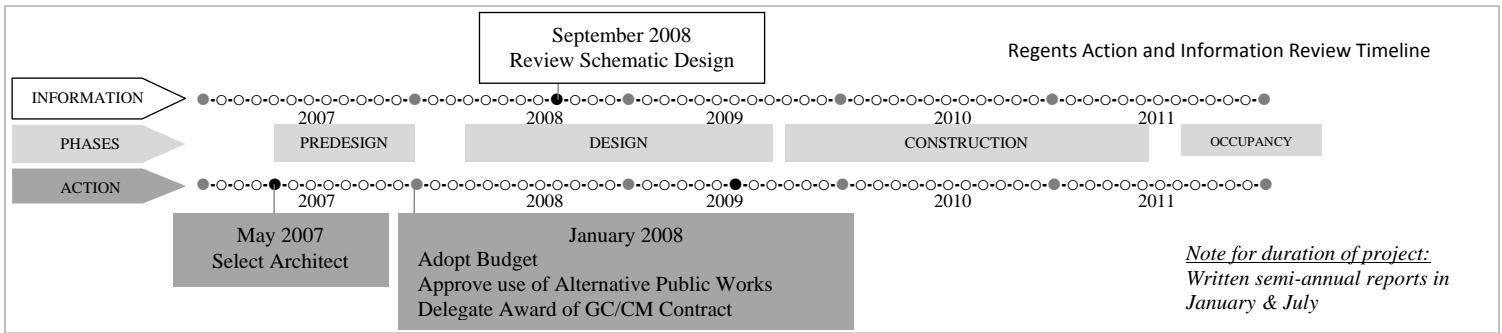


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Denny Hall Renovation –Review Schematic Design



INFORMATION:

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

PROJECT DESCRIPTION:

Constructed in 1895, Denny Hall is the oldest building on the Seattle campus and is listed in the Washington State Heritage Register. Denny Hall has been prioritized as part of the University’s ongoing “Restoring the Core” renovation program to restore and modernize buildings in greatest need of renovation. The last major structural and interior renovation of this hundred thirteen year old building occurred 52 years ago in 1956. The 89,745 gross square foot facility currently houses offices and programs for the College of Arts and Sciences, including the Departments of Anthropology, Classics, Germanics, Near Eastern Languages & Civilization as well as the College’s Language Learning Center. Denny also houses 12,000 square feet of general assignment classrooms totaling 765 seats. A full major building renovation is proposed to correct seismic, structural, and life/safety code deficiencies. In accordance with the requirements of the state of Washington, the project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification or higher.

PREVIOUS ACTION:

The project was first presented to the Board of Regents in May 2007 and the Executive Vice President was delegated authority was to award design contracts to Thomas Hacker Architects. At the January 2008 meeting, the Project

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Denny Hall Renovation - Review Schematic Design (continued p. 2)

Presentation was made to the Finance, Audit and Facilities Committee: the project budget was established at \$56,915,000; 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 construction contracts, subject to no significant change in scope, the forecast cost being within 10% of the budget and funding being in place. This pre-construction contract was awarded to BN Builders on July 11, 2008.

SCOPE OF THE PROJECT:

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 restoring Denny Hall to a safe and useful condition.

This project is one of the three projects in the fourth sequence of the University's "Restore the Core" program and is dependent on both the Savery Hall and Clark Hall renovation projects being completed on schedule to have Condon Hall available for surge space. This project needs to be completed on schedule to allow the next phase of restoration projects access to the Condon Hall surge space.

SCHEDULE:

Architect Selection	May 2007
Pre-design	July 2007 to December 2007
Design	April 2008 to September 2009
Award Pre-Construction Contract	July 2008
Move to Condon Hall	September 2009
Construction	October 2009 to July 2011
Occupancy and Use	September 2011

CURRENT PROJECT STATUS:

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Denny Hall Renovation - Review Schematic Design (continued p. 3)

The schematic design submittal and cost estimate have been prepared by Thomas Hacker Architects. Currently the cost estimate is within the construction budget of \$36,500,000.

SIGNIFICANT RISKS OR OPPORTUNITIES:

The State has approved funding of \$4 million for pre-design and design. The construction funding of \$52.91 million must be appropriated in the 2009 legislative session.

An ongoing risk is the above average escalation in the Seattle commercial building marketplace that reflects a busy construction industry and a limited pool of available equipment and skilled labor.

Another challenge is bringing the building into compliance with modern building codes and accessibility standards, while minimizing reduction in assignable area, improving building space efficiency and restoring Denny's historic amenities. Fitting the programs of all the existing building occupants back into the reduced assignable area is difficult, given their differing new and future space needs due to growth.

A major opportunity is to provide formal and informal interaction spaces that promote synergy and collegiate interaction among faculty and students while recalling Denny's original interior organization.

Denny offers many opportunities to incorporate sustainable design features to achieve a more efficient and sustainable building to achieve the recent state requirement of LEED Silver as mandated by the Washington State legislature.

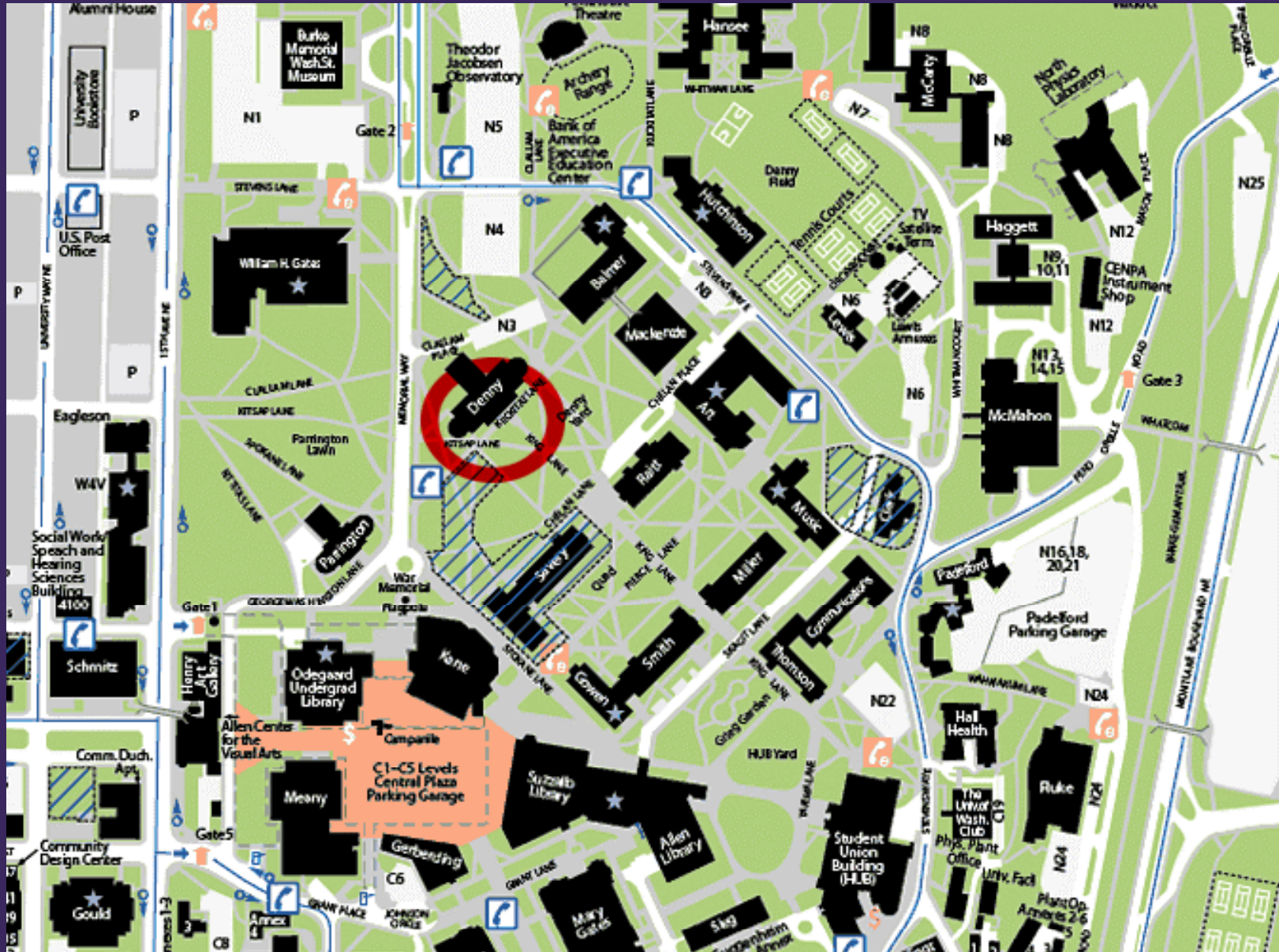
Attachment:

Denny Hall Renovation slides



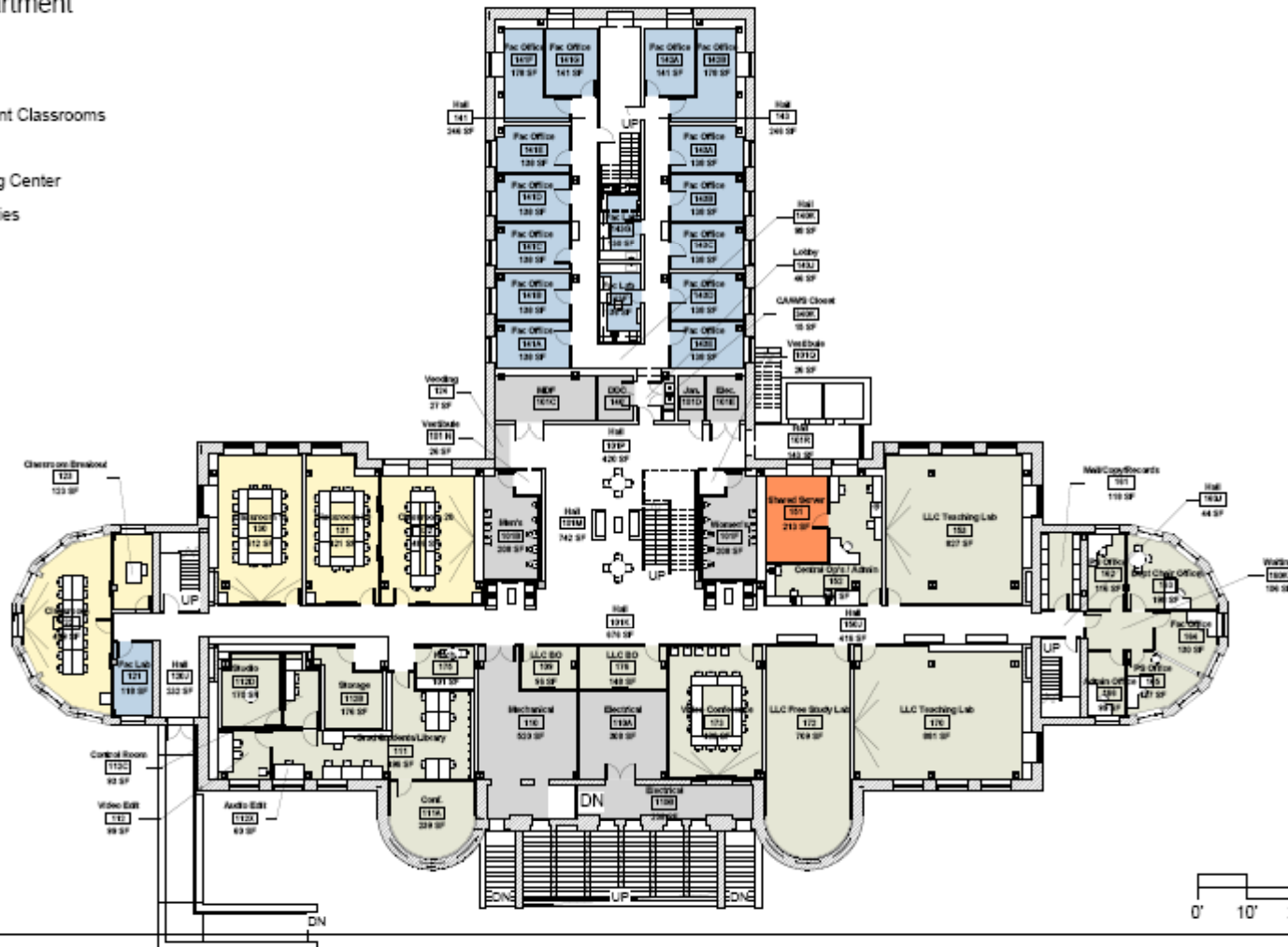
DENNY HALL RENOVATION Schematic Design Presentation





Space by Department

- Anthropology
- Classics
- General Assignment Classrooms
- Germanics
- Language Learning Center
- Near Eastern Studies
- Service/Utility
- Shared



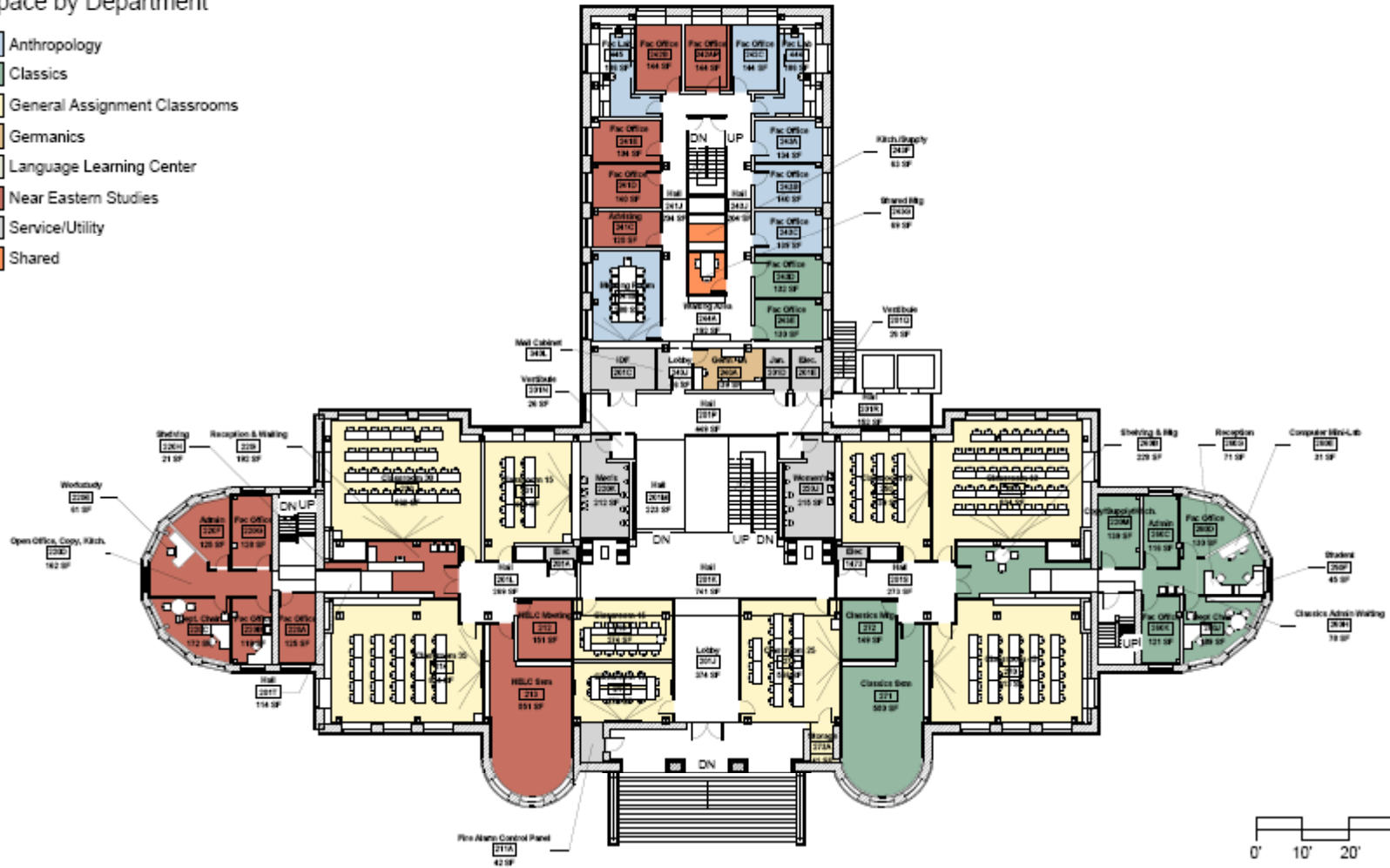
Option 5.6, Dept - First Floor

Denny Hall Renovation

July 9, 2008

Space by Department

- Anthropology
- Classics
- General Assignment Classrooms
- Germanics
- Language Learning Center
- Near Eastern Studies
- Service/Utility
- Shared



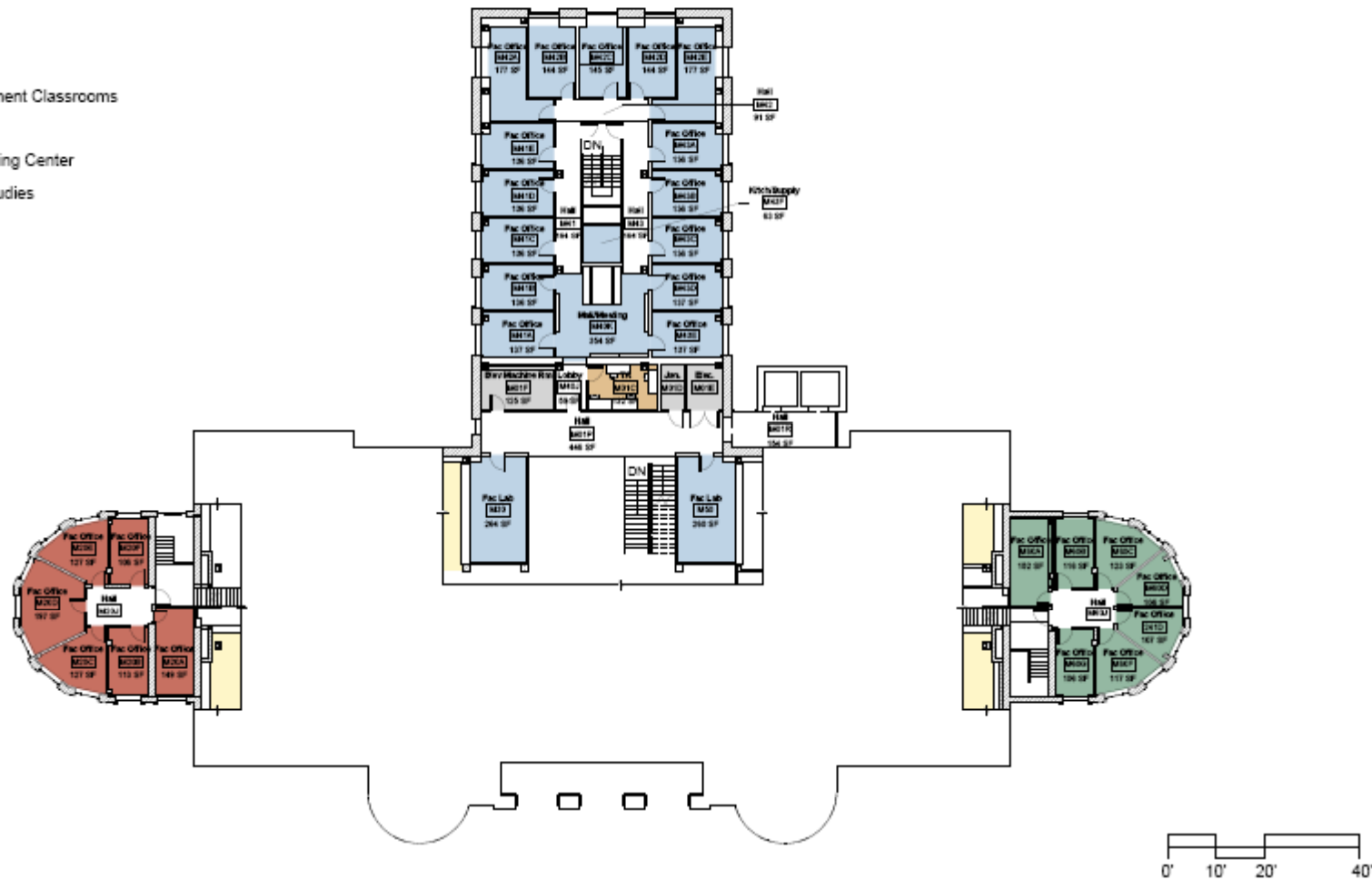
Option 5.6, Dept. - Second Floor

Denny Hall Renovation

July 9, 2008

Space by Department

- Anthropology
- Classics
- General Assignment Classrooms
- Germanics
- Language Learning Center
- Near Eastern Studies
- Service/Utility
- Shared



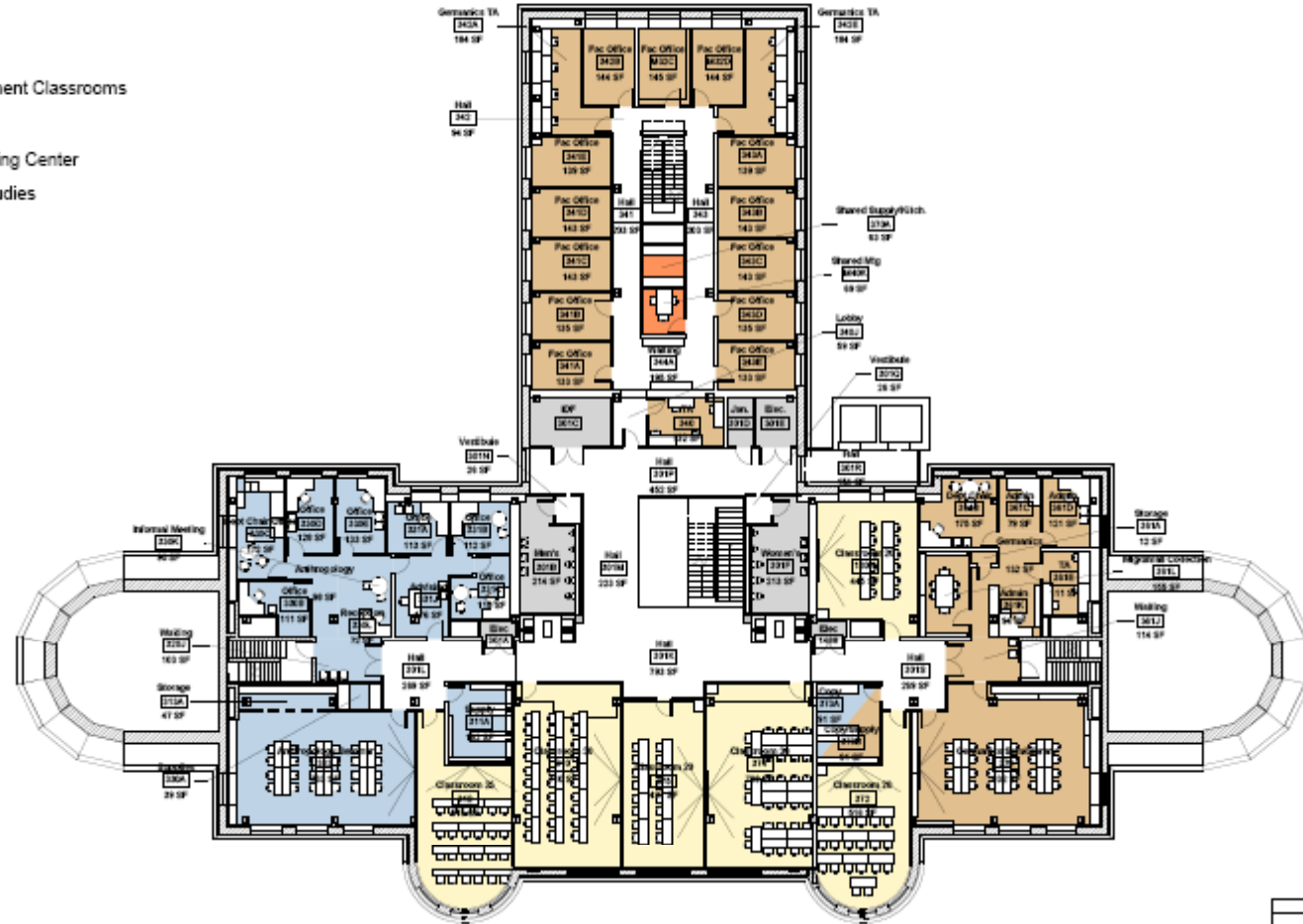
Option 5.6, Dept. - Mezzanine

Denny Hall Renovation

July 9, 2008

Space by Department

- Anthropology
- Classics
- General Assignment Classrooms
- Germanics
- Language Learning Center
- Near Eastern Studies
- Service/Utility
- Shared



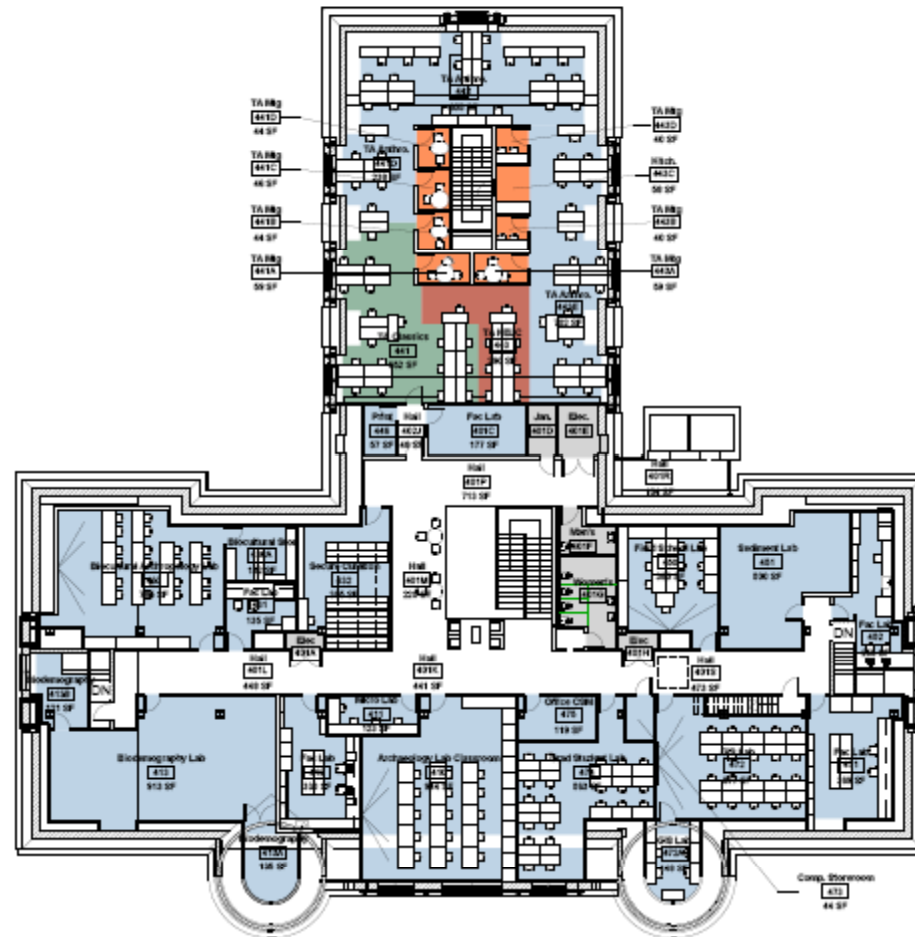
Option 5.6, Dept. - Third Floor

Denny Hall Renovation

July 9, 2008

Space by Department

- Anthropology
- Classics
- General Assignment Classrooms
- Germanics
- Language Learning Center
- Near Eastern Studies
- Service/Utility
- Shared



Option 5.6, Dept. - Fourth Floor

Denny Hall Renovation

July 9, 2008