

UNIVERSITY OF WASHINGTON

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

PROJECT REQUEST REPORT

UNIVERSITY OF WASHINGTON, TACOMA – PHASE 3



JULY 31, 2006

University of Washington

Project Request Report

UW Tacoma - Phase 3

1.0 Summary

In the University of Washington's 2007-2009 Capital Budget the university will request \$150,000 in state funding to complete the pre-design study for Phase 3 of the Tacoma campus. In 1999, the legislature appropriated \$500,000 to the University of Washington for the preparation of a pre-design study for the University of Washington, Tacoma (UWT) Phase 3. During the preparation of the pre-design it was determined that the UWT Master Plan needed to be updated before the Phase 3 pre-design study could be completed. A portion of the pre-design funds was designated to be used to complete the Master Plan update, with the balance to be used for the Phase 3 pre-design. The Master Plan has since been completed and was approved by the Regents in 2003; however, the Phase 3 pre-design has not yet been finalized and submitted to the Governor's Office of Financial Management. The requested funding will allow for completion of the Phase 3 pre-design in the 2007-09 biennium, in preparation for design funding in 2009-11.

Discussion has already occurred regarding the pre-design scope for Phase 3, and it is anticipated that the draft pre-design document can be completed for the requested \$150,000. The Phase 3 project will primarily include an expansion and major renovation of the Joy Building. This next phase of development is required to support new programs and added capacity at the Tacoma campus.

2.0 Scope and Project Description

Phase 3 of the UWT development will provide additional classroom and faculty office space to support expanded and new degree programs and will serve to transition the campus facilities to meet the needs of the new 4-year curriculum recently approved by the legislature.

The project scope will include renovation of all major building components as well as an expanded footprint and the addition of a fourth story to provide a total of approximately 70,000 gross square feet of program space. The goal of the project will be to provide new capacity to accommodate approximately 600 additional student FTE's. Associated site and infrastructure improvements will be specifically defined in the pre-design report.

3.0 Justification

In response to the "Report on the Future of the University of Washington, Tacoma" in 2005, the legislature approved the admission of freshmen at UWT. This change in

mission for the Tacoma campus has stimulated discussion about the programming of future development phases.

Moving forward with the pre-design completion for the next phase of development of the Tacoma campus in 2007-09 will allow the University of Washington to complete design for Phase 3 in fall 2010, and be ready for construction funding in 2011-13. This continued phased development will move toward achieving a “critical mass” size for the Tacoma campus to meet the needs of a comprehensive 4-year institution and enable efficiencies of scale and operations.

3.1 Prior Planning

The 2003 *University of Washington, Tacoma Master Plan*, prepared by the University of Washington, Tacoma in association with LMN Architects.

In October 2004 the University of Washington submitted the *Report on the Future of the University of Washington, Tacoma* to the Governor and legislative bodies, leading to legislative approval for the admission of freshmen and sophomores at UWT 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 funding to complete the pre-design study for UWT Phase 3 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 needed academic space 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 major renovation of the Joy Building and associated Phase 3 improvements at the Tacoma 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, Tacoma toward a “critical mass” campus capacity will build upon the

previous investments at the UWT campus to provide outstanding program space in a comprehensive campus environment.

3.2 Needs Analysis and Planning Process

The pre-design report for Phase 3 will confirm the preferred configuration of new program space within the renovated Joy Building, and will describe associated Phase 3 scope, including needed circulation or infrastructure improvements, and potentially, reconfiguration of some existing spaces to optimize efficiency. Discussion of specific space programming alternatives will engage the affected departments, as well as the larger campus community, through committees that have purview over facilities planning. The University of Washington, Tacoma Phase 3 project will 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, Tacoma will primarily focus on the major renovation of the Joy Building, one of the UWT campus heritage buildings located along Pacific Avenue. The project is consistent with the campus master plan. Pedestrian and bicycle circulation as well as required utility extensions will be incorporated into the project as appropriate to integrate the newly renovated facility into the campus. Site improvement and infrastructure requirement details will be developed as part of the pre-design completion process.

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 Completion	July 2007 to June 2008
Design Phase	July 2009 to August 2010
Construction Phase	July 2011 to January 2013

6.0 Implementation

The pre-design completion for UWT 3 will be conducted under the oversight of a Programming/Building Committee appointed by the Provost, and including membership from the University of Washington, Tacoma Chancellor's Office, UWT departments, the UW Capital and Space Planning Office (CASPO), the Capital Projects Office (CPO), the UWT student body, and other interested parties. Management of the pre-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: 2007-2-005 **Agency Priority:** 12
Project Title: UW Tacoma Phase 3

Description

Project Class: 2 Program City: Tacoma
 Type of Project: New Facilities/Additions (Major Projects) County: Pierce
 OFM Priority: Postsecondary Learning Legislative District: 027

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

Project Published Summary:

In the University of Washington's 2007-2009 Capital Budget the University will request \$150,000 in state funding to complete the pre-design study for Phase 3 of the Tacoma campus. In 1999, the legislature appropriated \$500,000 to the University of Washington for the preparation of a pre-design study for UWT Phase 3. During the preparation of the pre-design it was determined that the UWT Master Plan needed to be updated before the Phase 3 pre-design study could be completed. Phase 3 of the UWT development will include the addition of a fourth floor and major renovation of the Joy Building to provide additional classroom and faculty office space to support expanded and new degree programs and will serve to transition the campus toward the new 4-year curriculum.

In response to the "Report on the Future of the University of Washington, Tacoma" in 2005, the legislature approved the admission of freshmen at UWT. This change in mission for the Tacoma campus has stimulated discussion about the programming of future development phases. Moving forward with the pre-design completion for the next phase of development of the Tacoma campus in 2007-09 will allow the University of Washington to complete design for Phase 3 in fall 2011, and be ready for construction funding in 2011-13. his continued phased development will move toward achieving a "critical mass" size for the Tacoma campus to meet the needs of a comprehensive 4-year institution.

Project Description:

Phase 3 of the UWT development will include the addition of a fourth floor and major renovation of the Joy Building to provide additional classroom and faculty office space to support expanded and new degree programs and will serve to transition the campus toward the new 4-year curriculum.

The project scope will include renovation of all major building components as well as an expanded footprint and the addition of a fourth story to provide a total of approximately 70,000 gross square feet of program space. The goal of the project will be to provide new capacity to accommodate approximately 600 additional student FTE's. Associated site and infrastructure improvements will be specifically defined in the pre-design report. Moving forward with the pre-design completion for the next phase of development of the Tacoma campus in 2007-09 will allow the University of Washington to complete design for Phase 3 in fall 2011, and be ready for construction funding in 2011-13. Phase 3 will include major renovation of the Joy Building and an addition of a fourth floor to provide a total of approximately 70,000 GSF of academic space. This continued phased development will move toward achieving a "critical mass" size for the Tacoma campus to meet the needs of a comprehensive 4-year institution and enable efficiencies of scale and operations.

Operating Impact

<u>Fund Code</u>	<u>Fund Title</u>	<u>Estimated Total</u>	<u>2007-2009</u>	<u>2009-2011</u>	<u>2011-2013</u>	<u>2013-2015</u>	<u>2015-2017</u>
	Annual Average FTEs	2.6	3.5	7.0	2.5		

Project Funding

<u>Fund Code</u>	<u>Fund Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2007-09 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	60,150,000				
	Total Funds	60,150,000	0	0	0	150,000

<u>Fund Code</u>	<u>Fund Title</u>	<u>Future Fiscal Periods</u>			
		<u>2009-11</u>	<u>2011-13</u>	<u>2013-15</u>	<u>2015-17</u>
057-1	State Bldg Constr-State	6,000,000	54,000,000		
	Total Funds	6,000,000	54,000,000	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	12/01/2007
Design	07/01/2009	05/01/2011
Construction	07/01/2011	06/01/2013

Cost Summary

	<u>Total Escalated Cost</u>	<u>% of Project</u>
Consultant Services	6,396,000	10.6%
Pre-Schematic Design Services	166,000	0.3%
A/E Basic Design Services	1,373,000	2.3%
A/E Extra Services/Reimbursables	2,276,000	3.8%
Other Services	1,824,000	3.0%
Design Services Contingency	757,000	1.3%
Construction	45,512,000	75.7%
MACC - Primary	32,549,000	54.1%
MACC - Secondary		
GC/CM Risk Contingency	904,000	1.5%
GC/CM or Design Build	3,496,000	5.8%
Contingencies	4,882,000	8.1%
Sales Tax	3,681,000	6.1%
Other	8,242,000	13.7%
Acquisition		
Equipment	4,340,000	7.2%
Equipment Tax	382,000	0.6%
Artwork	135,000	0.2%
Agency Project Administration	2,189,000	3.6%
Other	1,196,000	2.0%
TOTAL ESCALATED COST	60,150,000	