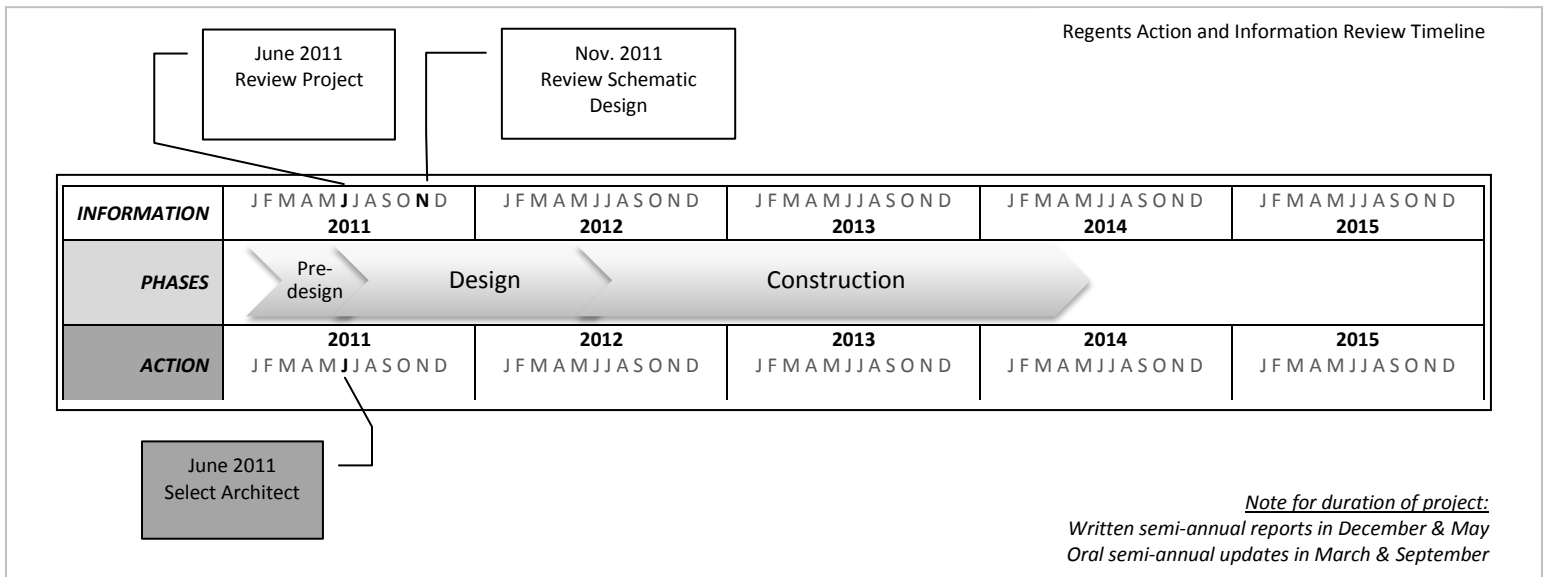


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Tacoma Hood Corridor Development – Select Architect and Delegate Authority to Award a Design Contract



RECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the President be delegated authority to award a design contract for the Hood Corridor Development Project with the firm of Atelier Dreiseitl, subject to successful negotiation of an architectural agreement.

In the event of an unsuccessful negotiation with the selected firm, it is requested that authority be delegated to open negotiations with Mithun, the firm recommended as first alternate.

BACKGROUND:

In April 2011, the Capital Projects Office advertised for firms interested in providing architectural services. Eleven firms responded to the Request for Qualifications and three of those firms were interviewed by the Architectural Commission on June 6, 2011: Atelier Dreiseitl with SRG Partnership, Mithun and The Berger Partnership. It is the Commission’s recommendation that Atelier Dreiseitl be appointed design architect for this project. The Architectural Commission is charged with identifying the most qualified firm as well as one or two alternate qualified firms, if any, ensuring that negotiations can continue in a

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Tacoma Hood Corridor Development – Select Architect and Delegate Authority to Award a Design Contract (continued p. 2)

timely manner. The alternate firm recommended by the Architectural Commission is Mithun.

Atelier Dreiseitl is teamed with SRG Partnership. Atelier Dreiseitl is a global landscape architectural firm, whose Portland, Oregon office has completed projects at over 20 higher education campuses in the western United States. Dreiseitl is renowned for its innovative use of storm water, something that will be a key component of the Hood Corridor project. Founded in Portland in 1972, SRG Partnership is a leading northwest architectural firm with a focus on public projects. Their work includes the successful renovation of Savery Hall on the UW Seattle campus, and the current renovation of the Pike Place Market. Dreiseitl and SRG have collaborated on numerous projects, including the 2010 UW Campus Infrastructure Master Plan Task Force, and master plans at Oregon State University and the Oregon Zoo in Portland.

The Hood Corridor is an 80' wide abandoned railroad right-of-way within the heart of the UW Tacoma Campus. In the fall of 2010, the University, working cooperatively with the City of Tacoma, was able to acquire this property from the Burlington-Northern/Santa Fe railway. Originally constructed in 1873, the rail bed is possibly the last original transcontinental railroad terminus in existence. The Hood Corridor is intended to become a section of a broader project called the Prairie Line Trail, being developed by the City of Tacoma.

This multi-purpose public space will serve as a linear park and civic space that transects the UW Tacoma campus from 17th Street and Pacific Avenue southwest to 21st Street near Jefferson Street. It will function as a central circulation and gathering space at the heart of the campus, providing safe pedestrian access to campus facilities and accommodating the through-circulation of cyclists and pedestrians using the proposed Prairie Line Trail.

Preliminary design work has been completed in conjunction with the UW Tacoma Phase 3 project, with the initial thought that the first phase of the corridor might be constructed in conjunction with the Phase 3 project. Given recent commitments to planning and design activity by the City of Tacoma on the proposed Prairie Line Trail, UW Tacoma has decided to pursue a fresh approach to the design and development of the Hood Corridor.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Tacoma Hood Corridor Development – Select Architect and Delegate Authority to Award a Design Contract (continued p. 3)

SCHEDULE:

Forecasted completion dates:

Preliminary Design	Complete
Design	May 2012
Phase 1 Construction, South Corridor (19 th -21 st)	Fall 2012
Phase 2 Construction, North Lot/Milgard Site	Summer 2013
Phase 3 Construction, North/South Gateways	Summer 2013
Phase 4 Construction, Plaza/Amphitheater	Spring 2014

BUDGET:

The total project budget has not yet been established. A budget of \$1 million has been established for the design contract. The preliminary total project cost estimate for design and construction of all four phases is approximately \$6.5 - \$8 million. It is anticipated that each construction phase will be funded as a separate project as funds become available. UW Tacoma intends to fund the complete design and phase 1 construction from local funds. Construction of the remaining phases is subject to available funding sources. As each phase is estimated to cost less than \$5 million, and each will be independent projects with separately bid construction contracts, it is anticipated that the Hood Corridor Development will not be formally presented to the Board of Regents after the schematic design presentation in November 2011.

FUNDING:

Design will be funded from UW Tacoma reserves. UW Tacoma will fund construction as local funds and grants become available. There are no donor funding or naming opportunities at this time.

FUTURE REGENT ITEMS:

The results of the schematic design phase will be presented to the Regents in November 2011. The current plan is to divide the construction into (4) phases – each phase to be constructed if and when funding is available. Each phase will be a separate project with estimated costs less than \$5 million, and will therefore be approved and managed under the standing delegation of authority. Future established budgets and contract awards would be reported to the Regents in accordance with the standing order. In the unlikely event that funding for the total project became available at one time, and the work to be done then exceeded \$5 million, the project would be brought to the regents for the requisite approvals.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

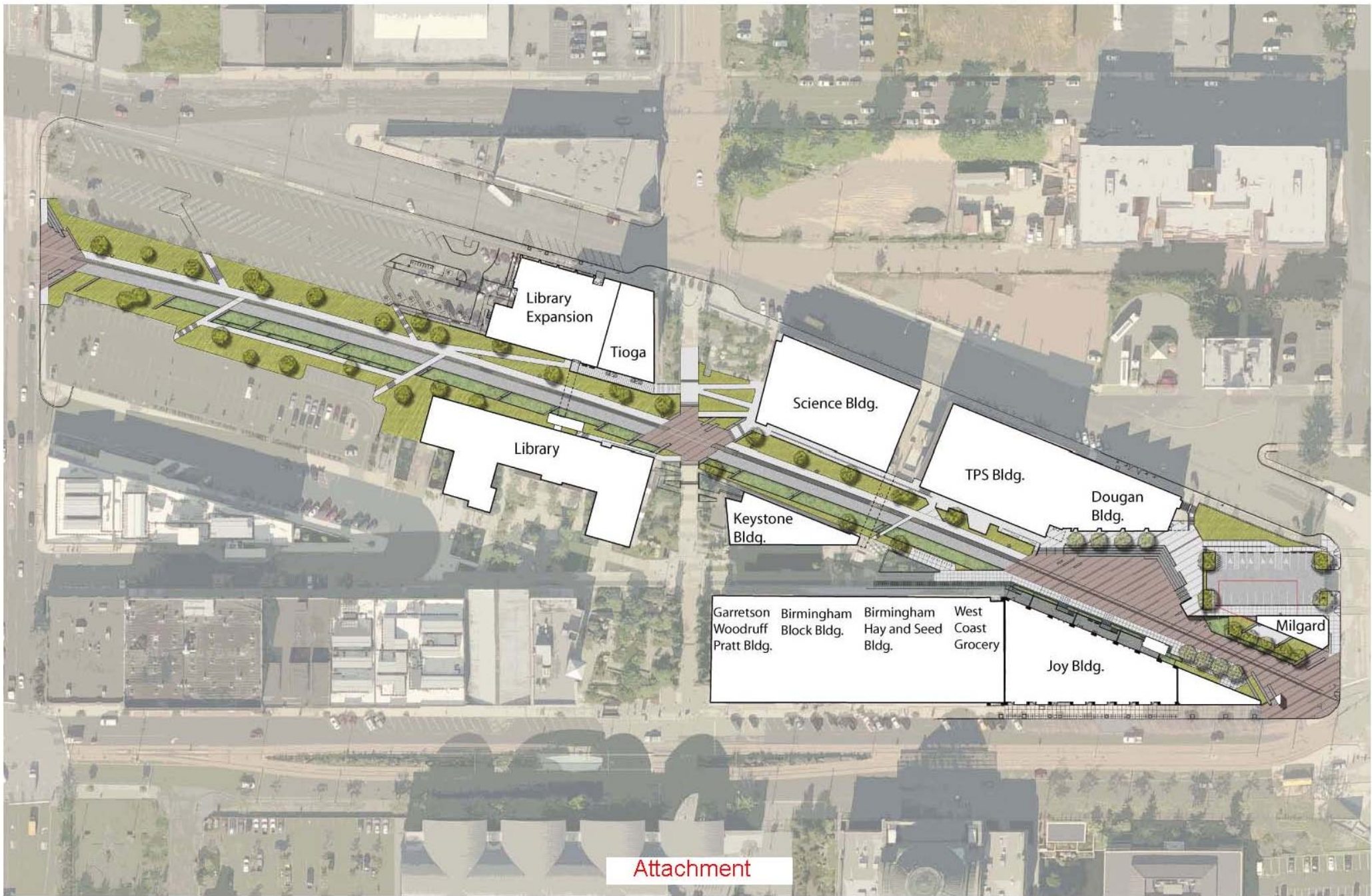
UW Tacoma Hood Corridor Development – Select Architect and Delegate Authority to Award a Design Contract (continued p. 4)

REVIEW AND APPROVALS:

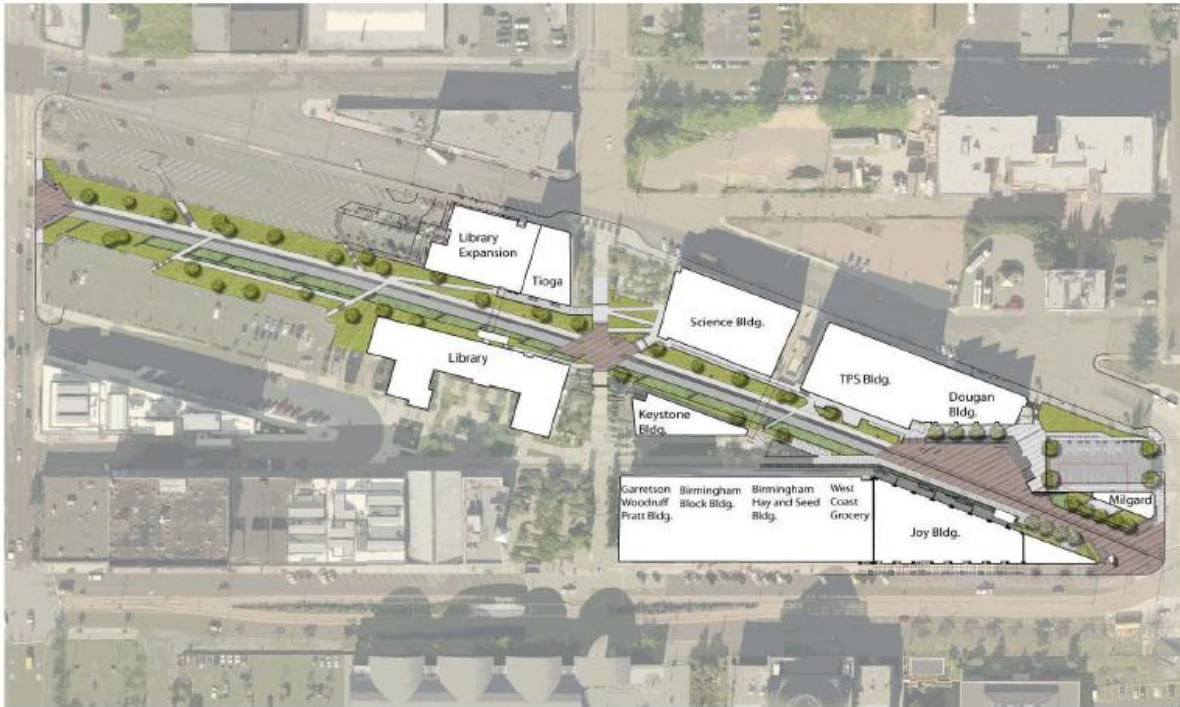
The recommended action has been reviewed and recommended for approval by the Chancellor, UW Tacoma; the City of Tacoma, and the Vice Provost, Planning and Budgeting.

Attachment

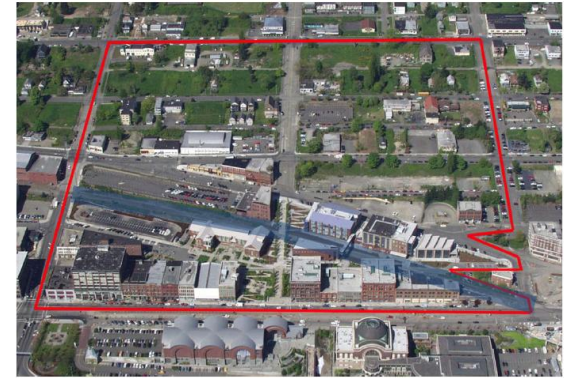
UW Tacoma Campus Plan



Attachment



Campus Boundaries



UW TACOMA HOOD CORRIDOR PROGRAM ELEMENTS

- Campus Circulation
- Multi-use trail – bikes, pedestrians
- Places to Gather
- Interpretive Elements
- Rain Gardens
- Utilities

F-8/206-11
6/9/11

2008 Master Plan Update
10,000 FTE





UW TACOMA HOOD CORRIDOR Historic Significance

Rail line completed 1873
Terminus of Northern Pacific RR
Site of Villard Station
Birthplace of “New Tacoma”
Original placement of tracks, ties

