

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Savery Hall Renovation – Project PresentationRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that project budget be established at \$61,200,000 for the Savery Hall Renovation Project; that 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 construction contracts, subject to the scope, budget and funding remaining within 10% of the established budget.

Project Description

Savery Hall, located on the Arts and Sciences quadrangle of the Seattle campus, was built in two phases. The north structure was built in 1916 and the south addition in 1919. Savery Hall is a major instructional building with 35 percent of the assignable area in classroom use. Altogether there are 25 general assignment classrooms with a total of 1,025 seats. Savery Hall houses the College of Arts and Sciences' Departments of Economics, Philosophy, and Sociology, and also provides space for the Center of Social Science Computation and Research (CSSCR), a computer resource center that provides facilities and support of all the social science units. The project is proposed to seismically stabilize the building, abate an exterior asbestos masonry sealer, restore the building infrastructure and in general renew the facility for the current occupants.

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 SRG Partnership 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.

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Scope of the Project

Savery Hall, with 102,105 gross square feet, is planned for a major renovation in 2007-2009. Savery Hall has been identified as one of the most critical renovation projects on the Seattle Campus. A comprehensive remodel will be required of most of the building's occupied areas. Savery Hall has been evaluated for seismic conditions and will be strengthened to better resist earthquakes and tie the two building structures together. There are numerous ornamental masonry attachments that are required to be better secured to the building's structure. The building exterior will be abated for asbestos, cleaned and sealed and architectural features will be preserved where appropriate in the building hallways and common areas. The project scope will include correction of seismic deficiencies, as well as a replacement of the electrical, lighting, mechanical, and communications systems. A second elevator, replacement of the existing elevator, modifications to restrooms, ramping and other access improvements will also be included in the renovation to bring this heavily used instructional building into current ADA compliance. The proposed project budget includes converting unused attic space by adding new structure, systems, finishes and equipment for an additional 10,000 assignable square feet within the current building envelope.

This project is one of the four projects in the third sequence of the University's restoration program and is dependent upon both the Architecture and Guggenheim restoration projects being completed on schedule to have Condon Hall available for surge space. This project needs to be done on schedule to allow the next phase of projects access to the Condon Hall surge space.

Schedule

| | |
|----------------------|-----------------------------|
| Architect Selection | June 2005 |
| Pre-design | July 2005 to December 2005 |
| Funding Allotment | December 2005 to April 2006 |
| Design | April 2006 to April 2008 |
| Award GC/CM Contract | July 2006 |
| Move to Condon Hall | September 2007 |
| Construction | September 2007 to July 2009 |
| Occupancy and Use | September 2009 |

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Contracting Strategy

The recommendation of the Capital Projects Office is to use the alternate public works contracting procedure, General Contractor/Construction Manager (GC/CM), authorized by RCW 39.10 for construction of this project. Current renovation projects are using the GC/CM process: Johnson Hall under construction; and Architecture Hall and Guggenheim Hall in the design phase. The use of a GC/CM during design has been very beneficial in assessing existing conditions of the building, providing detailed construction scheduling, input into design constructability issues, determining construction logistics and providing detailed cost estimates. The intent is to have a GC/CM chosen and under contract for preconstruction services by the completion of schematic design.

Significant Risks or Opportunities

- The State has approved funding of \$6.6 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.
- Surge space for the occupants of Savery Hall will be in Condon Hall following the planned completion of Architecture Hall and Guggenheim Hall renovation construction in the Fall of 2007.
- 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.

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| <u>Project Budget</u> | <u>Total Escalated Cost*</u> | <u>% of TPC</u> |
|--|-------------------------------------|------------------------|
| Pre-Schematic Design Services | \$271,800 | 0.4% |
| A/E Basic Design Services | \$1,876,008 | 3.1% |
| Extra Services | \$1,315,912 | 2.2% |
| Other Services | \$1,607,227 | 2.6% |
| Design Services Contingency | \$1,124,706 | 1.8% |
| Consultant Services | \$6,195,653 | 10.1% |
| GC/CM Construction Cost | \$34,712,997 | 56.7% |
| Other Contracts | \$1,837,372 | 3.0% |
| Construction Contingencies | \$6,082,206 | 9.9% |
| Sales Tax | \$3,751,666 | 6.1% |
| Construction | \$46,384,241 | 75.8% |
| Equipment | \$4,607,124 | 7.5% |
| Artwork | \$139,146 | 0.2% |
| Other costs | \$936,418 | 1.5% |
| Project Management | \$2,937,418 | 4.8% |
| Other | \$8,620,106 | 14.1% |
| Total Project Cost (TPC)* | \$61,200,000 | 100.0% |
| <u>Included in Above:</u> | | |
| LEED Silver | \$1,137,075 | 1.9% |
| Escalation through 8/08 | \$5,796,020 | 9.5% |
| <u>Source of Funds</u> | | |
| Current Design Appropriation from State in '05 Biennium | \$6,600,000 | |
| Future Appropriation Request from State in '07 Biennium (2007-09 Biennium) | \$54,600,000 | |
| Total | \$61,200,000 | |

* Escalated to midpoint of construction, 8/08

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