

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Clark Hall Renovation – Project Presentation

RECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that project budget be established at \$18,100,000 for the Clark 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

Clark Hall, constructed in 1896, is one of the oldest buildings on the Seattle campus. It is on the Washington Heritage Register and originally served as the women's dormitory building and now houses instructional programs for the Navy, Army and Air Force students pursuing a University of Washington degree. The building has 30,568 gross square feet and is primarily used for instructional space and offices, including three general assignment classrooms with a total of 85 stations, one class laboratory, and three computer laboratories. The project is proposed to 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 Mahlum 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

Clark Hall, with 30,568 gross square feet, is planned for a major renovation in 2007-2009. The project scope will include correction of seismic deficiencies of this wooden framed masonry building. The building exterior will be completely renewed

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to stop the water infiltration currently penetrating the masonry walls. The renovation will include upgrading all major building systems, correcting seismic deficiencies, improving accessibility, including adding an elevator, addressing life and safety code conditions, performing asbestos abatement, and providing updated facilities for instructional programs. All electrical, lighting, mechanical, and communications systems will be replaced and the windows and doors will be upgraded to correct code deficiencies and reduce operating costs. An elevator will be added to this three-story building and access to restrooms throughout the building will be improved to bring the facility into current ADA compliance. A major renovation will also allow for changes that make more efficient use of the existing space.

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 October 2007
Award GC/CM Contract	June 2006
Move to Condon Hall	September 2007
Construction	September 2007 to January 2009
Occupancy and Use	March 2009

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.

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Significant Risks or Opportunities

- The State has approved funding of \$2.5 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 Clark 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	\$198,870	1.1%
A/E Basic Design Services	\$646,613	3.6%
Extra Services	\$489,497	2.7%
Other Services	\$547,449	3.0%
Design Services Contingency	\$399,233	2.2%
Consultant Services	\$2,281,662	12.6%
GC/CM Construction Cost	\$10,408,116	57.5%
Other Contracts	\$512,496	2.8%
Construction Contingencies	\$1,797,974	9.9%
Sales Tax	\$1,119,235	6.2%
Construction	\$13,837,821	76.5%
Equipment	\$497,496	2.7%
Artwork	\$41,287	0.2%
Other costs	\$220,497	1.2%
Project Management	\$1,221,237	6.7%
Other	\$1,980,517	10.9%
Total Project Cost (TPC)*	\$18,100,000	100.0%
<u>Included in Above:</u>		
LEED Silver	\$353,202	2.0%
Escalation through 5/08	\$1,589,691	8.8%
<u>Source of Funds</u>		
Current Design Appropriation from State in '05 Biennium	\$2,500,000	
Future Appropriation Request from State in '07 Biennium (2007-09 Biennium)	\$15,600,000	
Total	\$18,100,000	

* Escalation to midpoint of construction,
5/08

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