

**VII. STANDING COMMITTEES****B. Finance, Audit and Facilities Committee**Lewis Hall Renovation Project: Project PresentationRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the project budget be established at \$25,130,000; 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 the construction contract, subject to no significant change in the scope, the forecast cost being within 10% of the budget and funding being in place.

PROJECT DESCRIPTION

Lewis Hall was constructed in 1899 as a dormitory and is one of the oldest buildings on the Seattle campus. It is a part of the University's "Restore the Core" program of major building renovations. The current Business School occupants will surge to Condon Hall and then relocate into the new Business School building when it is completed. The Information School (iSchool) assignment to Lewis Hall will allow for the iSchool's Mary Gates Hall space to be used to consolidate key student services currently located in several other campus buildings. By relocating the iSchool, the program will be able to physically express its identity as a separate school as well as move into a space that has been specifically designed to meet the needs of its program for a highly collaborative culture that fosters collegiality, inclusiveness, creativity, and innovation.

This project will update all major building systems utilizing sustainability goals to a minimum LEED Silver certification, address important seismic, life safety and code requirements including accessibility requirements, and will ensure the preservation of this historic building. The renovation of the Lewis Hall houses 11,700 assignable square feet (ASF) of the total 17,500 ASF needed for the iSchool. The preferred alternative constructs an addition of 5,800 ASF/(9,250 GSF) to accommodate the balance of the program space requirements. Additional state funding was requested to consider the preferred alternative for constructing an addition to Lewis Hall to accommodate the iSchool's larger program need.

PREVIOUS ACTION

At the May 2007 Board of Regents meeting, the President was delegated authority to award design contracts to Mithun Architects for the Lewis Hall Renovation project.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Lewis Hall Renovation Project - Project Presentation (continued p. 2)

##### SCOPE OF THE PROJECT

The project includes the renovation of Lewis Hall and the construction of an addition to accommodate the user program needs. The planned renovation scope will address structural, seismic, life safety, hazardous materials, accessibility and other code deficiencies and will improve the building enclosure (windows and masonry systems) to ensure the long-term preservation of the facility and safety of its occupants. The project will also upgrade all major building systems including mechanical, fire protection, and electrical systems to improve performance and energy efficiency, and upgrade communications and interior finish systems to meet modern classroom and academic program needs. The University has evaluated other alternatives and determined that a total building renovation is the most sensible and cost effective alternative for preserving and renovating Lewis Hall to a safe and useful condition. To accommodate iSchool program needs, a new 9,250 GSF addition will be attached to Lewis Hall. The addition is not only planned to compliment the scale and materials of the existing historic Lewis Hall structure but also to give an opportunity to further express a modern state of art facility for the iSchool. The new iSchool home expresses the roots of library science into the digital information age.

##### SCHEDULE

Architect Selection	June 2007
Predesign	July 2007 through December 2007
Design	April 2008 through November 2009
Construction	November 2009 through December 2010
Occupancy and Use	January 2011

##### PROJECT BUDGET AND FUNDING

Funding of \$2,000,000 for pre-design and design have been allocated by the State Legislature based on a 2007-2009 Capital Project Request of \$18,500,000. The preferred alternative budget for Lewis Hall has been established at \$25,130,000. The construction cost estimate was completed for the Lewis Hall Renovation Predesign Study dated December 24, 2007, and escalation cost is included to the mid point of construction (June 2010). The construction phase will be part of the University's 2009-2011 budget request.

##### CONTRACTING STRATEGY

The recommendation of the Capital Projects Office is to use the alternate public works contracting procedure, General Contractor/Construction Manager

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Lewis Hall Renovation Project - Project Presentation (continued p. 3)

(GC/CM), authorized by RCW 39.10 for construction of this project. The use of a GC/CM during design has been absolutely critical to the success of our recent Restore the Core projects such as Johnson Hall, Guggenheim Hall, Architecture Hall, Savery Hall and Clark Hall. During design the GC/CM has been able to provide detailed construction scheduling, input into design constructability issues, coordination of construction documents, determination of construction logistics and needed lay-down areas, and detailed cost estimates and investigation of existing construction as-built conditions. To help meet the overall project schedule, the GC/CM is able to bid out and start construction on early work packages before the construction documents are 100% complete if there are compelling reasons to do so. In today's rapidly escalating construction costs market, the GC/CM has been integral in developing cost savings incrementally rather than waiting for a total construction bid number. The intent is to have a GC/CM chosen and under contract for preconstruction services before the completion of the schematic design phase.

#### SIGNIFICANT RISKS OR OPPORTUNITIES

The project presents an opportunity to renew one of the oldest buildings on campus. The original building was configured as a dormitory and has been used as office space since the 1930s. Office space is the main utilization of the building but the iSchool program also includes computer classrooms, labs, and collaborative learning spaces. With the need for upgrades for seismic, energy, Leadership in Energy and Environmental Design (LEED), accessibility, restrooms, elevators, and other code-related improvements, efficiency of the assignable square footage available for the user is a challenge.

Another challenge for the addition to Lewis Hall is to sensitively consider the design of the addition with respect to the historic nature of the original structure. The University of Washington, Seattle Campus Master Plan requires the preparation of an Historic Resource Addendum (HRA) which was prepared for this project in November of 2007. The HRA has been used in the evaluation of alternatives and helps to ensure that important elements of the campus, its historical character and value, environmental considerations and landscape context are preserved, enhanced and valued. The HRA further insures that improvements, changes and modifications to the physical environment are clearly analyzed and documented. The addition to Lewis Hall does not adversely impact the architectural and historic significance of the building and permits the University to fulfill its mission of preservation, advancement, and dissemination of knowledge.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Lewis Hall Renovation Project - Project Presentation (continued p. 4)

This addition will trigger the requirement for the Master Use Permit from the City of Seattle, Department of Design and Development. The Seattle Campus Master Plan 2003 was adopted by the Board of Regents and the Seattle City Council. It outlines the review and approval process for projects over 50 years old, adjacent to a building or a significant campus feature older than 50 years old and public spaces identified in the Campus Master Plan.

An ongoing risk is the continued climate of high escalation and “market conditions” in the Seattle commercial building marketplace that reflects an extremely busy construction industry and a limited pool of available equipment and skilled labor.

Attachment: Project Budget

## Project Budget

	<u>Total Escalated Cost*</u>	<u>% of TPC</u>
Pre-Schematic Design Services	\$319,000	1.27%
A/E Basic Design Services	\$832,000	3.31%
Extra Services	\$816,000	3.25%
Other Services	\$653,000	2.60%
Design Services Contingency	\$345,000	1.37%
<b>Consultant Services</b>	<b>\$2,965,000</b>	<b>11.80%</b>
GC/CM Construction Cost	\$13,234,000	52.66%
Other Contracts	\$2,757,000	10.97%
Construction Contingencies	\$1,992,000	7.93%
Sales Tax	\$1,605,000	6.39%
<b>Construction</b>	<b>\$19,588,000</b>	<b>77.95%</b>
Equipment	\$487,000	1.94%
Artwork	\$43,000	0.17%
Other costs	\$481,000	1.91%
Project Management	\$1,566,000	6.23%
<b>Other</b>	<b>\$2,577,000</b>	<b>10.25%</b>
<b>Total Project Cost (TPC)*</b>	<b>\$25,130,000</b>	<b>100.00%</b>
<b><u>Included in Above:</u></b>		
Escalation through June 2010	\$2,624,540	10.44%
<b><u>Source of Funds</u></b>		
State Funds base	\$18,501,000	73.62%
State Funds add'l request	\$6,629,000	26.38%
<b>Total</b>	<b>\$25,130,000</b>	<b>100.00%</b>

\* Escalated to the mid point of construction June 2010

ATTACHMENT