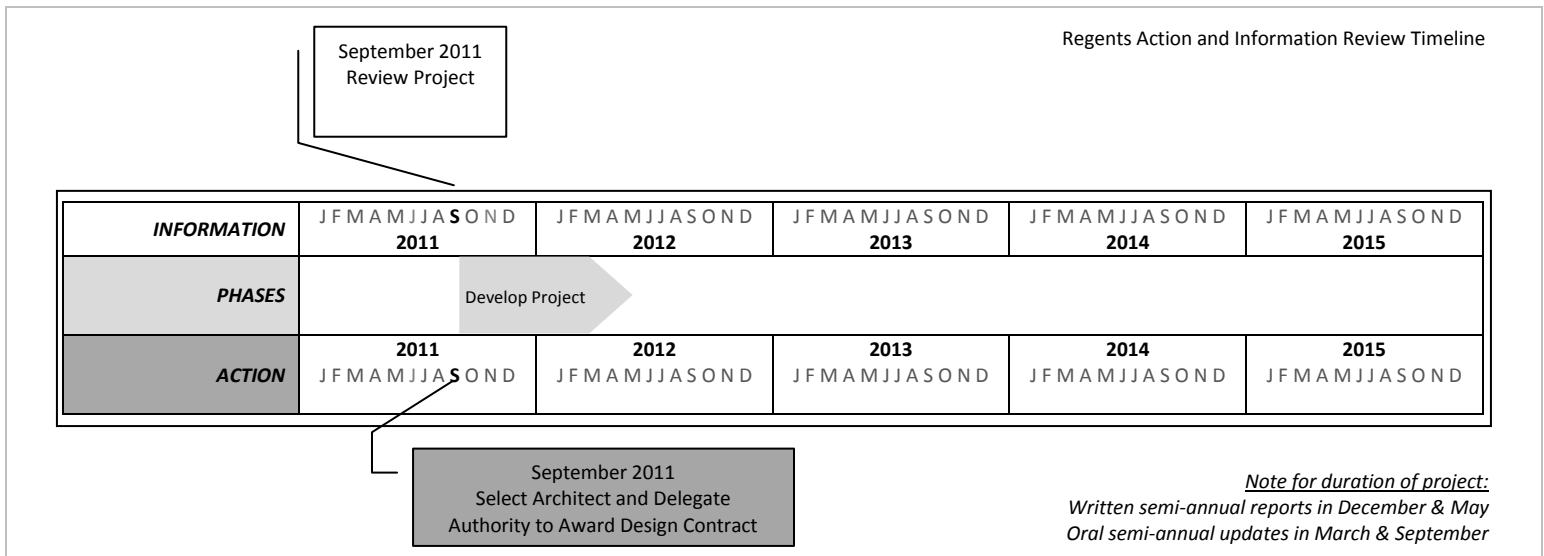


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Medical Center Main Entrance Upgrade – Select Architect and Delegate Authority to Award a Design Contract



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 Medical Center (UWMC) Main Entrance Upgrade Project with the firm of LMN + Rona Consulting Group 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 NBBJ, the firm recommended as first alternate.

BACKGROUND:

In July 2011, the Capital Projects Office advertised for firms interested in providing architectural services. Thirteen firms responded to the Request for Qualifications and three of those firms were interviewed by the Architectural Commission on September 12, 2011: LMN + Rona Consulting Group, ZGF and NBBJ. It is the Commission’s recommendation that LMN be appointed design architect for this project, with the stipulation that the active Design Partner will be Mark Reddington, as indicated in their interview with the Commission. The Architectural Commission is charged with identifying the most qualified firm as

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Medical Center Main Entrance Upgrade – Select Architect and Delegate Authority to Award a Design Contract (continued, page 2)

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 NBBJ.

LMN Architects, established in Seattle in 1979, has grown to include a current staff of approximately 90. LMN has completed over 25 projects for the University of Washington, including Programming, Predesign and Design of a wide variety of facilities and building types, including Foster School of Business Phase 1 (PACCAR Hall - 2010) and 2 (currently under construction - 2012), Paul G. Allen Center for Computer Science and Engineering (2003), Floyd & Delores Jones Playhouse Theatre (2008), Montlake Triangle Master Plan (2011), and the Portage Bay Parking Facility (2009). Other projects cited by LMN having relevance to the UWMC Entrance Upgrade project include the Conference Center at the Washington State Convention Center in Seattle (2010), the Cincinnati Duke Energy Convention Center Renovation & Expansion (2006), the New Orleans Convention Center Renovation (2013), and the Vancouver Convention Centre West in British Columbia (2009). LMN is joined by Michael Rona of the Rona Consulting Group (RCG), founded in 2007 by Michael. RCG is a 9 member firm specializing in consulting to hospitals, based on Michael's 26 years at Virginia Mason Hospital, 16 as its President.

The UWMC seeks to upgrade and modernize its main entrance on Pacific Street to create a more welcoming and accessible environment for patients and their families, and to better reflect its status as one of the nation's premiere academic medical centers. Visionary goals for the project include improved visibility from Pacific Street, a lighter, more contemporary look and feel that will compliment the new inpatient bed tower, improved pedestrian and vehicular traffic flow and creation of a sense of arrival.

The architect will work with the UWMC and campus stakeholders to develop an overall plan and a conceptual design for the Pacific Street entrance. This effort will be informed by and in context with the other developments in the Montlake vicinity, including the Sound Transit station, the renovation of Husky Stadium, the SR 520 project and plans for the Montlake Triangle and the Rainier Vista.

It is anticipated that the UWMC Main Entrance Upgrade will be accomplished in phases, as funding allows. The architect will develop a phasing plan, including cost estimates for each phase. Provided that the University remains satisfied with its work, the architect will design each phase of the project.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

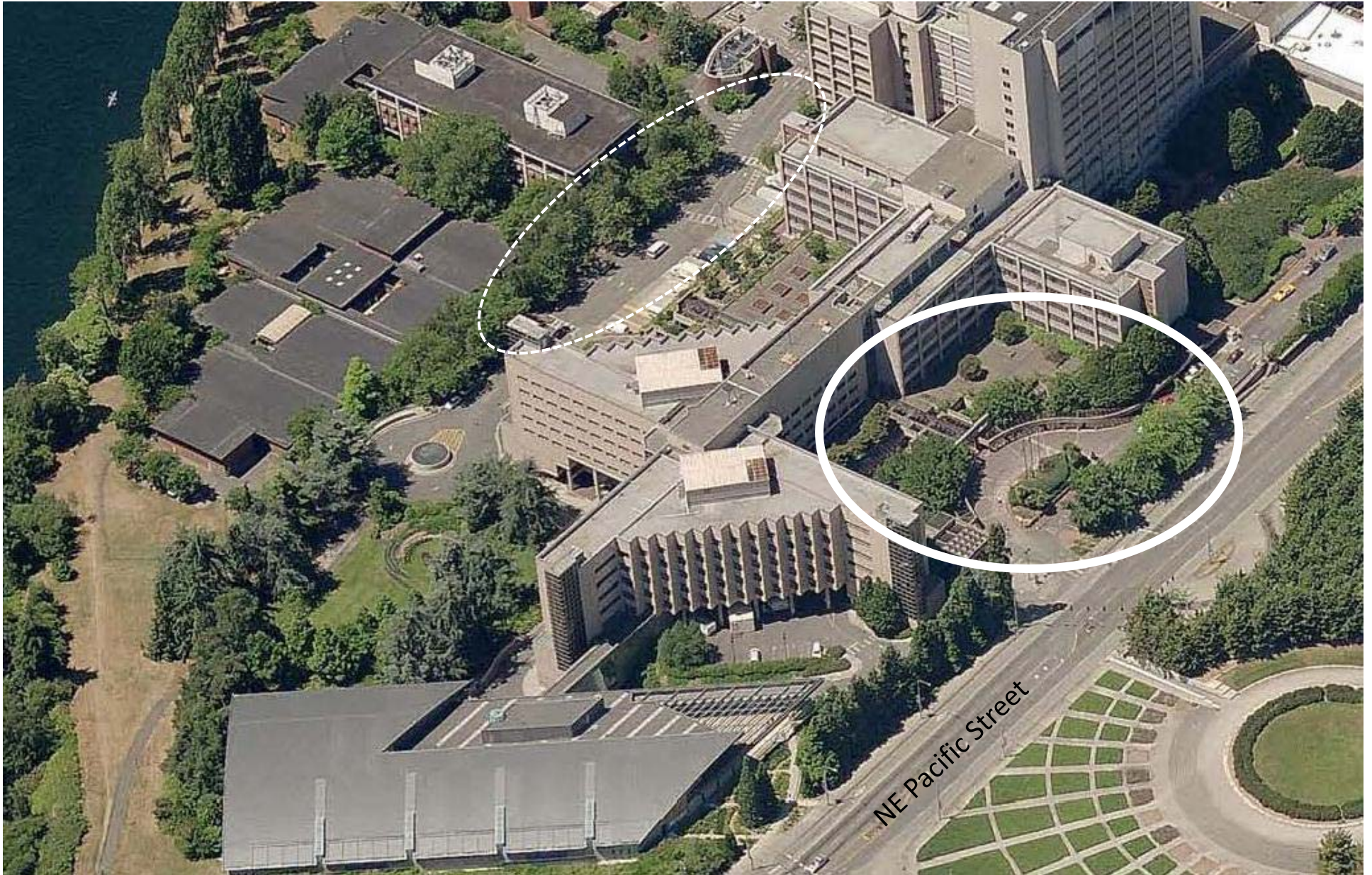
UW Medical Center Main Entrance Upgrade – Select Architect and Delegate Authority to Award a Design Contract (continued, page 3)

SCHEDULE, BUDGET AND FUNDING:

The architect will begin initial project development and conceptual design activities in October 2011. Project phases, budgets and schedules will be determined as part of the project development. The total cost of the fully developed project is expected to exceed \$5 million. It is anticipated that funding will come from UWMC revenues. No donor funding is being contemplated nor are any naming opportunities envisioned at this time.

FUTURE REGENT ITEMS:

It is expected that the UWMC Main Entrance Upgrade will be funded and accomplished in phases, with each phase being a separate project. Should the estimated cost of a phase be less than \$5 million, that project would be approved and managed under the standing delegation of authority and reported to the regents in accordance with the standing order. In the event that funding for the total project becomes available at one time, or the cost of a particular phase is expected to exceed \$5 million, that project would be brought to the regents for the requisite approvals.



UWMC MAIN ENTRY RENOVATION PROJECT at Montlake Triangle