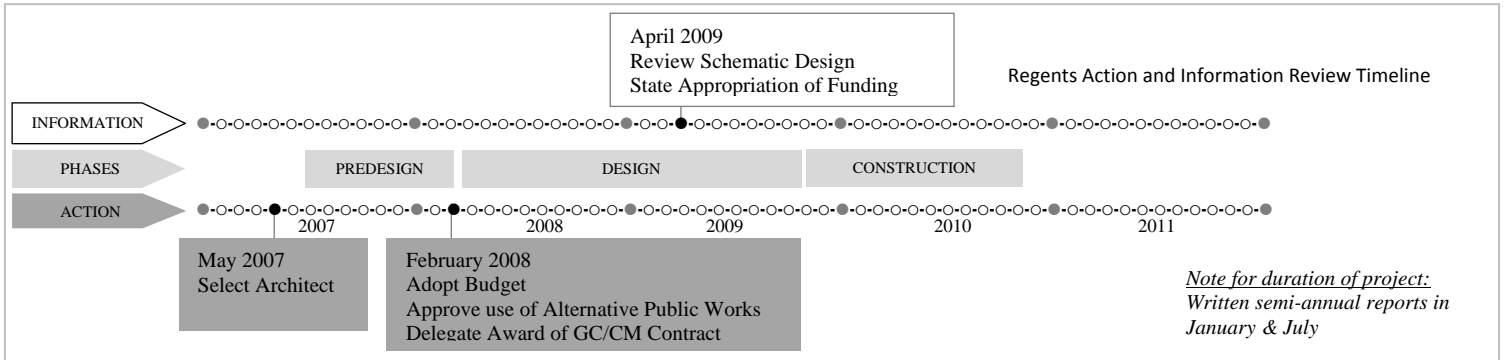


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Foster Business School Phase 2 (Balmer) – Review Schematic Design



INFORMATION:

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

PROJECT DESCRIPTION:

This project will replace the existing Balmer Hall and will develop a second new facility for the Michael G. Foster School of Business, primarily housing undergraduate classrooms. The current program also includes an observation lab; student organization offices; undergraduate, MBA, and executive education program offices; specialized program offices with support spaces; and a multipurpose/dining room and catering kitchen. Foster Library book stack space currently located in the Balmer basement will be rebuilt in the new building. A loading dock facility will be provided to serve the entire Business School complex.

PREVIOUS ACTIONS:

At the May 2007 Board of Regents meeting, the President was delegated authority to award design contracts to LMN Architects for the Foster Business School Phase 2. At the February 2008 Board of Regents meeting, the project budget of \$46.8M 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 contract, subject to no significant change in the scope, the forecast cost being within 10% of the budget and funding being in place.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Foster Business School Phase 2 (Balmer) - Review Schematic Design (continued p. 2)

SCOPE OF THE PROJECT:

The current scheme will provide approximately 59,940 gross square feet at an expected project cost of \$46.8 million. This project's construction will begin when the first phase privately-funded, PACCAR Hall is completed. This building connects and functions with PACCAR Hall and is architecturally similar in character. The project is located between McKenzie Hall and the Bank of America Executive Education Center which will comprise the rest of the Business School complex, but will not receive any alterations under either of the two existing projects. 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.

SCHEDULE:

Architect Selection	May 2007
Predesign	July 2007 to December 2007
Design	November 2008 to June 2010
Construction Permit	July 2009 to October 2010
Construction	October 2010 to July 2012
Occupancy	September 2012

CURRENT PROJECT STATUS:

The project has completed the Schematic Design Phase and Design Development is beginning. The Architectural Commission approved, with comments, the Schematic Design at their March 2009 meeting. The GC/CM contractor was selected from twelve firms that submitted for consideration. Sellen Construction Co. was the highest scoring firm and the University is executing a Pre-Construction agreement. The Schematic Design cost estimates were prepared by the architect and GC/CM will prepare a check estimate once they are under contract.

SIGNIFICANT RISKS OR OPPORTUNITIES:

Challenges include fully achieving the desired program and solving complex infrastructure requirements at this campus location. Construction staging space will be difficult to provide, and circulation and access to buildings around the site will be complex.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Foster Business School Phase 2 (Balmer) - Review Schematic Design (continued p. 3)

The Architectural Commission agreed that an opportunity exists to improve the courtyard making it an inviting meeting place for collaboration, communication and team building. They also recommended developing the north courtyard as a more serene, less formal meeting place. Currently, very little design effort has gone into developing the north courtyard because funding to modify this area is not currently in the pre-design budget. The Commission nevertheless wanted to bring the University's attention to the priority of a complete landscape design (including the north courtyard) for this site appropriate to the investment of this architecture.

The State previously approved the \$4,000,000 design funding for the 2007-2009 Biennium and will need to re-appropriate \$3,000,000 of design funding and approve a construction funding amount of \$42,800,000 in the 2009-2011 budget.

Attachment

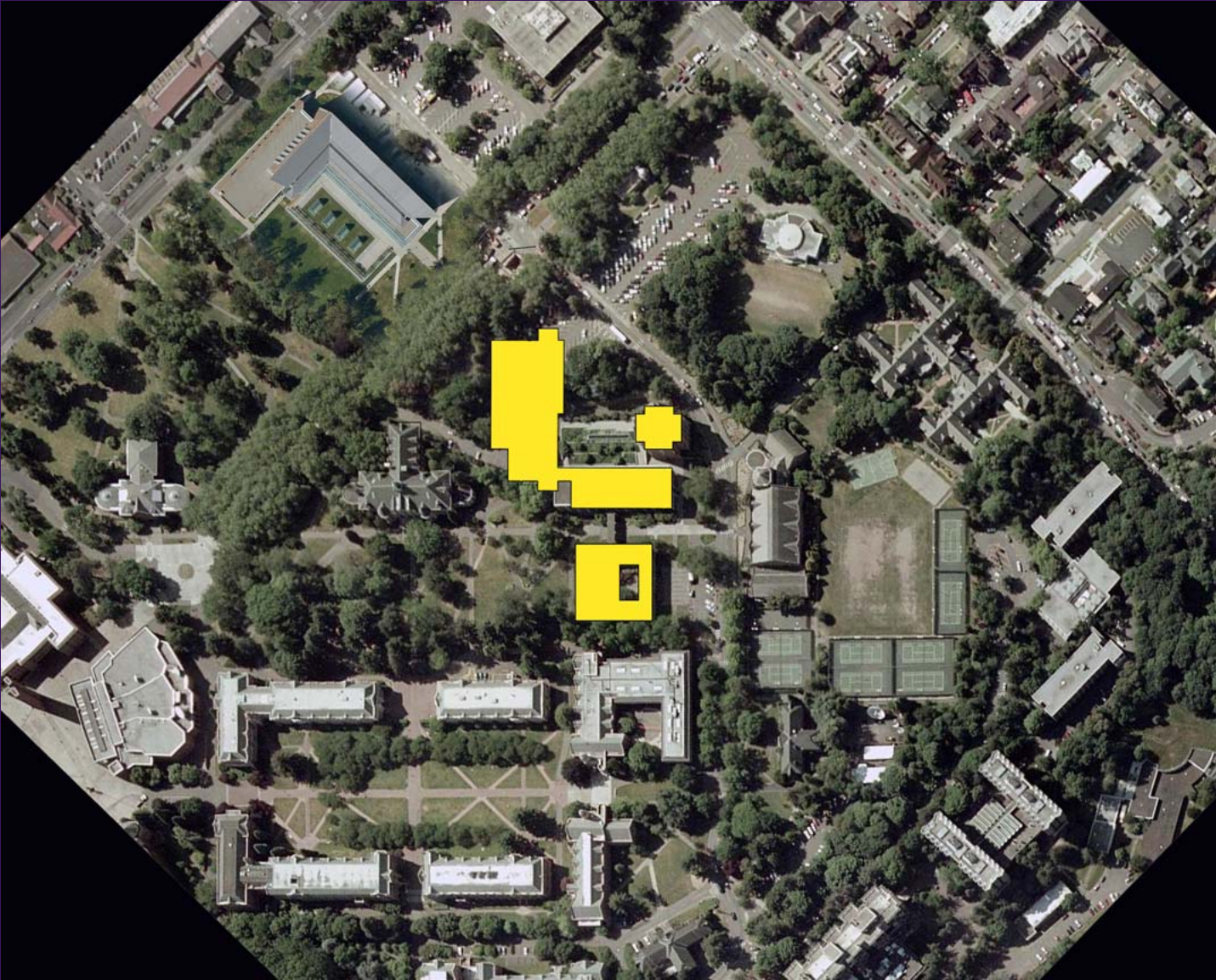
Schematic Presentation

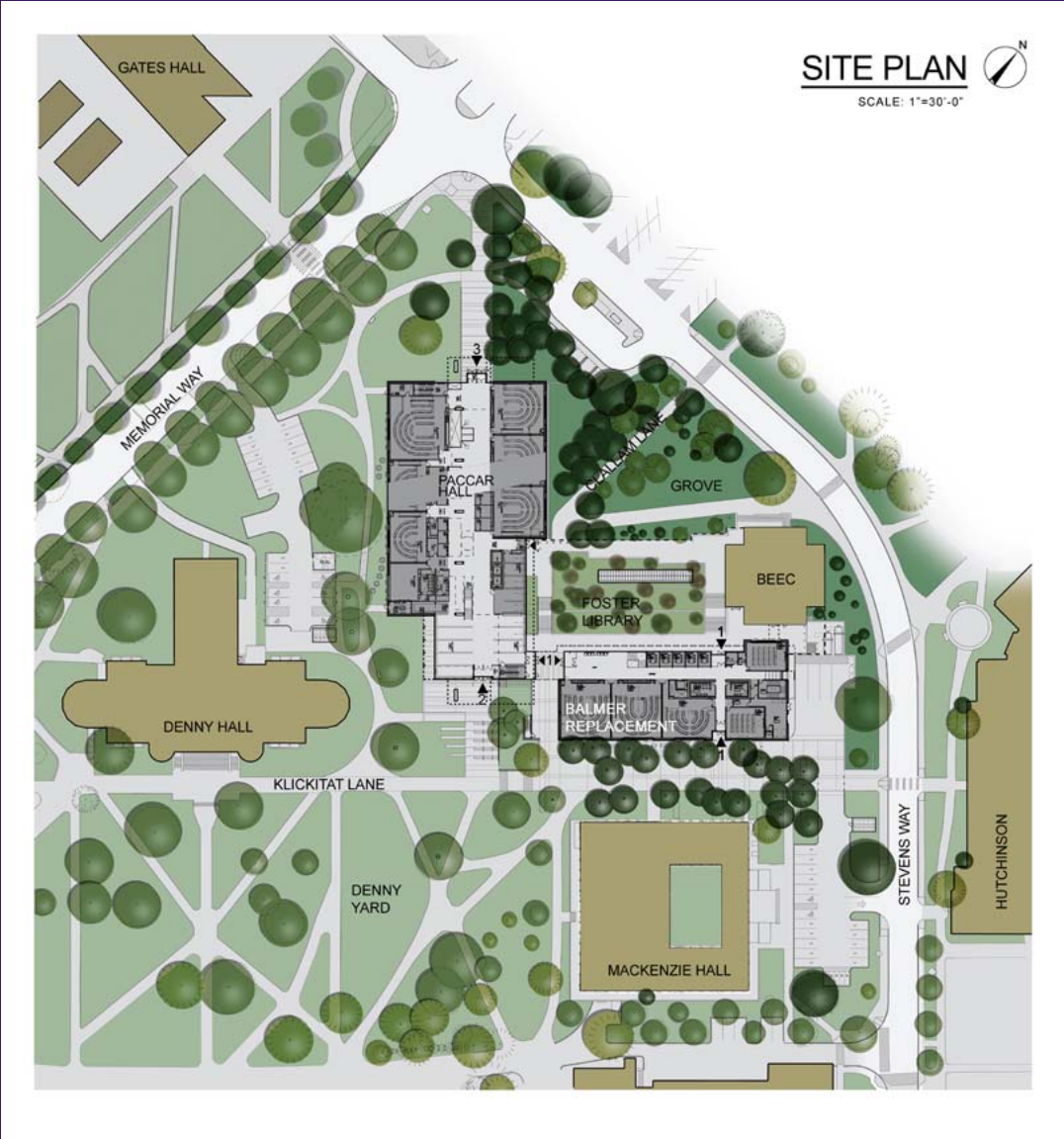
UW FOSTER SCHOOL OF BUSINESS
BUSINESS SCHOOL PHASE 2 (BALMER HALL)

VIEW FROM NE



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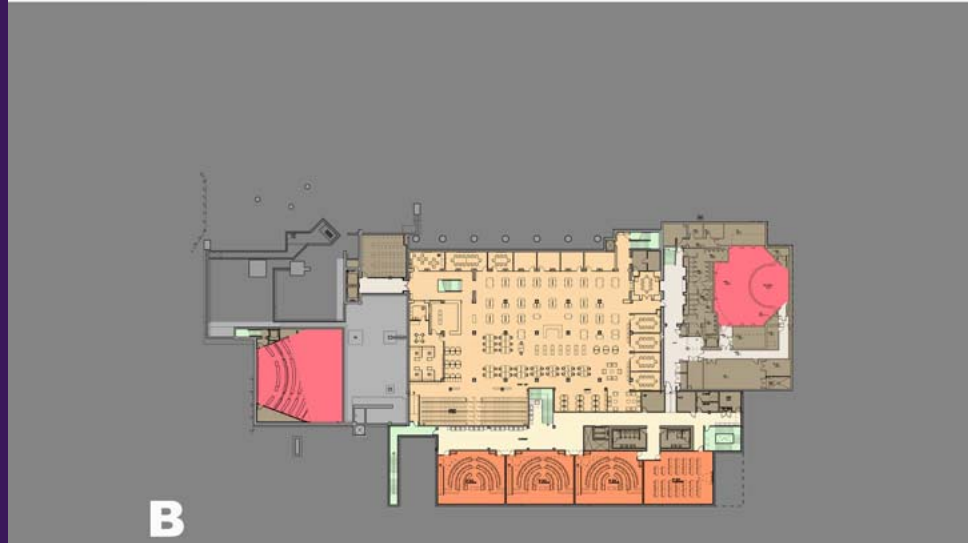




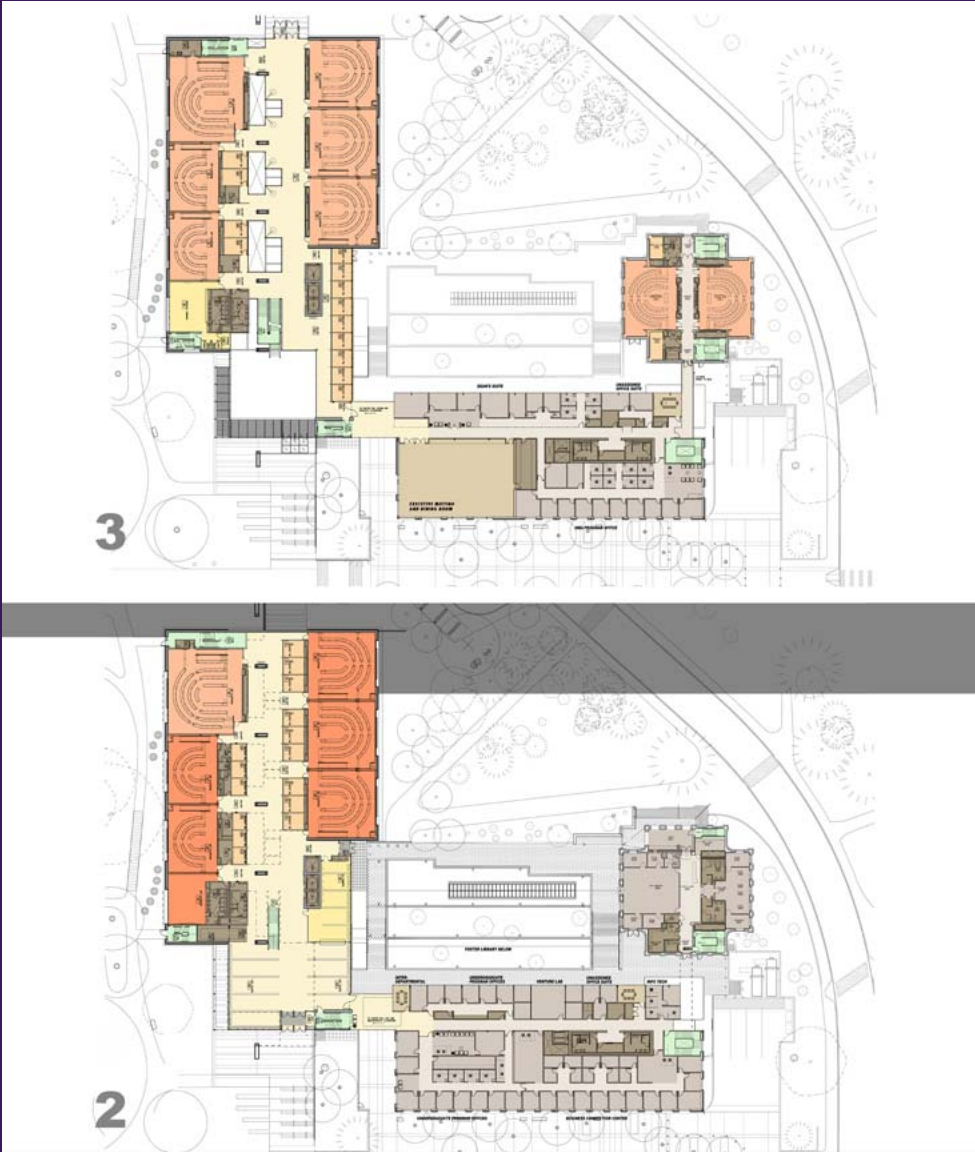
Phase 1+2 Floor Plans



Phase 1+2 Floor Plans



Phase 1+2 Floor Plans



UW FOSTER SCHOOL OF BUSINESS
BUSINESS SCHOOL PHASE 2 (BALMER HALL)

VIEW FROM SE



UW FOSTER SCHOOL OF BUSINESS
BUSINESS SCHOOL PHASE 2 (BALMER HALL)

VIEW FROM SW



