

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

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

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 remained within ten percent and funding is in place. 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 2005 meeting, the selection and appointment of Mahlum Architects was reported. At the November 2005 meeting the budget was established at \$18,100,000 and the President was delegated authority to award the construction contract, subject to no significant changes in scope, the forecast cost being within 10% of the budget and funding being in place.

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 to stop the water infiltration currently penetrating the masonry walls. The renovation will include upgrading all major building systems, correcting seismic deficiencies, improving accessibility, addressing life and safety code conditions, performing asbestos abatement, and providing updated facilities for instructional programs. All electrical, lighting, mechanical, and communications

VII. STANDING COMMITTEES

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Clark Hall Renovation – Schematic Design Presentation (continued p. 2)

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.

Schedule

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

Current Project Status

The schematic design and cost estimate is being completed by Mahlum Architects and will be submitted in September 2006 for review by the University. The design was presented to the Architectural Commission on September 18, 2006 for review and recommendation. The University has completed the selection process for a general contractor/construction manager (GC/CM). In response to the request for qualifications, five construction firms submitted proposals and four firms were interviewed. On August 10, 2006 bids for fee and specified general conditions were received from these four firms. Based on the bids, proposal evaluation and interviews, Absher Construction was the highest scoring firm and was selected for preconstruction phase services and MACC negotiations. We are currently finalizing the agreement for preconstruction services. Absher Construction will start preconstruction services with a cost estimate of the schematic design.

Significant Risks or Opportunities

Extraordinary escalation and “market conditions” in the Seattle commercial building marketplace that reflect an extremely busy construction industry and a limited pool of available equipment and labor.

The State has approved funding of \$2.5 million for pre-design and design. The balance of construction funding needs to be approved in the 2007 legislative session.