

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**UW Tacoma Assembly Hall - Project PresentationRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the President be delegated authority to award construction contracts, subject to no significant change in the scope, the forecast cost being within 10% of the budget and funding being in place.

The design has been submitted to the University for review and approval. This design presentation is for information only.

Project Description

This project will replace the existing UW Tacoma (UWT) facility known as “the Dawg Shed” with a new 20,250 gross square foot Assembly Hall to meet the need for a large multi-purpose gathering space on campus. The site is located in the heart of the central campus, east of the library, flanked on the south by the Cherry Parkes building, on the north by the Walsh Gardner building and on the east by Pacific Avenue.

The building will function as an assembly space (for 350-500 people) for lecture events, banquets, career fairs, and student exhibits. At other times, the space will be used as a student commons for studying and as a student gathering place. Three multi-purpose collaboration rooms are also included. The facility will include storage space, a service/catering kitchen, toilet rooms and audio video control room necessary to support the assembly function. The ground floor space on Pacific Avenue will be constructed as pedestrian-oriented retail space.

Previous Action

The project was first presented to the Board of Regents in September 2005 at which time the President was delegated authority to award a design contract to Thomas Hacker Architects. At the May 2006 meeting, authority was delegated to establish the budget at \$12,070,000.

Scope of the Project

This project will address a critical need of the Tacoma campus by providing a student gathering space (commons) for study, interaction, and relaxation, as well as providing space for 350-500 people for larger academic lectures, student activities, conference gatherings, banquets, social activities and many other campus uses. It is the intent that this “student commons function” will co-exist within the same program area as the “assembly space”.

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In addition, it will provide several informal student group education rooms, referred to as collaboration rooms, as well as the City-required, pedestrian-oriented, retail frontage along Pacific Avenue.

Schedule

Architect Selection	September 15, 2005
Updated Programming Phase Complete	March 31, 2006
Design Start (Schematic Design)	April 3, 2006
Design Complete (Design Development)	December 22, 2006
Construction Documents Complete*	July 13, 2007
Authorization to Bid and Award*	July 13, 2007
Construction Start*	September 24, 2007
Construction Substantially Complete*	November 1, 2008
Occupancy*	January 5, 2009

* The Capital Projects Office is working with UWT to try and achieve an earlier construction completion in August 2008 for occupancy in September 2008.

Contracting Strategy

It is the recommendation of the Capital Projects Office to use the standard low-bid public works contracting procedure and to bid the demolition and building as separate contracts. By contracting for the demolition and building separately, we will be able to accelerate the overall completion of the project. The simplicity and scale of the building did not necessitate the additional effort and complexity of using the alternate public works procedure, General Contractor/Construction Manager (GC/CM).

Current Project Status

The schematic design submittal and cost estimate were prepared and submitted by Thomas Hacker Architects in July. The schematic design was reviewed and approved by the Architectural Commission in their September 2006 meeting. Currently, the project is on budget at \$12,070,000. The project is in the design development phase, and the University is working with the design team to refine the design and meet the project budget.

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Significant Risks or Opportunities

- The current budget includes the estimated amount required to achieve the recent State requirement of LEED Silver for this project.
- UWT plans to raise \$4,064,000 in donor funds for this project to enhance the design of the assembly hall. UWT has committed its fund reserves in the event it is not able to raise the full amount of donor funds.
- Extraordinary escalation due to market conditions in the Puget Sound area commercial building marketplace has greatly increased construction costs, requiring additional donor funds to meet the desired program.
- Possible hazardous soils within the building site.

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<u>Project Budget</u>	<u>Total Escalated Cost*</u>	<u>% of TPC</u>
Pre-Schematic Design Services	\$193,428	1.6%
A/E Basic Design Services	\$382,342	3.2%
Extra Services	\$631,731	5.2%
Other Services	\$489,042	4.1%
Design Services Contingency	\$264,557	2.2%
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Consultant Services	\$1,961,100	16.2%
Construction	\$7,100,000	58.8%
Construction Contingencies	\$1,421,057	11.8%
Sales Tax	\$750,318	6.2%
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Construction	\$9,271,375	76.8%
Equipment	\$0	0.0%
Artwork	\$19,983	0.2%
Other costs	\$244,214	2.0%
Project Management	\$573,328	4.8%
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Other	\$837,525	6.9%
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Total Project Cost (TPC)*	\$12,070,000	100.0%
<u>Included in Above:</u>		
Escalation through March 2008	\$824,943	6.8%
<u>Source of Funds</u>		
2005 - 2007 State Appropriation	\$7,500,000	62.1%
UW Tacoma Donor Funds	\$4,064,000	33.7%
UW Tacoma Retail Revenue	\$368,393	3.1%
UW Tacoma and UW Central Funds	\$137,607	1.1%
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Total	\$12,070,000	100.0%

* Escalated to midpoint of construction March 2008