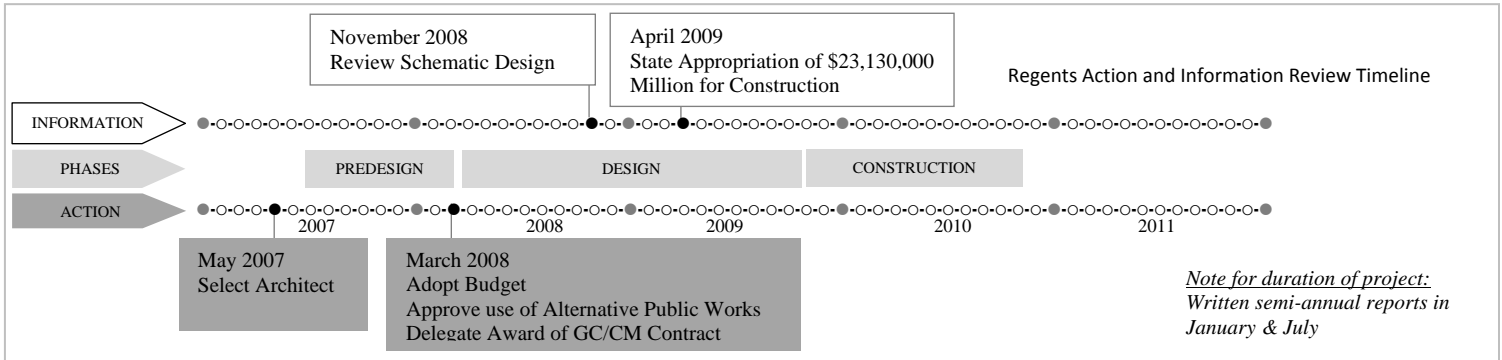


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Lewis Hall Renovation – Review Schematic Design



INFORMATION:

The schematic design phase of the project has been completed. This presentation is for information only.

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 temporarily move to Condon Hall and will then be relocated to the new PACCAR Hall. 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. The relocated iSchool will be able to physically express its identity as a separate school as well as move into a space that has been specifically designed for a program that is a highly collaborative culture that fosters collegiality, inclusiveness, creativity, and innovation.

PREVIOUS ACTIONS:

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. At the March 2008 Board of Regents meeting the project budget of \$25,130,000 was established; 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 a construction

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Lewis Hall Renovation – Review Schematic Design (continued p. 2)

contract, 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:

Lewis Hall is proposed as the new home of the iSchool and the renovation and addition will be designed to fit the iSchool's program, history, style, and image. The program's history from Librarianship to the current information age is reflected in the architecture with the contrasting styles of the historic Lewis Hall and the new addition. The program includes learning spaces, faculty offices, administrative and collaboration spaces. In order to accommodate the iSchool's current space needs of 17,800 assignable square feet (asf) an addition of 5,800 asf will be added to the existing 31,415 gsf, 12,000 asf, building. This project will provide all new major building systems utilizing sustainability goals to achieve a State-mandated Leadership in Energy and Environmental Design (LEED) Silver certification or higher; address seismic, life safety and accessibility requirements; and ensure the preservation of this historic building.

SCHEDULE:

Pre-design	July 2007 to December 2007
Design	April 2008 to July 2009
Construction Permit	May 2009 to October 2009
Construction	November 2009 to December 2010
Occupancy	February 2011

CURRENT PROJECT STATUS:

The project has completed the Schematic Design Phase and Design Development has started as of October 2008. The GC/CM contractor was selected from seven firms that submitted for consideration. W. G. Clark Construction Co. was the highest scoring firm and the University has executed a Pre-Construction agreement. The Schematic Design cost estimates were prepared by the architect and GC/CM and the project is on budget.

SIGNIFICANT RISKS OR OPPORTUNITIES:

With this project comes an opportunity to develop a new identity and physical presence for the iSchool that represents the evolution from Librarianship to the current information age.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Lewis Hall Renovation – Review Schematic Design (continued p. 3)

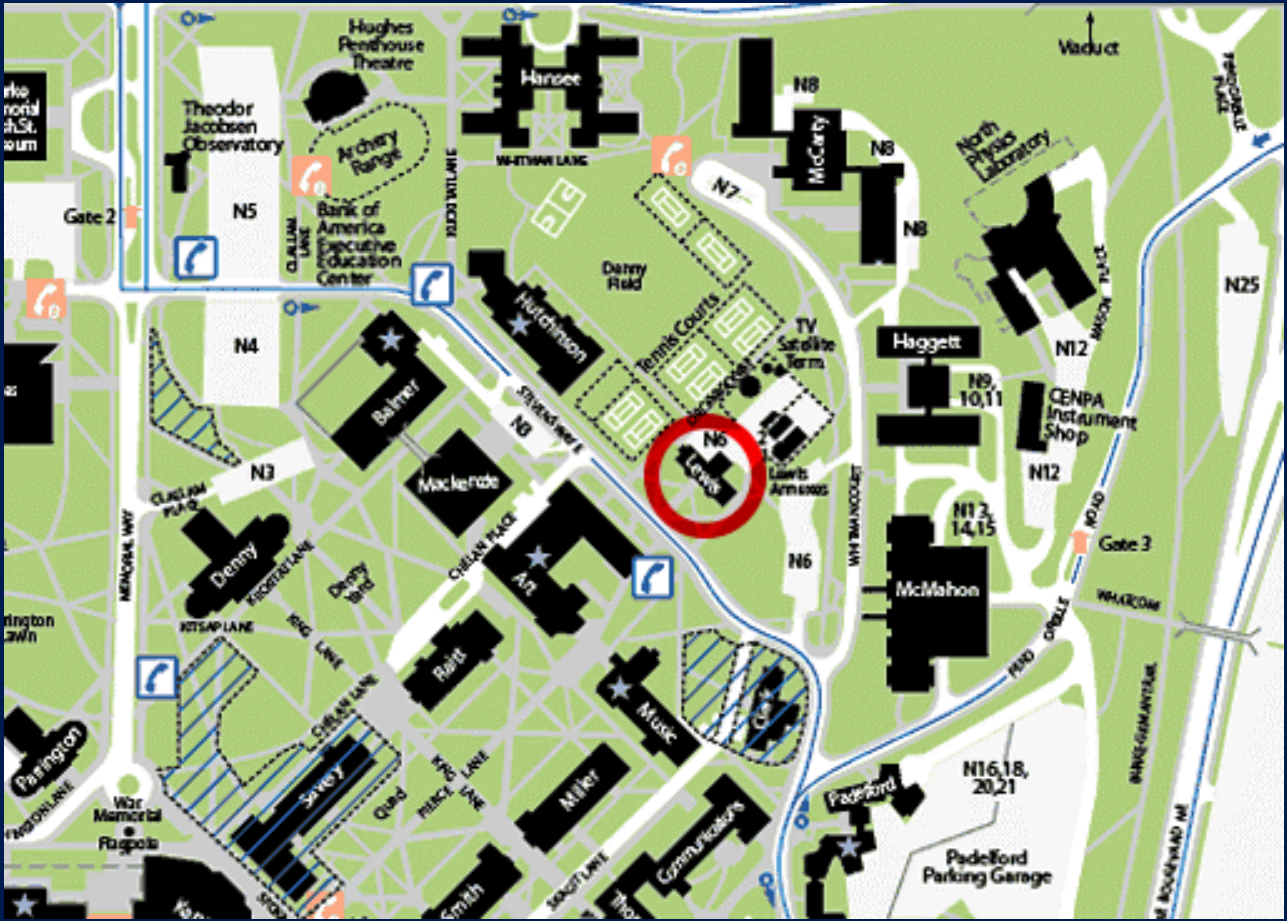
The addition to the existing building must be sensitively designed with respect to the historic nature of the original structure without adversely impacting the architectural and historic significance of the building.

The State previously approved the \$2,000,000 design funding for the 2007-2009 Biennium and will need to approve the construction funding package of \$23,130,000 in the 2009-2011 budget.

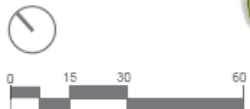
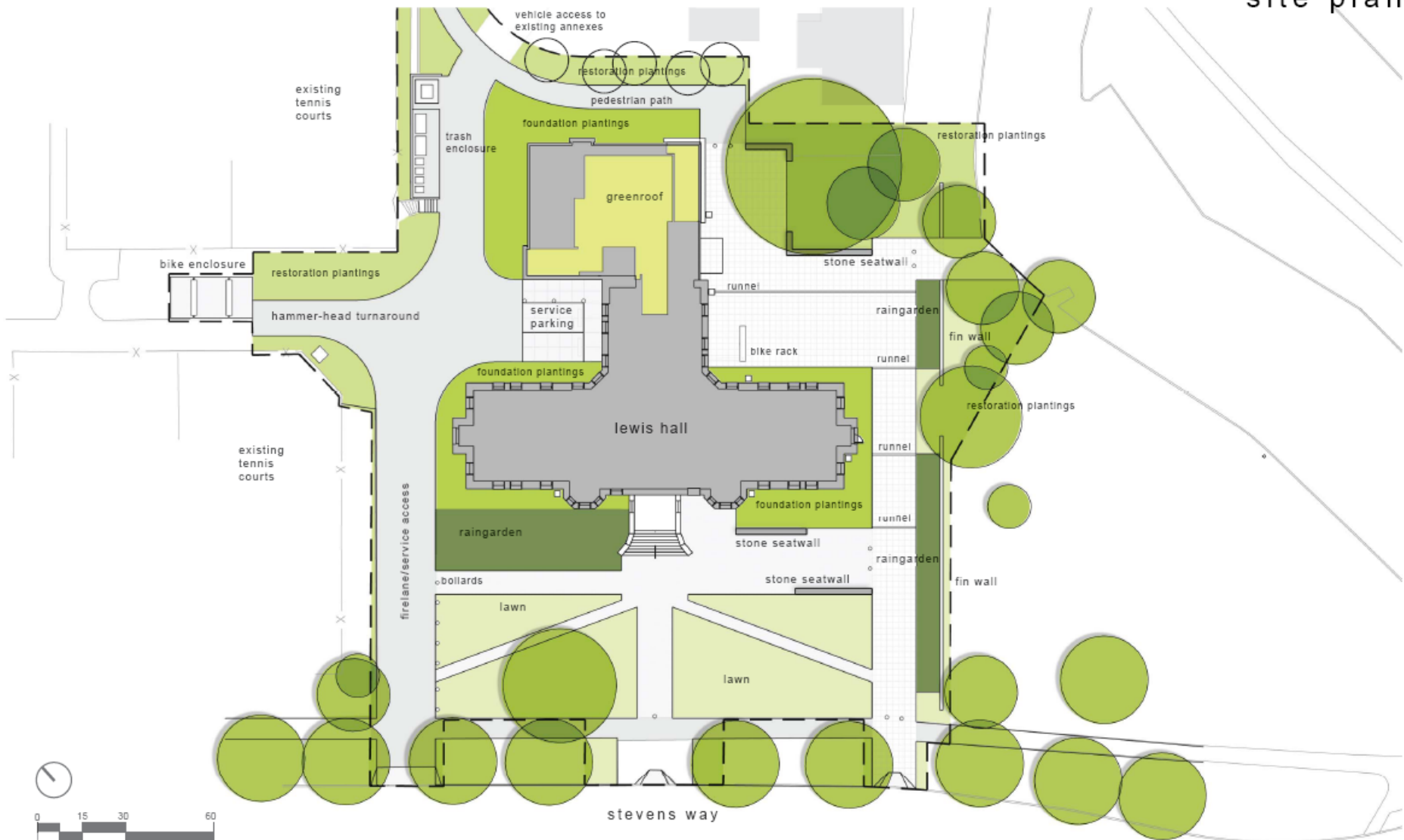
Attachment
Renovation Presentation

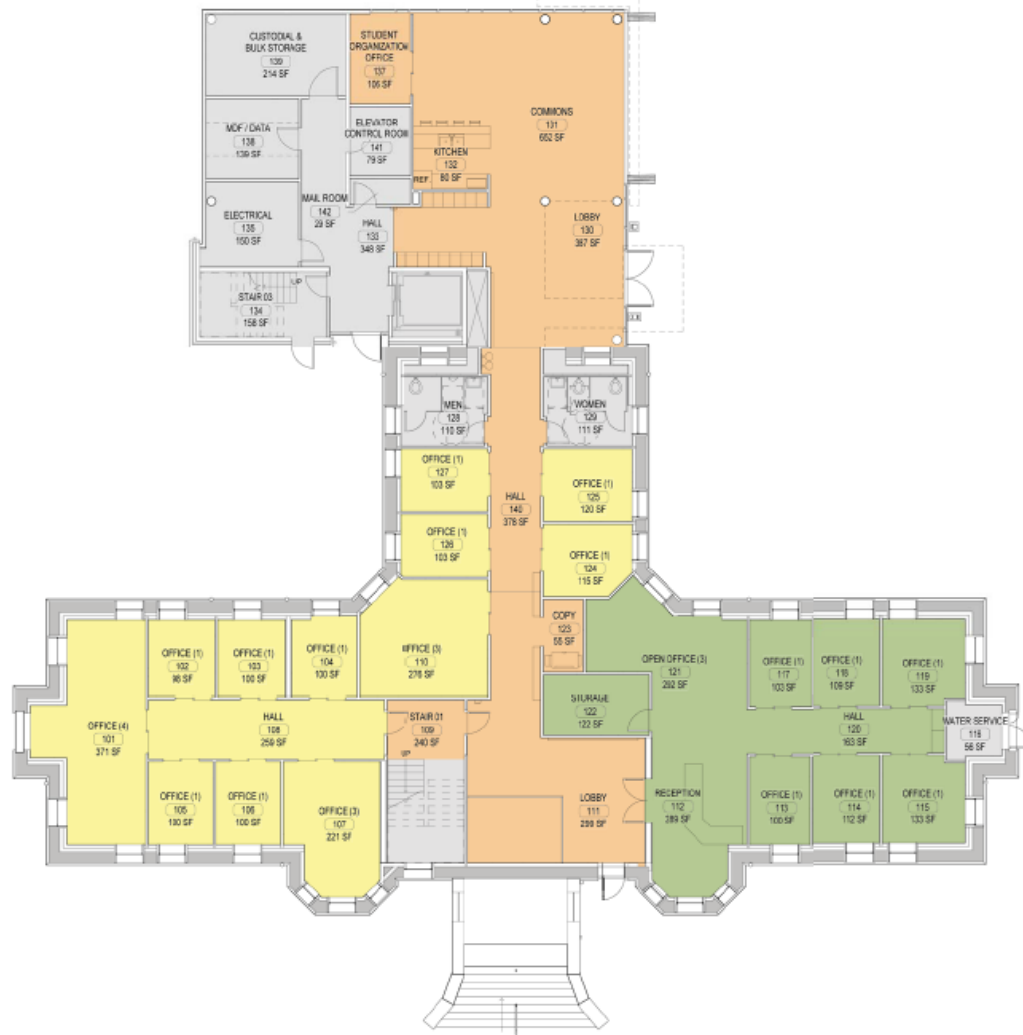


LEWIS HALL RENOVATION PRESENTATION



LEWIS HALL, NORTH CENTRAL CAMPUS



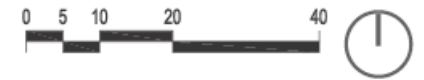


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SCHEMATIC DESIGN

LEWIS HALL RENOVATION
September 15, 2006

MITHÜN

UNIVERSITY OF WASHINGTON
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