

## VII. STANDING COMMITTEES

## B. Finance, Audit and Facilities Committee

Playhouse Theater Renovation – Project PresentationRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that project budget be established at \$7,150,000 for the Playhouse Theater Renovation Project; and that the President be delegated authority to award a construction contract, subject to the scope, budget and funding remaining within 10% of the established budget.

**Project Description**

The Playhouse Theater was constructed in 1931 and is a one story brick building with a small partial basement totaling 10,137 gross square feet and a seating capacity of just over 200 wrapping around half of the stage. The Playhouse Theater is assigned to the School of Drama, one of the most renowned drama departments in the United States. The facility is a mainstay of its teaching program and offers students an intensively used venue to stage at least two productions a quarter. Because this heavily used theater is wood framed construction with un-reinforced brick, it poses seismic stability concerns in the event of a major earthquake. Despite the building's intense use, the antiquated infrastructure also makes the building difficult to use for instruction and performances. For example, the heating and ventilations systems are in such poor condition that patrons often complain and students are forced to rehearse with gloves and coats on in winter.

**Previous Action**

The project was first presented to the Board of Regents in June 2005, requesting delegated authority to establish the budget and to award design and construction contracts as long as the budget and funding remained within ten percent. Time constraints at the June meeting didn't allow for full review of this project presentation; delegated authority was given to award a design contract to enable the pre-design to proceed to accommodate the schedule set by the Legislature. At the July meeting, the selection and appointment of LMN Architects was reported, and noted that the project would be presented again in November, near the end of pre-design activity, to request approval to establish the budget and request delegated authority to award the construction contract.

**Scope of the Project**

The Playhouse Theater, with 10,137 gross square feet, is planned for major renovation in 2007-2009. The proposed project scope will include correction of the seismic deficiencies. The building exterior will be repaired, walls will be insulated, and windows and doors will be upgraded to meet current code, greatly improve comfort levels and lower operating costs. All electrical, lighting, mechanical, and communications systems are very antiquated and will be replaced. The renovation

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will include upgrading all major building systems; improving accessibility, seismic resistance, and life and safety code conditions; performing asbestos abatement; and providing updated facilities for theater instruction and performance. Disability access will be improved to bring the building into current ADA compliance. The possibility of utilizing alternative performance space to house the programs displaced during renovation will be explored during the pre-design process. If no alternative performance space can be found, scheduling will be done to minimize disruption to the drama program.

#### **Schedule**

Architect Selection	June 2005
Pre-design	July 2005 to December 2005
Funding Allotment	December 2005 to April 2006
Design	April 2006 to April 2007
Award Construction Contract	July 2007
Construction	July 2007 to May 2008
Occupancy and Use	August 2008

#### **Contracting Strategy**

The current project budget of \$7,150,000 falls below the minimum of \$10,000,000 authorized by RCW 39.10 for using the GC/CM process. This project will follow the typical design/bid/build process and be competitively bid with a construction contract awarded to the lowest responsible bidder.

#### **Significant Risks or Opportunities**

- The State has approved funding of \$1.0 million for pre-design and design with the provision that the pre-design report is submitted to the state by the end of 2005 for approval before the balance of design funding is allocated at the end of the 2006 legislative session.
- The current budget includes the estimated amount required to achieve the recent state requirement of LEED Silver for this type of project.
- In the design of recent renovation projects, the total assignable square feet has been slightly reduced to allow for the increased area required to bring the building up to current building code requirements for accessibility and toilet facilities as well as increased space required for mechanical, electrical and communications.
- Other issues may arise as part of the pre-design as the building is more fully studied.
- Extraordinary escalation due to market conditions in the Seattle commercial building marketplace as well as impacts from the recent hurricanes in the Gulf Coast area.
- The School of Drama is pursuing donations, in addition to the requested State allocation, for renovations to enhance the performance area by increasing the roof height and improving the lighting and sound systems.

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<b><u>Project Budget</u></b>	<b><u>Total Escalated Cost*</u></b>	<b><u>% of TPC</u></b>
Pre-Schematic Design Services	\$120,443	1.7%
A/E Basic Design Services	\$353,408	4.9%
Extra Services	\$245,309	3.4%
Other Services	\$208,418	2.9%
Design Services Contingency	\$192,435	2.7%
<b>Consultant Services</b>	<b>\$1,120,013</b>	<b>15.7%</b>
Maximum Allowable Construction Cost	\$3,973,082	55.6%
Other Contracts	\$113,511	1.6%
Construction Contingencies	\$794,616	11.1%
Sales Tax	\$429,546	6.0%
<b>Construction</b>	<b>\$5,310,755</b>	<b>74.3%</b>
Equipment	\$81,597	1.1%
Artwork	\$18,542	0.3%
Other costs	\$109,359	1.5%
Project Management	\$509,736	7.1%
<b>Other</b>	<b>\$719,232</b>	<b>10.1%</b>
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<b>Total Project Cost (TPC)*</b>	<b>\$7,150,000</b>	<b>100.0%</b>
 <b><u>Included in Above:</u></b>		
LEED Silver	\$127,359	1.8%
Escalation through 12/07	\$520,446	7.3%
 <b><u>Source of Funds</u></b>		
Current Design Appropriation from State in '05 Biennium	\$1,000,000	
Future Appropriation Request from State in '07 Biennium (2007-09 Biennium)	\$6,150,000	
<b>Total</b>	<b>\$7,150,000</b>	

\* Escalated to midpoint of construction, 12/07

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