

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**Denny Hall Renovation - ArchitectRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the President be delegated authority to award design contracts for pre-design and design services for the Denny Hall Renovation with the firm of Thomas Hacker Architects, Inc., subject to the successful negotiation of agreements.

In the event of an unsuccessful negotiation with the selected firm, it is requested that authority be delegated to open negotiations with Mahlum Architects, the firm recommended as the alternate.

BACKGROUND:

Denny Hall was constructed in 1895 as the original University administration building. The last major structural and interior renovation of this building was in 1956, the exterior masonry was restored in 1990 and the slate roof was restored in 2005. The facility is approximately 89,745 gross square feet in area. Denny Hall currently houses the College of Arts and Sciences' Departments of Anthropology, Classics, Germanics, and Near Eastern Languages & Civilization with approximately 23,000 square feet of departmental offices and over 11,000 square feet of specialized classrooms and labs, including the College's Language Learning Center. There are also approximately 12,000 square feet of general assignment classrooms totaling 765 seats in Denny Hall.

This renovation will address seismic, accessibility, fire, and life safety deficiencies, hazardous materials abatement, as well as upgrading all major building systems. The complete interior renovation will result in functional improvements for the current departments, though there will be some loss of assignable square feet. The project must achieve LEED silver certification per State mandate.

Funding of \$4,000,000 for pre-design and design have been allocated by the State Legislature based on a Project Request of \$56,915,000. The construction phase will be part of the University's 2009-2011 capital budget requests. The project schedule is: pre-design, July 2007 to December 2007; design, April 2008 to September 2009; and construction, October 2009 to September 2011. Condon Hall is proposed as surge space during the construction phase. Upon completion of the pre-design phase, a project cost estimate will be developed and a request will be made to establish the project budget.

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In February 2007, the Capital Projects Office advertised for firms interested in providing pre-design and design services. Seven firms responded to the Request for Qualifications for this project, and three firms were interviewed by the Architectural Commission on April 16, 2007. The selection committee included the University Architectural Advisor, members from the Capital Projects Office, the Capital and Space Planning Office and the College of Arts and Sciences. The recommendation is that Thomas Hacker Architects, Inc. be appointed design architect for this project. The Architectural Commission is charged with identifying the top firm as well as an alternate or second place firm, ensuring that negotiations can continue in a timely manner. The alternate firm recommended by the Architectural Commission is Mahlum Architects.

Founded in 1983 and based in Portland, Oregon, Thomas Hacker Architects, Inc. is a 49 person firm devoted to designing buildings with an educational focus. THA has designed over 25 higher education buildings, both new and renovation, for 16 colleges and universities throughout the West. Currently, they are the architects for the Architecture Hall Renovation, which is nearing completion for Fall Quarter 2007 occupancy, and the UW Tacoma Assembly Hall, which is scheduled to start construction with demolition work in May 2007.