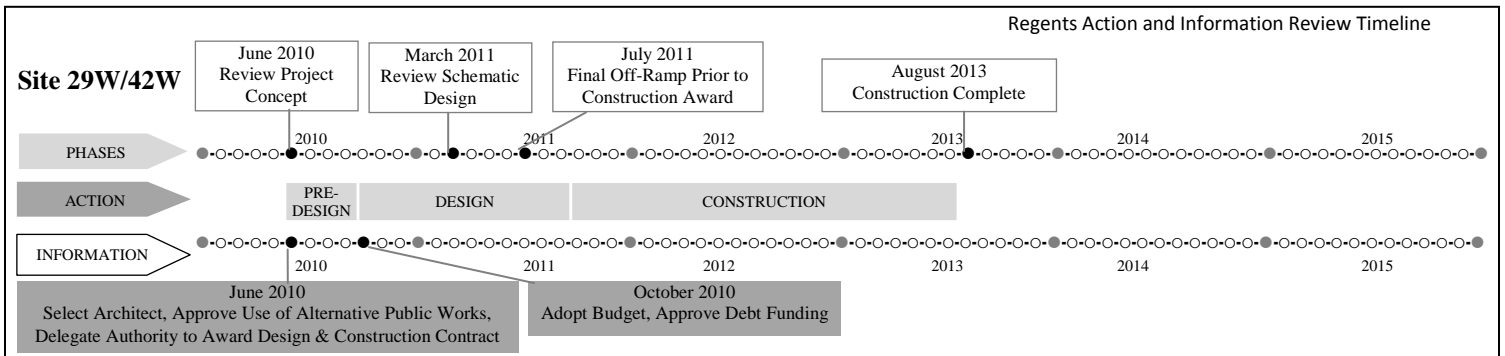


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Phase II: Sites 29W/42W and 30W – Review Project Concept, Select Architect, Delegate Authority to Award Design Contract, Approve Use of Alternative Public Works, and Delegate Authority to Award Construction Contract



Note for duration of project: written semi-annual reports in January & July. oral semi-annual updates in March & October

RECOMMENDED ACTIONS:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that

1. the President be delegated authority to award a design contract for the Student Housing Phase II: Sites 29W/42W and 30W housing project on the Seattle Campus to the firm of Ankrom Moisan Architects with Feilden Clegg Bradley Studios, subject to successful negotiation of an architectural agreement. In the event of an unsuccessful negotiation with the selected firm, a delegation of authority is requested to open negotiations with the alternate team of Weinstein Architects and Urban Designers with Sasaki Associates, and
2. the use of alternative public works utilizing the General Contractor / Construction Manager (GC/CM) method of contracting be approved and that the President be delegated authority to award the preconstruction and construction GC/CM contracts to the selected contractor, subject to the scope, budget, and funding remaining within 10 percent of the established budget.

BACKGROUND:

Housing and Food Services (HFS) developed a Comprehensive Housing Master Plan which was presented to the Board of Regents in March 2008. Since then, the

VII. STANDING COMMITTEES

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development of four sites in West Campus (31W, 32W, 33W and 35W) have been underway with occupancy of sites 31W and 33W scheduled for fall quarter 2011 and occupancy of sites 32W and 35W scheduled for fall quarter of 2012. These sites will add approximately 1,650 beds to the student housing inventory. Also underway is the Terry and Lander Halls renovation project which has an occupancy date of fall quarter 2013 for Lander Hall, and an occupancy date of fall quarter 2014 for Terry Hall.

The proposed project is composed of student-focused apartments on two west campus sites. An 800-900 bed apartment project is planned on site 29W/42W with five stories of wood frame housing on top of a concrete garage with parking for up to 300 cars. An initial project assumption anticipates the demolition of Mercer Hall which is currently located adjacent to site 29W. The options of reuse or demolition of Mercer Hall will be studied during the predesign phase. Construction on site 29W/42W is scheduled to begin in October of 2011 and will be ready for occupancy in fall of 2013. The occupancy date for site 30W with approximately 200 student focused apartment beds will be determined during the predesign phase. Site 30W is anticipated to have five floors of wood frame housing constructed over two floors of concrete that will house services that support the residents of the building.

The preliminary project cost for developing site 29W/42W is estimated at \$93-\$105 million and for site 30W the estimated project cost is an additional \$24 million. HFS will use existing reserves to fund the initial design phase through November 2010, which is estimated to cost approximately \$1.5 million.

ARCHITECT SELECTION:

The project is intended to be designed by a single design team to take advantage of the similarities of the type of housing, student apartments, and the type of construction, five floors of wood frame over one or two levels of concrete.

The Architectural Commission is charged with identifying the most qualified architectural firm as well as one or two alternate qualified firms that would ensure that negotiations can continue in a timely manner.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Phase II: Sites 29W/42W and 30W – Review Project Concept, Select Architect, Delegate Authority to Award Design Contract, Approve Use of Alternative Public Works, and Delegate Authority to Award Construction Contract (continued p. 3)

In April of 2010, the Capital Projects Office advertised for firms interested in providing architectural services for the development of site 29W/42W and site 30W. Thirteen firms responded to the request for qualifications and three firms were interviewed by the Architectural Commission on June 7, 2010: Ankrom Moisan Architects with Feilden Clegg Bradley Studios, Weber Thompson, and Weinstein Architects + Urban Designers. The Commission recommended that Ankrom Moisan Architects with Feilden Clegg Bradley Studios be appointed design architect for this project. The Architectural Commission recommended the team of Weinstein Architects and Urban Designers with Sasaki Associates as alternate in the event of an unsuccessful negotiation with the selected firm.

Ankrom Moisan Architects is a local firm with offices in Seattle and Portland. They have extensive experience in the design of market-rate housing, especially five story wood frame construction over one story of concrete construction, which is envisioned for this project. Feilden Clegg Bradley Studios located in England with offices in Bath and London, and specializes in the design of student housing. Feilden Clegg Bradley Studios has won numerous design awards including the 2008 RIBA Stirling Prize for best building design and the AJ100 2010 Sustainable Practice of the year award. Together these firms provide us with an exciting opportunity to create additional new student housing in the West Campus.

CONSTRUCTION CONTRACTING STRATEGY:

The Capital Projects Office recommends the use of the alternative public works contracting procedure, General Contractor/Construction Manager (GC/CM), authorized by RCW 39.10 for construction of this project.

The use of a GC/CM during design has been critical to the successful construction and renovation of many recent UW buildings. Because the schedule is aggressive, having the GC/CM on board early will help the design team maintain schedule and possibly accelerate it.

The intent is to have the GC/CM selected and under contract for preconstruction services before the end of the predesign phase. Early selection of the GC/CM is expected to improve project delivery through greater involvement in project budget development, examination of existing conditions, assistance in developing

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Phase II: Sites 29W/42W and 30W – Review Project Concept, Select Architect, Delegate Authority to Award Design Contract, Approve Use of Alternative Public Works, and Delegate Authority to Award Construction Contract (continued p. 4)

contracting strategies for equipment procurement, and subcontractor involvement during the design phase. This collaborative approach is expected to reduce project costs and improve product quality through improved tradecraft involvement and better design and construction coordination. A construction contract will not be awarded to the GC/CM until the Board of Regents has reviewed the project status at the final off-ramp presentation, which is scheduled for July 2011.

FUTURE BOARD OF REGENTS ACTION:

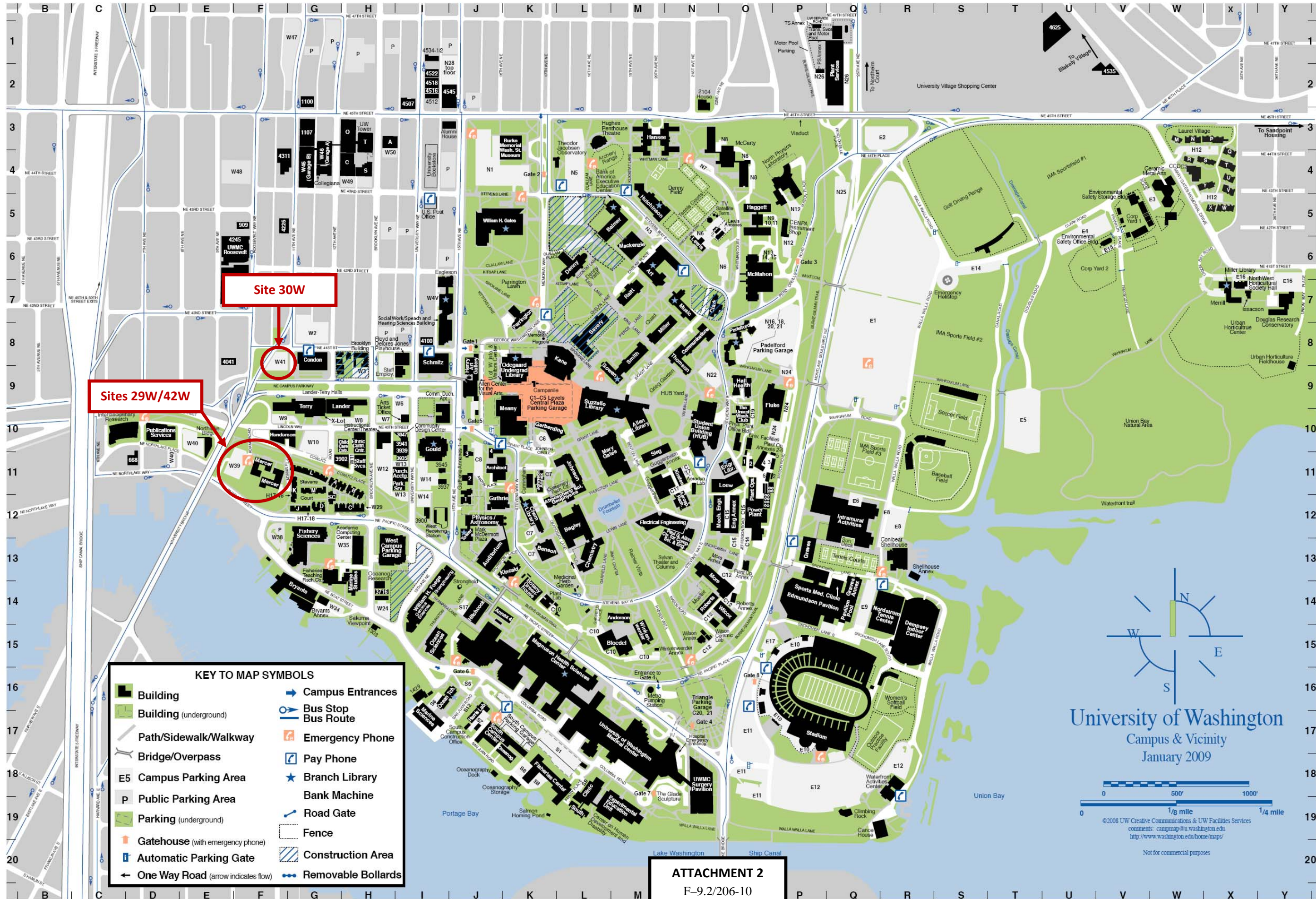
The Treasury Office will complete a credit analysis of HFS's sites 29W/42W and 30W housing project prior to Board action in October 2010 for project budget and financing approval. The financing plan for the sites 29W/42W and 30W housing project will include identification of off-ramps that will coincide with milestones in the design and bidding process.

Attachments

1. Sites 29W/42W 30W Detailed Map
2. Sites 29W/42W 30W Campus Vicinity Map



ATTACHMENT 1



Site 30W

Sites 29W/42W

KEY TO MAP SYMBOLS

	Building		Campus Entrances
	Building (underground)		Bus Stop
	Path/Sidewalk/Walkway		Bus Route
	Bridge/Overpass		Emergency Phone
	E5 Campus Parking Area		Pay Phone
	P Public Parking Area		Branch Library
	Parking (underground)		Bank Machine
	Gatehouse (with emergency phone)		Road Gate
	Automatic Parking Gate		Fence
	One Way Road (arrow indicates flow)		Construction Area
			Removable Bollards

University of Washington
 Campus & Vicinity
 January 2009



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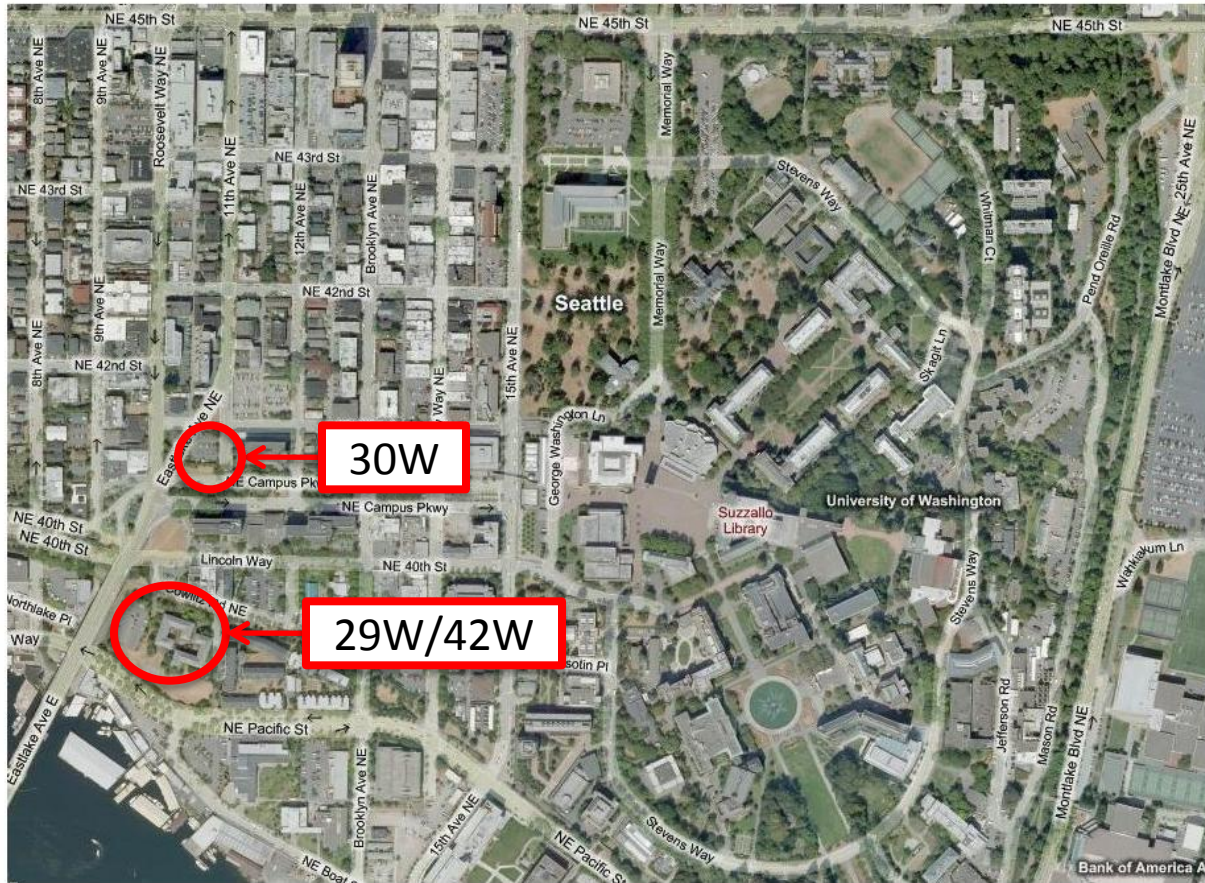
ATTACHMENT 2
 F-9.2/206-10
 6/10/10

Student Housing Projects

Board of Regents

June 10, 2010

Student Housing Projects Sites 30W and 29/42W



F-9/206-10
6/10/10

Student Housing Projects West Campus



F-9/206-10
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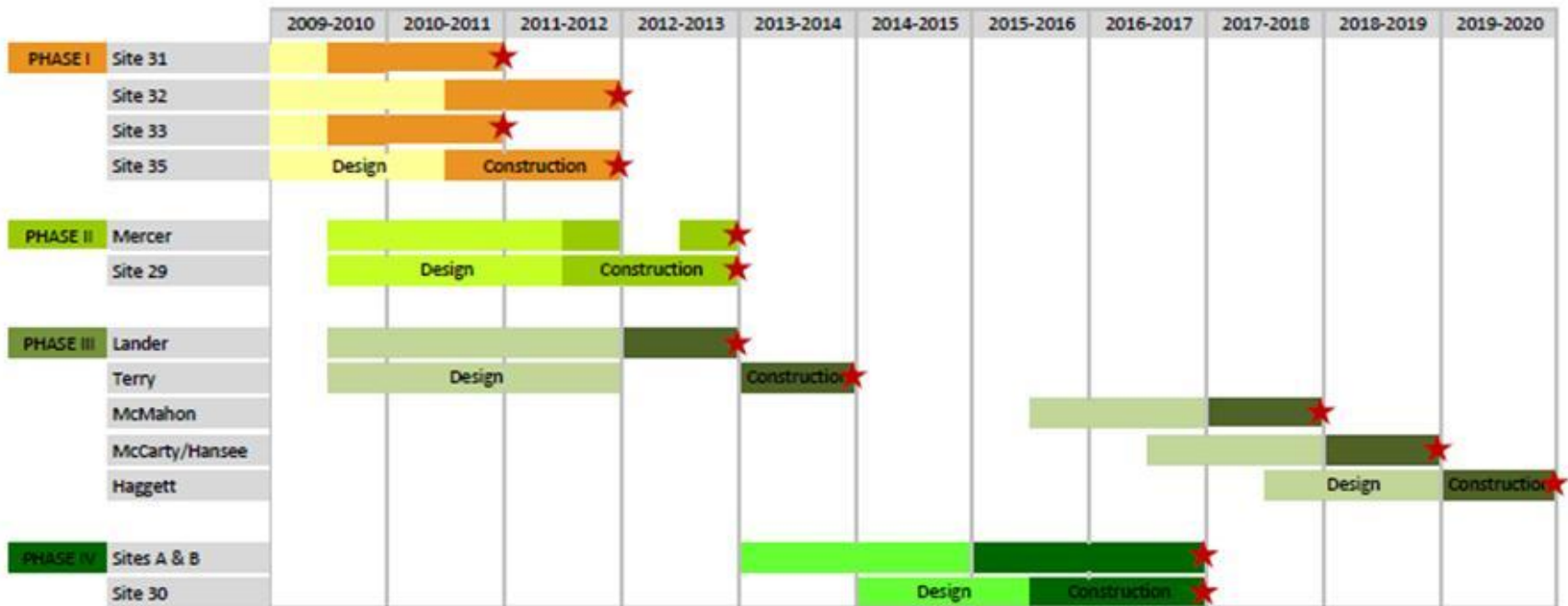


Current Housing Development Sites



Existing Housing Sites

Student Housing Projects New Construction and Renovation Schedule



F-9/206-10
6/10/10