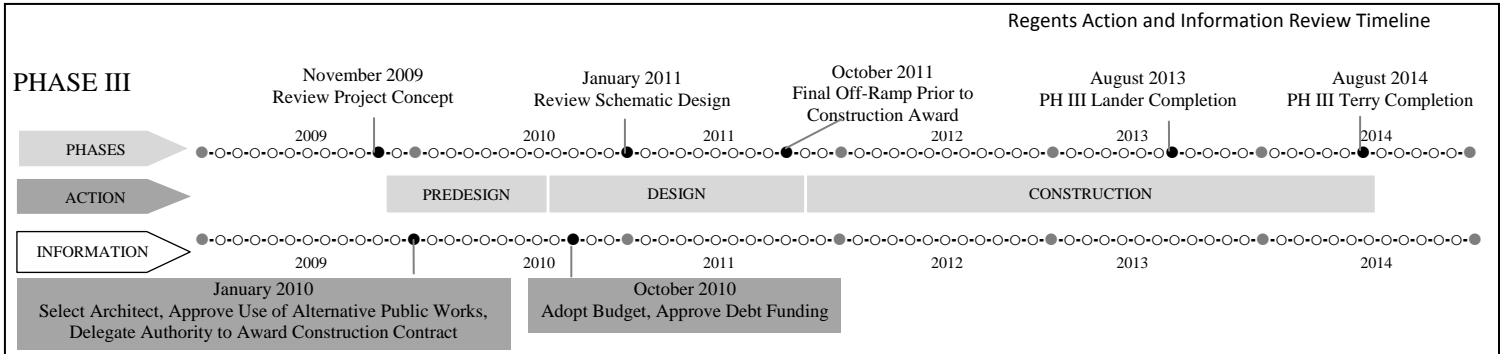


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Phase III: Terry and Lander Halls Renovation – Select Architect, Delegate Authority to Award Design Contract, Approve Use of Alternative Public Works, and Delegate Authority to Award Construction Contract



Note for duration of project: written semi-annual reports in January & July. oral semi-annual updates in March & October

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 Student Housing Phase III: Terry and Lander Halls Renovation project to the firm of Mithun Architects, subject to successful negotiation of an architectural agreement. In the event of an unsuccessful negotiation with the selected firm, a delegation of authority is requested to open negotiations with the alternate team of Hewitt Architects and Hanbury, Evans, Wright, Vlattas + Company.

The administration and the Finance, Audit and Facilities Committee also recommend that on the Student Housing Phase III: Terry and Lander Halls Renovation project, the use of alternative public works utilizing the General Contractor / Construction Manager (GC/CM) method of contracting be approved and that the President be delegated authority to award the preconstruction and construction GC/CM contracts to the selected contractor, subject to the scope, budget, and funding remaining within 10 percent of the established budget.

These approvals will allow placing a GC/CM under contract for preconstruction services concurrent with the pre-design phase. A request for approval of the project budget and financing plan for Student Housing Phase III: Terry and Lander Halls Renovation project will be presented to the Board in October 2010. A construction contract will not be awarded to the GC/CM until the Board has reviewed the project status at the final off-ramp presentation, which is scheduled

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Phase III: Terry and Lander Halls Renovation – Select Architect, Delegate Authority to Award Design Contract, Approve Use of Alternative Public Works, and Delegate Authority to Award Construction Contract (continued p. 2)

for October 2011. The initial design work is estimated at \$1.5 million and will be funded with Housing and Food Services reserves.

BACKGROUND:

Housing and Food Services (HFS) developed a Comprehensive Housing Master Plan which was presented to the Board of Regents in March 2008. Since then, the development of four sites in West Campus (31W, 32W, 33W and 35W) have been underway with the completion of sites 31W and 33W slated for fall quarter 2011 and completion of sites 32W and 35W slated for fall quarter of 2012. Those sites will add approximately 1,650 beds to the student housing inventory.

The proposed project will substantially renovate the Terry and Lander Halls located on NE Campus Parkway. This is the start of the renovation phase of the existing residence halls operated by Housing and Food Services. Terry and Lander Halls, which were constructed in the 1950's, are in need of substantial infrastructure replacement, seismic upgrades, and improvements to accommodate changes in the “live, learn” environment for today’s students.

The preliminary project cost for renovating Terry and Lander Halls is \$75 - \$90 million. The project is planned as a single project with the two buildings renovated separately. Lander Hall will be renovated first with construction starting in the summer of 2012 for occupancy in fall quarter 2013. Terry Hall renovation will start in the summer of 2013 for occupancy in fall quarter 2014. HFS will use existing reserves to fund the initial design phase, which is estimated to cost approximately \$1.5 million.

ARCHITECT SELECTION:

The project is intended to be designed by a single design team to take advantage of the similarities of Terry and Lander Halls and the overlapping construction schedules. The Architectural Commission is charged with identifying the most qualified architectural firm as well as one or two alternate qualified firms that would ensure that negotiations can continue in a timely manner.

In October 2009, the Capital Projects Office advertised for firms interested in providing architectural services for the renovation of Terry and Lander Halls. Thirteen firms responded to the Request for Qualifications and three firms were interviewed by the Architectural Commission in December 2009 – Mithun

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Phase III: Terry and Lander Halls Renovation – Select Architect, Delegate Authority to Award Design Contract, Approve Use of Alternative Public Works, and Delegate Authority to Award Construction Contract (continued p. 3)

Architects, the team of Hewitt Architects and Hanbury Evans Wright Vlattas + Company, and the team of LMN Architects and Solomon Cordwell Buenz (SCB) Architects.

The Commission recommended that Mithun Architects, a local firm, be appointed design architect for this project. Mithun brings extensive experience in the design of student housing and has worked with the University of Washington on UW Tacoma's Court 17 Apartments and UW Seattle's Radford Court and Nordheim Court apartments.

The Architectural Commission recommended the team of Hewitt Architects and Hanbury Evans Wright Vlattas + Company as alternate.

CONSTRUCTION CONTRACTING STRATEGY:

The Capital Projects Office recommends the use of the alternative public works contracting procedure, General Contractor/Construction Manager (GC/CM), authorized by RCW 39.10 for construction of this project.

The use of a GC/CM during design has been critical to the successful construction and renovation of many recent UW buildings. Because construction time on the Terry and Lander Hall renovation project will be limited to thirteen months per building, early bidding for labor and equipment will be necessary to meet the project schedule. The GC/CM will be able to bid out and start construction on phased work packages.

The intent is to have the GC/CM selected and under contract for preconstruction services before the end of the predesign phase to take advantage of the favorable construction market. Early selection of the GC/CM is expected to improve project delivery through greater involvement in project budget development, examination of existing conditions, assistance in developing contracting strategies for early equipment procurement, and subcontractor involvement during the design phase.

The Capital Projects Office plans to expand the use of computer 3-D design modeling and to share the model with the GC/CM and subcontractors. Early bidding of various building systems is also being explored as a way to get subcontractor expertise and involvement during the design phase. This collaborative approach is expected to reduce project costs and improve product

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Phase III: Terry and Lander Halls Renovation – Select Architect, Delegate Authority to Award Design Contract, Approve Use of Alternative Public Works, and Delegate Authority to Award Construction Contract (continued p. 4)

quality through improved tradecraft involvement and better design and construction coordination.

FUTURE BOARD OF REGENTS ACTION

The Treasury Office will complete a credit analysis of HFS's residence hall renovation project prior to Board action in October 2010 for project budget and financing approval. The financing plan for the Terry and Lander Halls Renovation project will include identification of off-ramps and will coincide with the October 2010 reporting date for the second set of off-ramps for the Housing Master Plan's Phase I that was approved by the Board in May 2009.