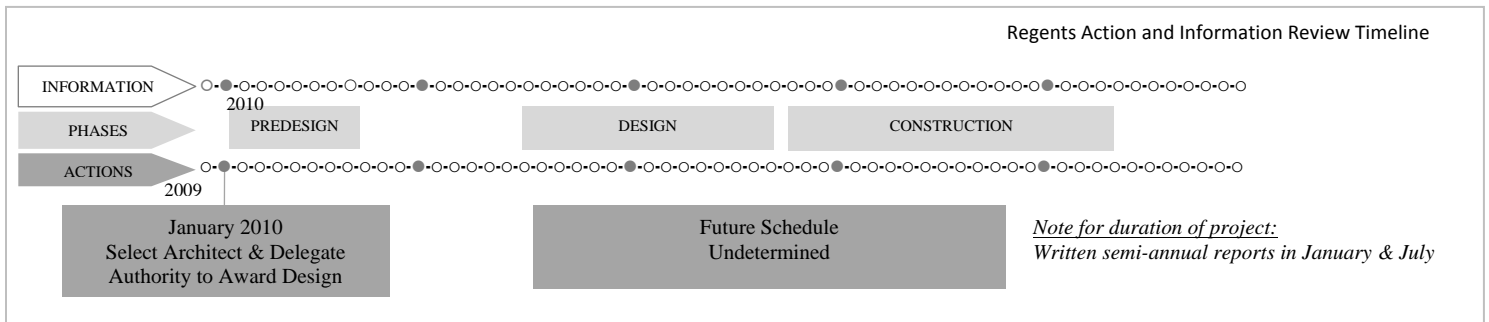


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Anderson Hall – 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 Anderson Hall Renovation Project with the architectural firm, Mahlum, subject to successful negotiation of an architectural agreement.

BACKGROUND:

In October 2009, the Capital Projects Office advertised for firms interested in providing architectural services. Seventeen firms responded to the Request for Qualifications for this project, and three firms were interviewed by the Architectural Commission on December 7, 2009: Mithun, SRG Partnership, and Mahlum. It is the Commission’s recommendation that Mahlum 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. An alternate firm was not selected.

Mahlum brings to this effort seventy years of experience in the planning and design of college and university facilities. Mahlum holds the collective knowledge and firm resources of a 90 person planning, architecture, and interiors organization with offices in Seattle and Portland. They have designed projects ranging from \$1 million to \$175 million in construction value, and have been recognized for design excellence from local, regional, and national organizations for projects completed in the Northwest. The team has work extensively with the University of Washington, designing significant campus projects that total nearly \$300 million in construction value including historic renovations and sustainable design projects.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Anderson Hall Renovation – Select Architect and Delegate Authority to Award a Design Contract (continued p. 2)

Recent relevant experience includes:

- UW Clark Hall, a “Restore the Core” historic renovation in consideration of obtaining a LEED gold or platinum certification
- UW Suzzallo Library, historic renovation
- Miller Hall, Western Washington University, historic renovation
- Hunthausen Hall Renovation, Seattle University
- Cleveland High School, Seattle School District

Anderson Hall houses the College of the Environment’s School of Forest Resources, The Ecosystems Sciences and Conservation Division, and the Institute for Forest Resources. The renovation will include classrooms, labs, faculty offices, administrative offices, TA offices, and student advising offices. The gross area of the building is 33,543 square feet. The total project budget is \$21.75 million and the total construction cost (TCC) is approximately \$16.2 million. The State appropriated \$200,000 for the predesign in the 2009-11 biennium capital budget. It is anticipated that design funding will be requested in the 2011-13 biennium, and construction funding in the 2013-15 biennium.

Anderson Hall is a building designed by Bebb & Gould Architects in the campus gothic style on the University of Washington’s Seattle campus. Anderson Hall was constructed in 1925 and had a partial interior renovation in 1968. Anderson Hall has not had a major infrastructure upgrade in over 40 years - and some systems are even older.

Faculty cannot carry out many modern teaching activities in Anderson Hall due to the constraints of the antiquated building systems. Insufficient audio visual equipment, communication and electrical service, lighting, ventilation, and other systems limit the functionality and utilization of teaching and research spaces.

The building does not meet modern building code requirements. The lack of a building elevator makes the upper floor inaccessible to mobility impaired individuals. The fire alarm system is currently not compatible with the campus-wide system, and the building is not outfitted with fire sprinklers.

A full major building renovation is proposed that will allow Anderson Hall to last for future generations of students. A renovation of Anderson Hall provides an opportunity to improve seismic performance, accessibility, safety, maintainability, energy and water consumption, and provide other modern sustainable building standards. A major renovation will allow for the reconfiguration of all interior spaces to significantly improve the efficiency and functionality of the building.