

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**On-Call 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 Master Term agreement for architectural services to Mahlum, subject to successful negotiation of the architectural and professional services agreement. This architectural agreement will replace an existing master term agreement to NBBJ that will expire in July 2012.

In the event of an unsuccessful negotiation with the selected firm, it is requested that authority be delegated to open negotiations with ZGF, Inc., the firm recommended as 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 the University of Washington Medical Center (UWMC), Harborview Medical Center (HMC), and 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 On-Call 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 On-Call Master Term Agreement will have a total project value of \$10 million (for the aggregate value of all projects), and will be for an initial two-year period with an option to extend the Master Term Agreement for one additional two-year periods (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 March 2012, the Capital Projects Office advertised for firms interested in providing on-call architectural services. Fourteen firms responded to the Request

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

On-Call Master Term Agreement – Select Architect (continued p. 2)

for Qualifications, and three firms were interviewed on May 10, 2012. It is the interview team's recommendation that Mahlum be awarded the Master Term Agreement for on-call architectural services.

Mahlum is a Seattle and Portland firm established in 1938. The firm's workload consists mainly in three market sectors: healthcare, education and student housing. Currently the firm employs 70 people. Mahlum recently completed several successful renovation projects at the Oregon Health and Sciences University, Providence St. Mary Medical Center, Evergreen Hospital and Salem Hospital. Their UW experience includes: UW Medical Center Regional Heart Center, miscellaneous Harborview Medical Center renovations, William H. Gates School of Law, Suzzallo Library and the new student residence halls.