

## VII. STANDING COMMITTEES

## B. Finance, Audit and Facilities Committee

*in Joint Session with*

## A. Academic and Student Affairs Committee

UW Tower Planning Progress ReportPlanning Process and Occupancy Plan

The UW Tower Planning Advisory Committee presented occupancy recommendations to the Provost on June 22, 2007, and the Provost has confirmed these recommendations to the campus community. Unit-specific move planning has now been initiated and will continue through the end of the year, with initial move-ins targeted for the first of February, 2008. During the latter half of 2007, planning will also be underway for space assignments related to released campus facilities resulting from the UW Tower properties occupancy. The Planning Advisory Committee will reconvene briefly in the fall to review these secondary space allocations.

The occupancy plan for the UW Tower properties is consistent with the strategic planning principles established for the tower planning process, and achieves a first occupancy profile for the building that will serve as a foundation for university use of this property for decades to come. Benefits of this occupancy plan include:

*Financial Benefits –*

- Consolidation of approximately 340,000 sf of leased and self-sustaining uses into UW owned property, with the ability to control space costs over time.
- Acquisition of space at approximately one-third the cost of new construction.
- Safeco gifts of furniture, equipment, and art works.
- Space for new data center utilizing existing building infrastructure (facility will be partially self-sustaining), and potential for using heat output from data center to heat office spaces.

*Academic and New Program –*

- Decompression space for the School of Public Health and Community Medicine, and the Daniel J. Evans School of Public Affairs.
- New program space for the School of Social Work, College of Architecture and Urban Planning, College of Education, and the Burke Museum and Henry Art Gallery.
- New home for the Educational Outreach program.
- New space for academic support functions including the Office of Research and Building C Data Center.
- New University of Washington conference center facility, including joint use with Arts and Sciences and Educational Outreach.

*Students –*

- Relocation of the Development Office Student Call Center from University Avenue to improved space in the UW Tower properties.
- Location of Visitor Center at the plaza level of the tower property.

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#### UW Tower Planning Progress Report (continued p. 2)

##### *Community –*

- Significantly reduced food service function will encourage building occupants to go out into the community to enjoy neighborhood eateries and shops.
- Increased pedestrian traffic between the UW Tower properties and main campus will enliven the neighborhood.
- Reduced vehicle trips as a result of moving outlying leased uses to the UW Tower properties.
- New “UW” parapet sign on the tower will be an icon in the community and bring new University of Washington presence and image to the University District.
- Welcoming events in spring 2008 to accompany changeover of exterior building signage.

##### *Culture –*

- Open office work environment will promote positive interactions and collaboration among employees and across departments.
- Small fitness center will promote healthy life styles.
- Occupants will attend a move-in orientation and will be encouraged to hold get-acquainted events.

##### *Administrative Functions –*

- Consolidation of staff for the Attorney General’s Office into one location, and consolidation of Computing and Communications staff adjacent to new data center.
- Location of the Office of Planning and Budgeting, the Real Estate Office, and the Attorney General’s Office in the tower, and proximity of these partner units to the Office of the Treasurer (located in Roosevelt Commons).
- Consolidation of Development, Alumni Relations, and Marketing.

##### *Facilities –*

- Sustainability concepts, including implementation of various energy conservation projects and reuse and renewal of existing furniture systems.
- Vacation of marginal and substandard space in the Brooklyn Building, several small bungalows, and a temporary building to allow demolition of spaces that have exceeded their useful life and have become very costly to maintain.
- Space for Emergency Operations Center (EOC) will allow relocation of EOC from current marginal space.

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Financial Status

The property continues to have a positive cash flow and is slightly ahead of the initial cash flow forecast.

	<b><u>Month of June</u></b>	<b><u>Fiscal Year To Date</u></b>
<b><u>Revenues</u></b>		
Safeco Building Lease and Other	\$877,204	\$8,604,374
<b>Total Revenue</b>	<b>\$877,204</b>	<b>\$8,604,374</b>
<b><u>Expenses</u></b>		
Debt Service & Fees	\$1,286,231	\$5,164,298
General Operating Expenses (Utilities, Property Mgmt., Other)	\$1,397	\$169,116
Minor Building Repairs	\$0	\$0
Tenant Improvements	\$0	\$0
Property Acquisition Expenses	\$0	\$204,322
Building Transition Expenses	\$68,005	\$163,793
Other	\$0	\$50,000
<b>Total Expenses</b>	<b>(\$1,355,633)</b>	<b>(\$5,751,529)</b>
<b>Net Revenue/(Expenses)</b>	<b>(\$478,429)</b>	<b>\$2,852,845</b>

Pro Forma Comparison

**FY 2007 (000's)**

<b><u>Revenues</u></b>	<b><u>Pro Forma</u></b>	<b><u>Actual</u></b>	<b><u>Variance</u></b>
Rent	\$6,361	\$8,604	\$2,243
Other Revenue	\$561	\$0	(\$561)
<b>Total Revenue</b>	<b>\$6,922</b>	<b>\$8,604</b>	<b>\$1,682</b>
<b><u>Expenses</u></b>			
Debt Service & Fees	\$5,605	\$5,164	(\$441)
O&M and Reserves	\$267	\$587	\$320
<b>Total Expenses</b>	<b>\$5,872</b>	<b>\$5,751</b>	<b>(\$121)</b>
<b>Net Cash Flow</b>	<b>\$1,050</b>	<b>\$2,853</b>	<b>\$1,803</b>

Website

<http://www.washington.edu/admin/pb/UW-Tower/index.htm>

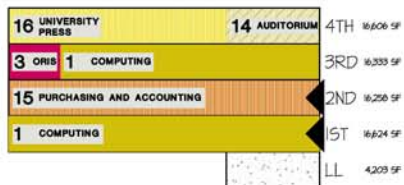
# Attachment A: Recommended Occupancy Scenario



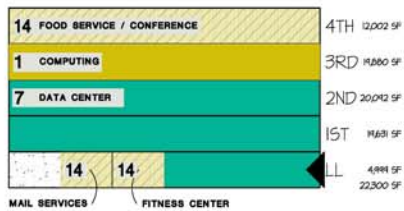
106 Lenora Street  
Seattle, WA 98121  
PHONE (206) 443-9939  
FAX (206) 443-9891  
www.dka.com

**UNIVERSITY OF WASHINGTON**

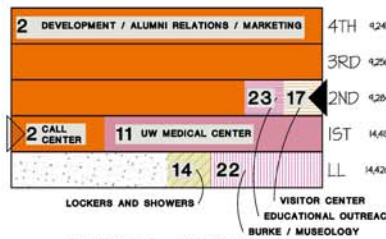
4333 BROOKLYN AVE. NE  
SEATTLE, WA 98185



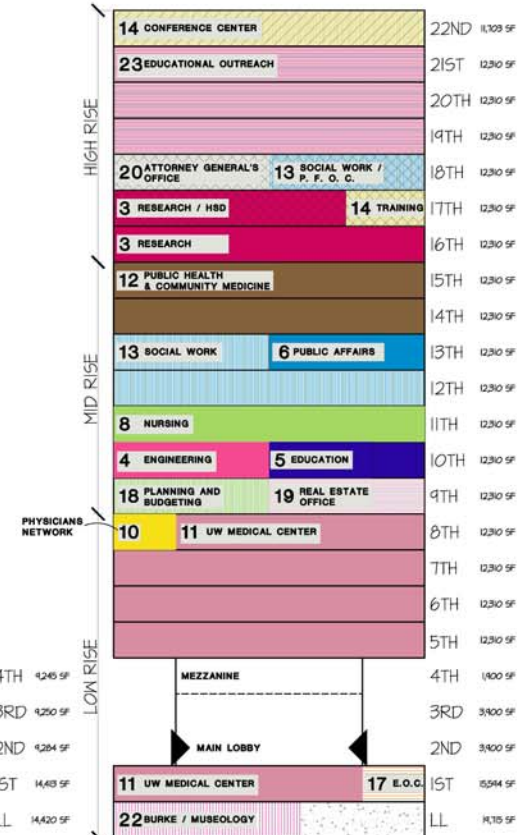
BUILDING O - 71,267 RSF



BUILDING C - 102,804 RSF



BUILDING S - 57,016 RSF



BUILDING TOWER - 279,459 RSF

- GROUP 1- COMPUTING
  - GROUP 2- DEVELOPMENT / ALUMNI RELATIONS / MARKETING
  - GROUP 3- RESEARCH
  - GROUP 4- ENGINEERING
  - GROUP 5- EDUCATION
  - GROUP 6- PUBLIC AFFAIRS
  - GROUP 7- DATA CENTER
  - GROUP 8- NURSING
  - GROUP 9- MEDICINE
  - GROUP 10- PHYSICIANS NETWORK
  - GROUP 11- UW MEDICAL CENTER
  - GROUP 12- PUBLIC HEALTH & COMMUNITY MEDICINE
  - GROUP 13- SOCIAL WORK
  - GROUP 14- COMMONS
  - GROUP 15- FINANCIAL MANAGEMENT
  - GROUP 16- UNIVERSITY PRESS
  - GROUP 17- CAMPUS WIDE SERVICES
  - GROUP 18- PLANNING AND BUDGETING
  - GROUP 19- REAL ESTATE OFFICE
  - GROUP 20- ATTORNEY GENERAL'S OFFICE
  - GROUP 21- HUMAN RESOURCES
  - GROUP 22- BURKE / MUSEOLOGY
  - GROUP 23- EDUCATIONAL OUTREACH
  - BUILDING SERVICES
  - GROUP A- COMMON AREAS
  - GROUP B- PRIVATE OFFICES
- ENTRY TO LEVEL FROM OUTSIDE

SPACE ALLOCATION  
REVISED  
05/21/2007

REVISIONS	NO.	DATE	DESCRIPTION

DATE: 05/21/07  
CHECKED: JAVIT  
PROJECT NO.: UW 2007-003

B U I L D I N G

D

**Attachment B: UW Tower - Recommended Occupancy Plan**

UW Tower Planning Advisory Committee - June 22, 2007

<b>Org / Department</b>	<b>Tower SF</b>	<b>Release SF</b>	<b>Lease SF</b>	<b>New or Growth SF</b>
Arts and Sciences (Burke Museum/Henry Art Gallery)	13,000	0	0	13,000
Attorney General's Office	6,500	3,000	3,000	500
Computing and Communications	61,000	31,785	29,487	-272
Data Center	38,675	0	0	38,675
College of Engineering	12,000	224	5,982	5,794
College of Education	3,000	0	2,945	0
Daniel J. Evans School of Public Affairs	10,000	0	13,272	-3,272
EVP/Financial Management, Business Services	56,205	25,600	8,264	21,405
Housing and Food Services (Café)	10,000	0	0	10,000
IMA (Fitness Center)	4,000	0	0	4,000
Development and Alumni Relations	65,300	800	33,960	30,540
Provost (Office of Research, Planning and Budgeting, UPress)	45,198	12,585	25,808	6,805
School of Medicine	1,400	0	1,400	0
School of Nursing	14,000	0	13,925	0
School of Social Work	26,480	0	11,118	10,922
School of Public Health and Community Medicine	31,876	0	24,923	8,833
UW Physicians Network	1,426	0	1,426	0
UW Educational Outreach	40,905	250	30,000	15,875
UW Medical Center	69,650	0	43,291	26,359
<b>Scenario D Total</b>	<b>510,615</b>	<b>74,244</b>	<b>248,801</b>	<b>189,164</b>

**UW Tower - Reserve List**

<b>Org / Department</b>	<b>Tower SF</b>	<b>Release SF</b>	<b>Lease SF</b>	<b>New or Growth SF</b>
College of Forest Resources	14,000	0	14,000	0
College of Ocean and Fishery Sciences	3,550	0	3,553	0
School of Dentistry	2,000	0	0	0
College of Education	14,800	2,100	0	12,700
School of Medicine	47,677	8,495	13,264	2,182
<b>Reserve List Total</b>	<b>82,027</b>	<b>10,595</b>	<b>30,817</b>	<b>14,882</b>