

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**Lewis 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 Lewis Hall Renovation with the firm of Mithun, 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:

Lewis Hall, constructed in 1896 as the men's dormitory, was later used as a women's dormitory. This historic structure has never undergone major renovation. The 23,220 gross square foot building currently houses offices and program space for the Business School's Dean of Business Administration, the Department of Accounting, and Educational Outreach program including nearly 13,000 square feet of offices and approximately 1,000 square feet of study and special use spaces. There are no general assignment classrooms in this building.

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 departmental use, though there will be some loss of assignable square feet. The project must achieve LEED silver certification per State mandate.

Funding of \$2,000,000 for pre-design and design have been allocated by the State Legislature based on a Project Request of \$18,500,000. The construction phase will be part of the University's 2009-2011 budget requests. The project schedule is: Pre-design, July 2007 to December 2007; Design, April 2008 to August 2009; and Construction, September 2009 to July 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.

In February 2007, the Capital Projects Office advertised for firms interested in providing pre-design and design services. Fifteen firms responded to the Request for Qualifications for this project, and three firms were interviewed by the

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Architectural Commission on April 16, 2007. The selection committee included a member of the American Institute of Architects, members from the Capital Projects Office and the Capital and Space Planning Office. The recommendation is that Mithun 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.

Mithun is a Seattle based firm, founded in 1949 by Omer Mithun, a professor of architecture at the University. Mithun currently has over 200 professionals in master planning, architecture, landscape architecture and space planning. Mithun has worked with many higher education clients including the University Medical Center and Housing and Food Services, for which they are currently under a term contract for facility auditing and renovation design. Mithun was the architect for the renovation of the Smith Tower as well as the design architect for the housing projects at Stevens Court, Radford Court and Nordheim Court.