

**VII. STANDING COMMITTEES****B. Finance, Audit and Facilities Committee**Savery Hall Renovation – Schematic Design PresentationRECOMMENDED ACTION:

The Schematic Design phase of the project is nearing completion. This presentation is for information only.

**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 and delegated authority was approved to award a design contract. At the July 2005 meeting, the selection and appointment of SRG Partnership was reported. At the November 2005 meeting, the Project Presentation was made to the Finance, Audit and Facilities Committee: the project budget was established at \$61,200,000; the use of alternative public works utilizing the General Contractor/Construction Manager (GC/CM) method of contracting was approved; and the President was delegated authority to award construction contracts, subject to no significant change in the scope, the forecast cost being within 10% of the budget and funding being in place.

**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

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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 restoration 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

#### Current Project Status

The schematic design submittal and cost estimate have been prepared by SRG Architects. Currently the cost estimate is approximately \$1,600,000 over the construction budget of \$36,200,000. The University will work with SRG Architects to refine the schematic design to meet the project budget. The revised schematic design, that meets the project budget, will be submitted to the University for review and approval.

The University is in the process of selecting a general contractor/construction manager (GC/CM). In response to the request for qualifications, two firms submitted proposals for GC/CM services. The proposals were evaluated and the two firms were interviewed on June 28, 2006. Both firms were chosen to submit

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final proposals for fee and general conditions with the final proposals due in late July.

#### Significant Risks or Opportunities

- The State has approved funding of \$6.6 million for pre-design and design. The construction funding of \$54.6 million must be approved in the 2007 legislative session.
- The current budget includes the estimated amount required to achieve the recent state requirement of LEED Silver for this type of project.
- Surge space for the occupants of Savery Hall will be in Condon Hall and is dependent on the completion of Architecture Hall and Guggenheim Hall renovation construction in fall 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 has greatly increased construction costs and will affect the extent of building renovation that can be realized.



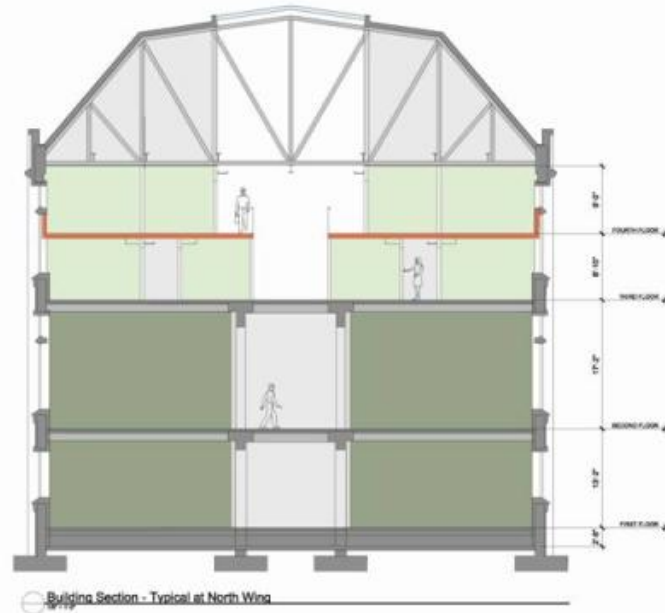
# Capital Projects Office Savery Hall Renovation Project



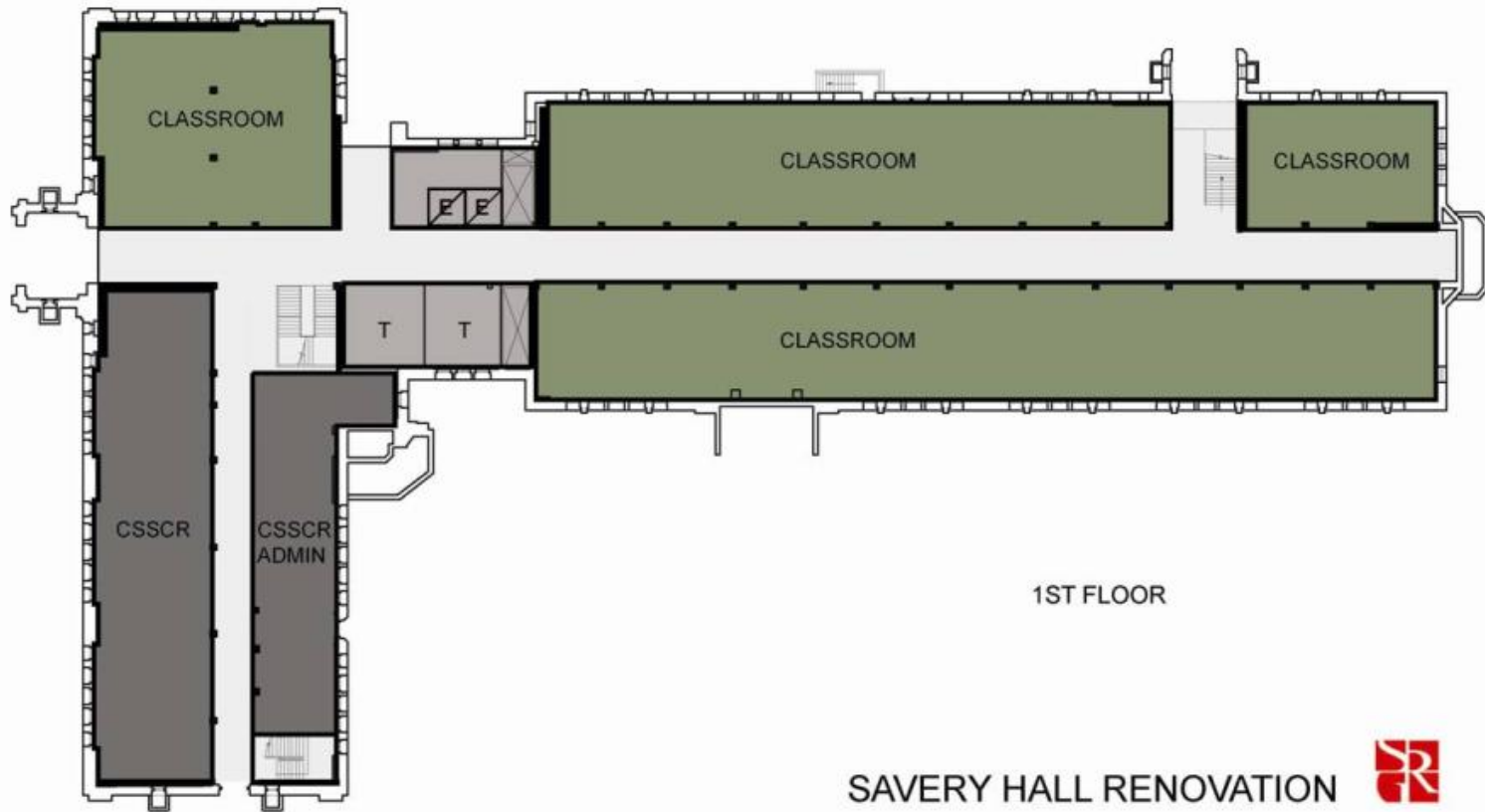




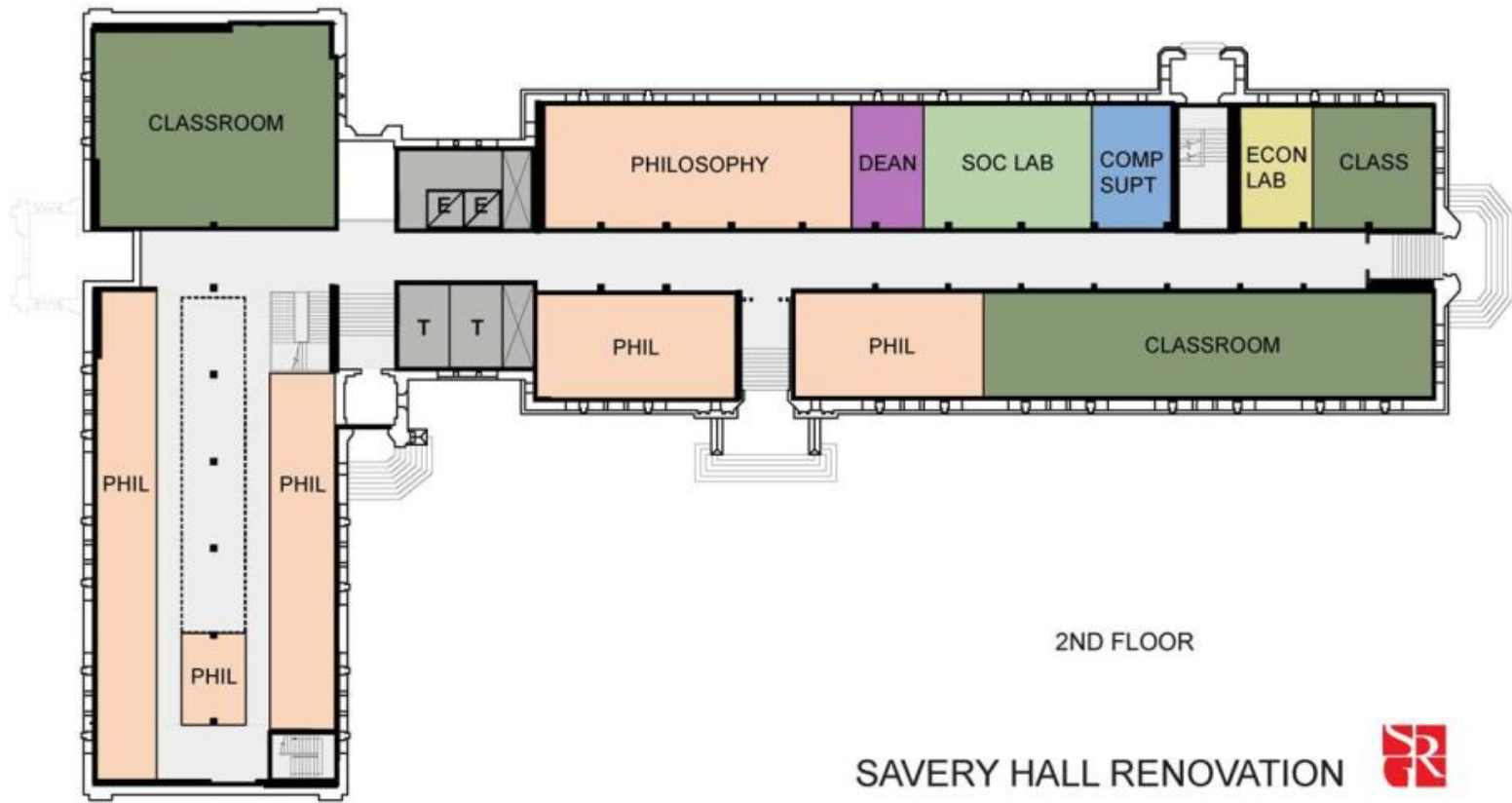
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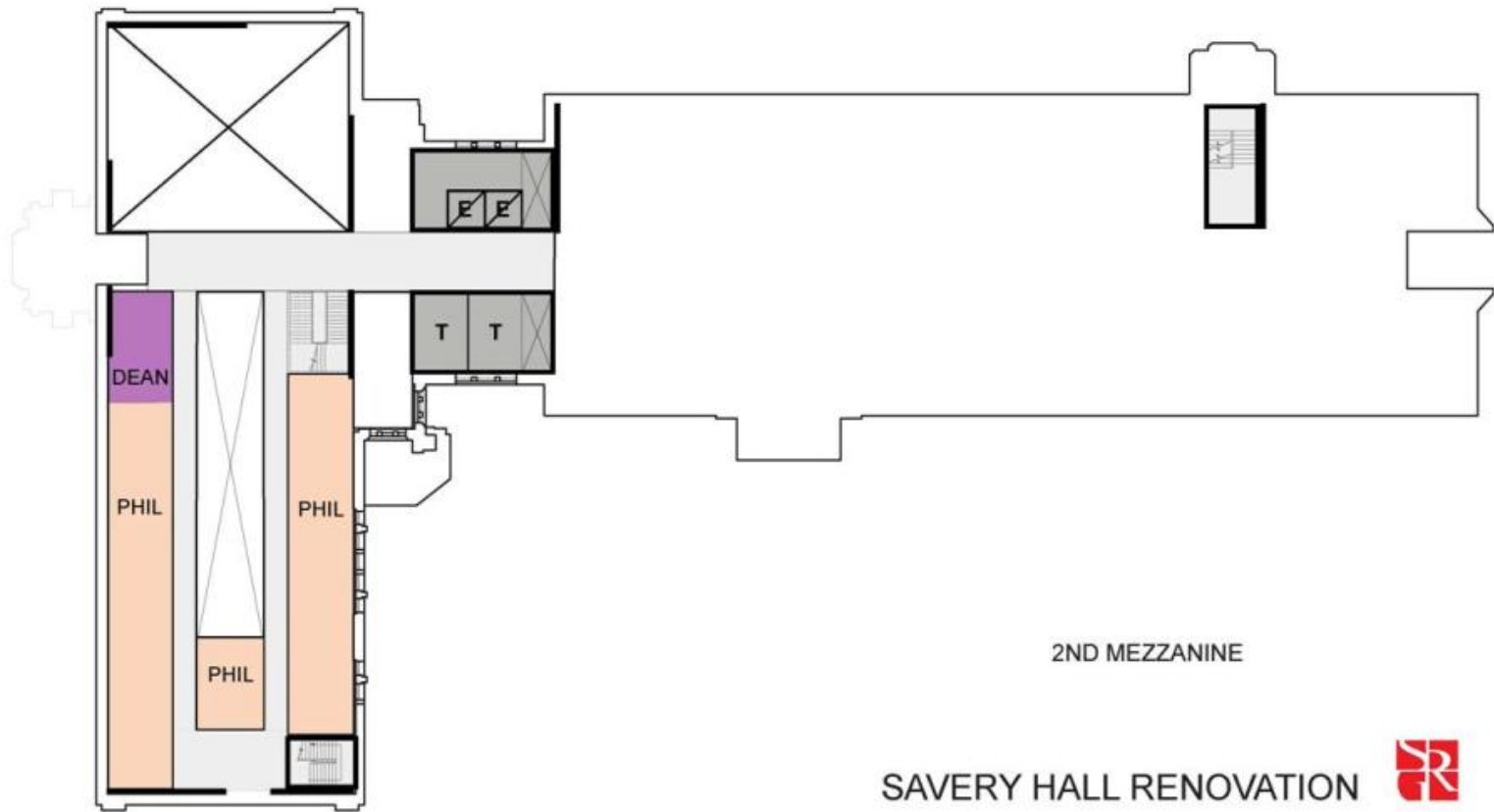


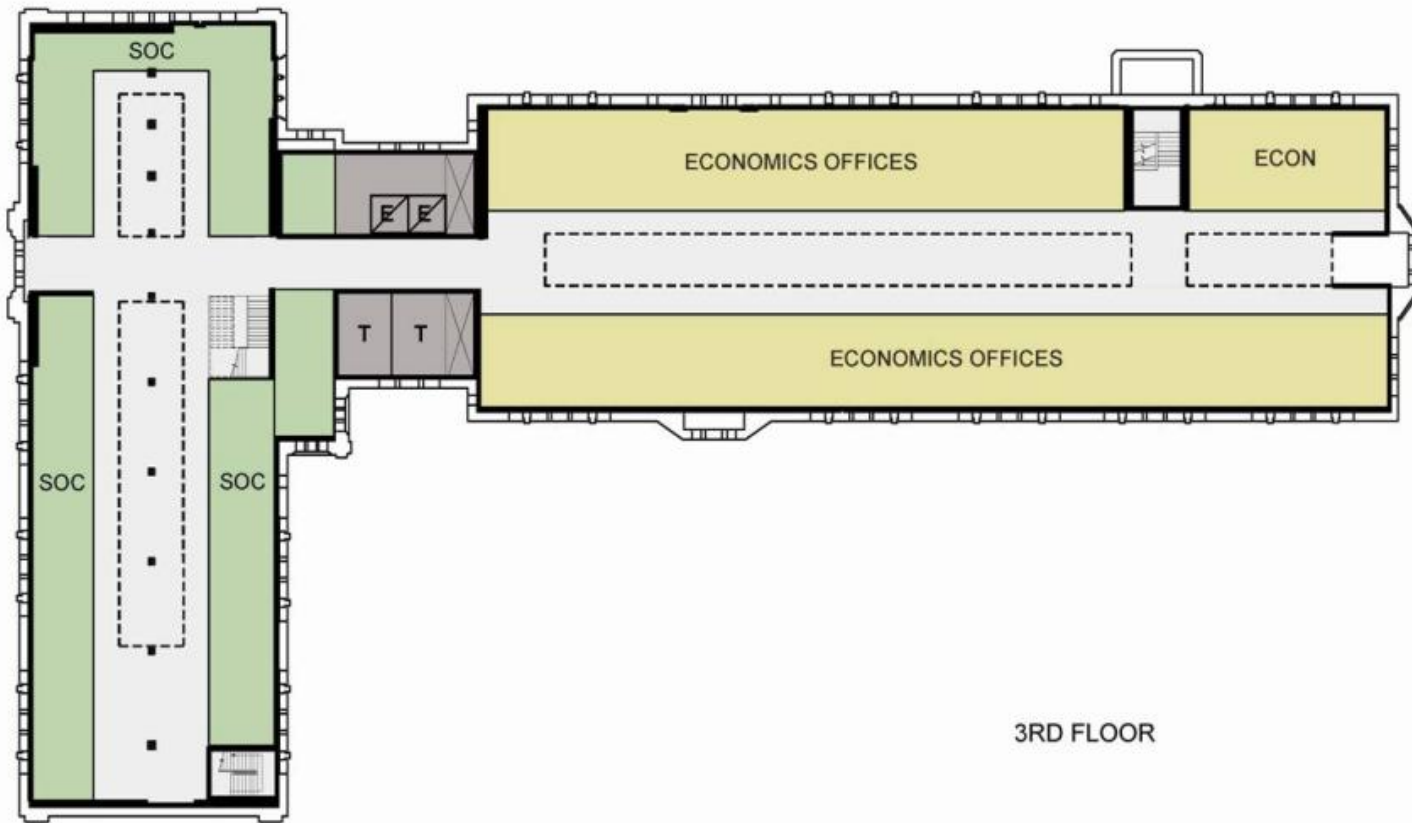
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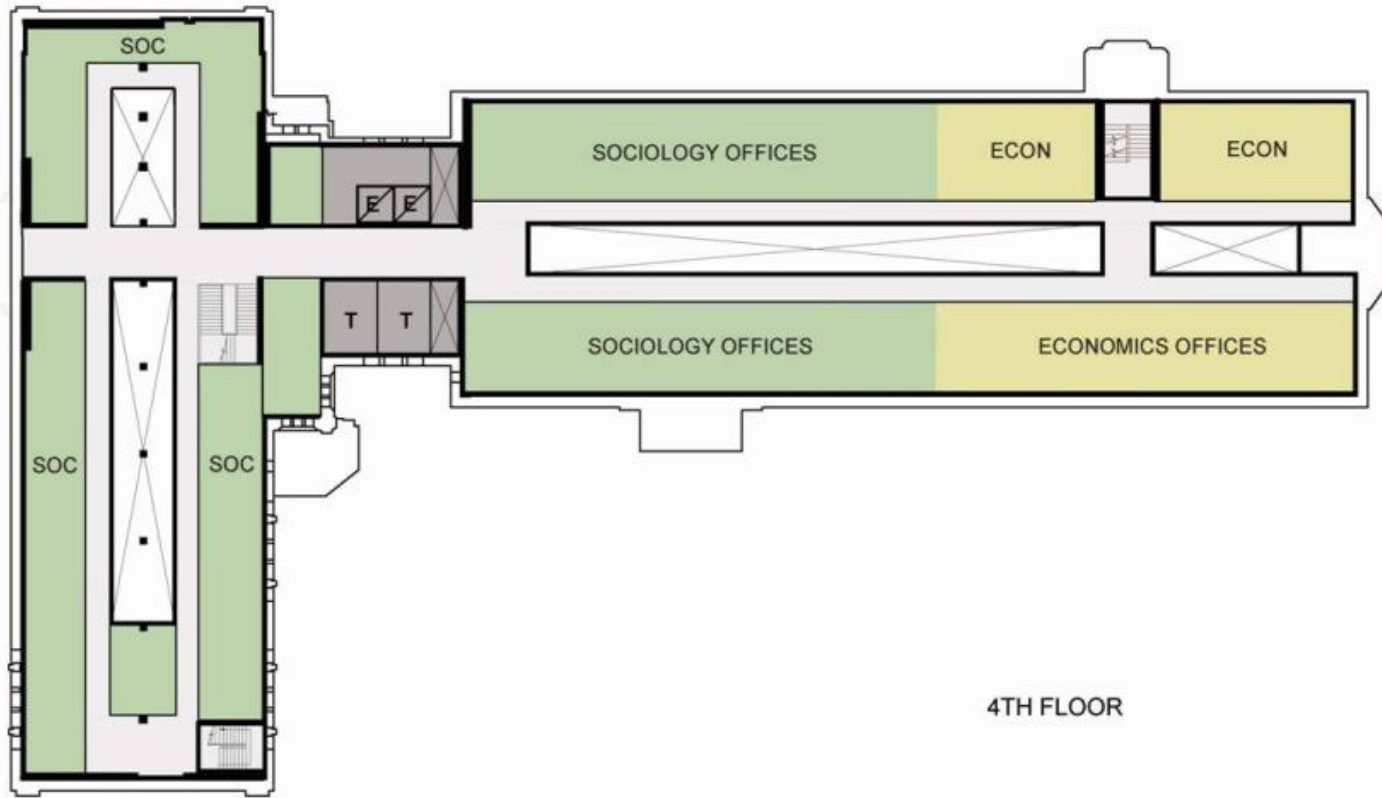




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SAVERY HALL RENOVATION

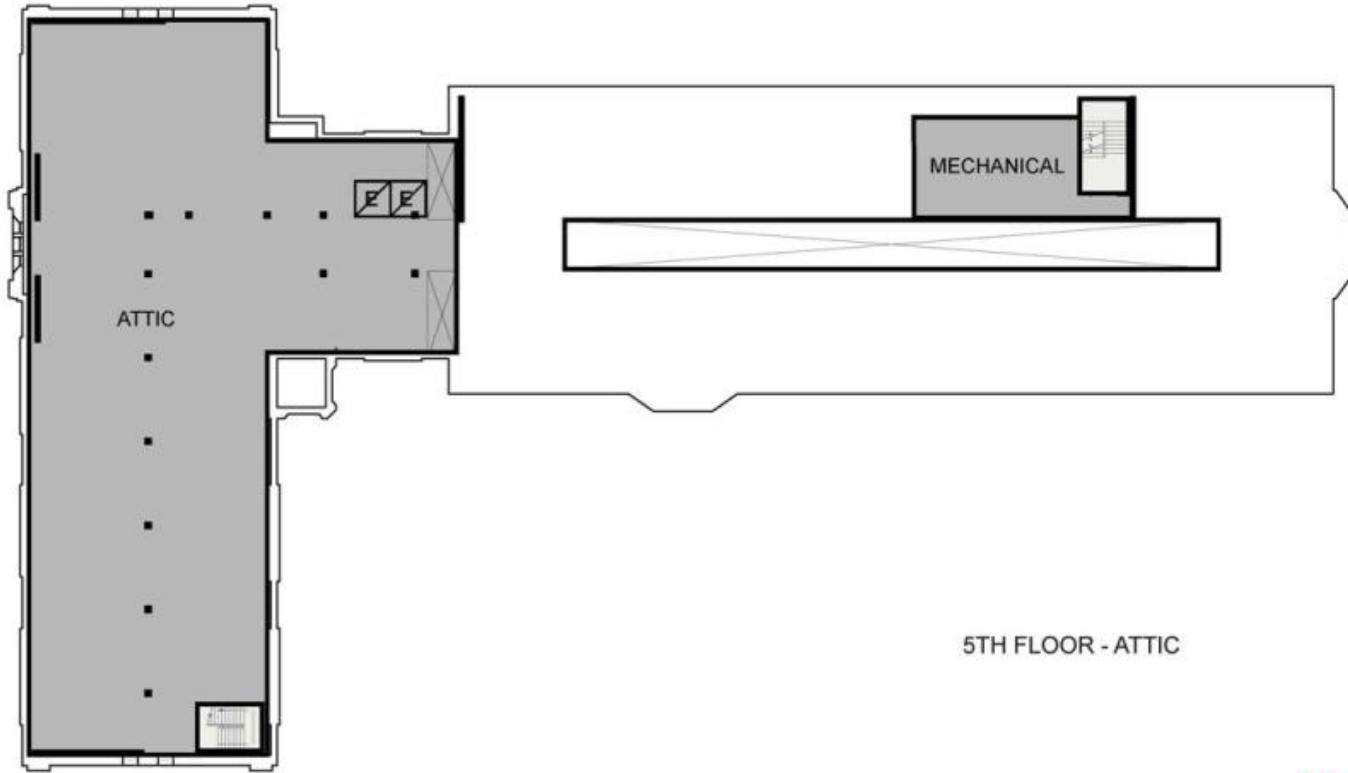




4TH FLOOR

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5TH FLOOR - ATTIC

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