

UNIVERSITY OF WASHINGTON

OFFICE OF THE VICE PROVOST
PLANNING AND BUDGETING
Capital and Space Planning

PROJECT REQUEST REPORT

UNIVERSITY OF WASHINGTON, BOTHELL – PHASE 3



JULY 31, 2006

University of Washington

Project Request Report

UW Bothell - Phase 3

1.0 Summary

In the University of Washington's 2007-2009 Capital Budget the university will request \$5,000,000 in state funding for an update to the prior pre-design study for Phase 3 (formerly referred to as Phase 2B) of the Bothell campus. The pre-design scope for this phase was first described in the 1998 overall pre-design for Phase 2 and then updated in 2000.

Funding requested in the 2007-09 Capital Budget request will be used to further update this earlier pre-design information to reflect changes in program requirements stemming from the addition of a lower division program at the UW Bothell. Because discussion has already occurred regarding changes to the pre-design scope, it is anticipated that this update can be completed in a relatively short period of time, and that design can follow immediately and be completed within the 2007-09 biennium. This schedule is important to the provision of appropriate facilities to support new programs as well as added capacity associated with the continued development of the Bothell campus toward an efficient and sustainable "critical mass" size.

2.0 Scope and Project Description

Phase 3 of the UWB development will provide a new academic building to accommodate a capacity increase of approximately 600 student FTE's. The proposed facility will support expanded and new degree programs, will allow for program development in science, technology, and performing arts, and will serve to transition the campus toward the new 4-year curriculum.

The goals of the facility will be to provide an efficient mix of new space to foster collaboration and meet the needs of the campus as a 4-year institution. Specific program goals will include a mix of larger classrooms targeted at the more typical lower division class size, instructional laboratory facilities, collaborative learning spaces, faculty offices, an open access computer lab, a divisible large lecture hall and a divisible flexible performance space for dance and theater programs. The divisible large lecture hall will serve core instructional needs and will also serve as an auditorium for campuswide functions for the growing campus community.

The proposed facility will also include a teaching and learning center for long term faculty development and to facilitate the transition to meeting the needs of freshmen and sophomores. A small area of unfinished shell space may also be incorporated into the structure, to be fitted out from student activity fees, as student organization and student

lounge space to foster the further development of student life and campus community. Associated site and infrastructure improvements will be specifically defined in the pre-design update.

3.0 Justification

In response to the October, 2004 “Report to the Washington State Legislature for Substitute Bill 2707” (2707 Study), the legislature approved the admission of lower division students at UWB beginning in 2007.

In the 2005-07 capital request to the state, a “capacity expansion” item was requested for the UWB that included a portion of the construction funding for the University of Washington, Bothell/Cascadia Community College State Route (SR) 522 South Campus Access project, as well as \$2.2 million for updating the pre-design and for completing the schematic design for the next phase of development. (Completion of the SR 522 South Campus Access project is required prior to the opening of the Phase 3 facilities on the co-located campus.)

Construction funding for the access project was provided through the transportation budget, however the pre-design/design funds for UWB Phase 3 were not appropriated. The SR 522 project, under the management of General Administration and the Washington Department of Transportation, is moving forward toward construction bidding later this year and is scheduled to be opened to traffic in fall 2008. The Cascadia Community College Phase 3 project is in design currently and is in the State Board of Community and Technical Colleges’ queue for construction funding in 2007-09. Moving forward with the pre-design update and design for the next phase of development of the Bothell campus in 2007-09 will allow the University of Washington to open Phase 3 in fall 2011 to help meet the capacity needs of the state while making efficient use of existing spaces and infrastructure investments. This continued phased development will move toward achieving a “critical mass” size for the co-located campus to enable efficiencies of scale and operations.

3.1 Prior Planning

The September 1995 *Campus Master Plan for Cascadia Community College & The University of Washington – Bothell at Truly Farms – Stringtown* was prepared by the Washington Higher Education Coordinating Board in association with NBBJ Architects, and updated in 2003. The University of Washington, Bothell and Cascadia Community College co-located campus has operated under this original master plan since its approval.

The *Cascadia Community College/University of Washington, Bothell 2006 Master Facilities Plan* has recently been completed under the management of General Administration. It is a refinement of the two previous master plan studies and is

consistent with the goals, vision and principles presented in those documents. This plan reconfirms an ultimate campus buildout capacity of approximately 10,000 student FTE's, with approximately 6,000 FTE's assigned to the University of Washington, Bothell and 4,000 FTE's assigned to Cascadia Community College.

In October 2004 the University of Washington submitted the Report to the Washington State Legislature for Substitute House Bill 2707 to the Governor and legislative bodies, leading to legislative approval for the admission of freshmen and sophomores at UWB beginning in 2007.

Strategic Plan

The fundamental mission of the University of Washington is to provide education, research, and service at a nationally competitive level to the citizens of Washington State. The University of Washington's request for UWB Phase 3 pre-design/design funding is consistent with the university's capital goal of expanding facilities as needed to support new enrollments and programs.

The proposed Phase 3 will address the needs of students, faculty, and staff by providing a new academic building that will include science, technology, and performing arts instructional spaces to support expanded and new degree programs and work to transition the campus toward a comprehensive 4-year institution. This project is an important component in the University of Washington's capital plan which balances the needs of new capacity and program growth with the need to restore and modernize aging university facilities.

Operational Program Issues

The construction of a new academic building at the Bothell campus of the University of Washington will ensure that new and expanded degree programs can be effectively delivered, and that program space to better meet the needs of freshmen and sophomores will be available as the campus moves toward a comprehensive 4-year institutional model. Continued development of the University of Washington, Bothell toward the target campus capacity will build upon the previous investments at the UWB/CCC co-located campus to provide outstanding teaching and research space for the 21st century.

3.2 Needs Analysis and Planning Process

The updated pre-design report for Phase 3 will confirm the preferred configuration of program space in the most cost-effective manner within the new facility. Discussion of specific space alternatives will engage the affected departments, as well as the larger campus community, through committees that have purview over facilities planning. Prior development phases of the UWB/CCC co-located campus have been funded to the two

institutions (University of Washington and the State Board for Community and Technical Colleges), and have been managed by the State Department of General Administration. The current agreement between the involved agencies is that, beginning with Phase 3, the management of the capital projects will be done by the individual higher education institutions. In accordance with the standard project management model for the community and technical colleges, Cascadia's Phase 3 building is currently being managed by General Administration, and UWB Phase 3 will be the first major capital project at the co-located campus to be managed by the University of Washington, Capital Projects Office.

3.3 Issues Identification

This proposed project is mandated by the State of Washington to be certified to a level of LEED Silver. Specific strategies for achieving certification will be fully addressed during the pre-design and design phases. Assessments of building efficiency will also be made during pre-design, which will allow an opportunity for a comprehensive review of long-term operating efficiencies, energy savings, technology needs, and other sustainability issues. The pre-design report may also identify other issues that are not currently known.

3.4 Site Feasibility

Phase 3 of the University of Washington, Bothell will be located west of UWB 1 and UWB 2 and will begin to define a southern plaza, consistent with the campus master plan. Pedestrian and bicycle circulation, as well as required utility extensions, will be incorporated into the project to connect the new facility with the existing developed portion of the campus. Site improvement and infrastructure requirement details will be developed in the pre-design update and design processes.

4.0 Budget Development

Refer to the attached Form C2 at the end of this report. This reflects an estimate only. More detailed cost information will be developed during the pre-design update process.

5.0 Schedule

Pre-design Update Phase	July 2007 to January 2008
Design Phase	February 2008 to March 2009
Construction Phase	July 2009 to July 2011

6.0 Implementation

The pre-design update and design for UWB 3 will be conducted under the oversight of a Programming/Building Committee appointed by the Provost, and including membership from the University of Washington, Bothell Chancellor's Office, UWB departments, the UW Capital and Space Planning Office (CASPO), the Capital Projects Office (CPO), the UWB student body, and other interested parties. Management of the pre-design and design consultant contract will be the responsibility of CPO.

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7.0 Operational Appendix

- Form C2

C2 - CAPITAL PROJECT REQUEST

Budget Period: 2007-09
Agency: 360 University of Washington
Version: 01 UW Capital Budget 2007-09 Request

Project Number: 2007-2-006 **Agency Priority:** 13
Project Title: UW Bothell Phase 3

Description

Project Class: 2 Program City: Bothell
 Type of Project: New Facilities/Additions (Major Projects) County: King
 OFM Priority: Postsecondary Learning Legislative District: 001

Project was requested in a previous biennium: No Previous Project ID:
 Compliant with Growth Management Act: Yes

Project Published Summary:

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Project Description:

Phase 3 of the UWB development will provide a multi-purpose academic building to accommodate a capacity increase of approximately 600 student FTE's. The proposed facility will support expanded and new degree programs and will serve to transition the campus toward the new 4-year curriculum.

The goals of the facility will be to provide an efficient mix of new space to foster collaboration and meet the needs of the campus as a 4-year institution. Specific program goals will include a mix of larger classrooms targeted at the more typical lower division class size, a science instructional laboratory, collaborative learning spaces, faculty office space, an open access computer lab, a divisible large lecture hall and a divisible flexible performance space for dance and theater programs. The facility will also include a teaching and learning center for long term faculty development and to facilitate the transition to meeting the needs of freshmen and sophomores. A small area of unfinished shell space may also be incorporated into the structure, to be fitted out from student activity fees, as student organization and student lounge space to foster the further development of student life and campus community. Associated site and infrastructure improvements will be specifically defined in the pre-design update.

Operating Impact

No Operating Impact

Project Funding

Fund Code	Fund Title	Estimated Total	Expenditures		2007-09 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	53,000,000				5,000,000
	Total Funds	53,000,000	0	0	0	5,000,000

Fund Code	Fund Title	2009-11	Future Fiscal Periods		
			2011-13	2013-15	2015-17
057-1	State Bldg Constr-State	48,000,000			
	Total Funds	48,000,000	0	0	0

Project Statistics

	<u>Total</u>	<u>Primary</u>	<u>Secondary</u>
Gross Square Feet	0	0	0
Net Square Feet	0	0	0
Efficiency	0.0%	0.0%	0.0%
Escalated MACC Cost per Sq. Ft.	0	0	0

Project Schedule

	<u>Start Date</u>	<u>End Date</u>
Pre-design	07/01/2007	01/30/2008
Design	02/01/2008	03/01/2009
Construction	07/01/2009	07/01/2011

Cost Summary

	<u>Total Escalated Cost</u>	<u>% of Project</u>
Consultant Services	5,000,000	9.4%
Pre-Schematic Design Services		
A/E Basic Design Services	5,000,000	9.4%
A/E Extra Services/Reimbursables		
Other Services		
Design Services Contingency		
Construction	48,000,000	90.6%
MACC - Primary	48,000,000	90.6%
MACC - Secondary		
GC/CM Risk Contingency		
GC/CM or Design Build Contingencies		
Sales Tax		
Other		
Acquisition		
Equipment		
Equipment Tax		
Artwork		
Agency Project Administration		
Other		
TOTAL ESCALATED COST	53,000,000	