

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**UW Tacoma Phase 3: Project PresentationRECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the project budget be established at \$60,150,000; that 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 construction contract, subject to no significant change in the scope, the forecast cost being within 10% of the budget and funding being in place.

PROJECT DESCRIPTION

The Phase 3 development on the Tacoma Campus will provide additional academic space to support expanded and new degree programs. The goal of the project is to develop capacity to accommodate at least 600 additional full-time equivalent students and transition to a model of a comprehensive four-year institution. The Phase 3 scope includes a major renovation to the Joy Building, new construction of a four-story, 40,000 square foot building and other associated capital improvements.

The Russell T. Joy Building (Joy Building) is an existing historic masonry structure, constructed in 1892, located on the west side of Pacific Avenue, in the Union Depot/Warehouse Special Review District. This three-story 47,000 gross square foot building is located between two UW Tacoma buildings, West Coast Grocery Building (WCG Building) to the south and the Pagni and Lenti Grocery Building (Grassi's) to the north. The Joy Building will house general assignment classrooms totaling 698 seats and department space for the Interdisciplinary Arts and Sciences Program. A shelled out space will be provided on the Pacific Avenue level and designated for retail use per the University's agreement with the City of Tacoma. A full major building renovation is proposed to correct seismic, structural, and life/safety code deficiencies.

New construction of a four-story, 40,000 gross square foot building will be located directly south of the existing Jet Tioga Building on Jefferson Avenue. This building, currently referred to as the Jefferson Building, will house flexible office space, library expansion space, and a shelled-out retail space on the Jefferson Avenue level.

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In accordance with the requirements of the State of Washington, this project (both buildings) will be designated to achieve Leadership in Energy and Environmental Design (LEED) Silver certification or higher.

Subject to the availability of funds within the approved project budget, other related capital improvements may include: improvements to the existing underground utilidor system, a renovation of several rooms in the existing Science Building to wet labs, and improvements to three rooms in the Dougan Building for Art Studio use.

PREVIOUS ACTION

At the June 2007 Board of Regents meeting, the President was delegated authority to award a design contract to Thomas Hacker Architects.

SCOPE OF THE PROJECT

The planned restoration of the Joy Building will address structural, seismic, life safety, hazardous materials, accessibility and other code deficiencies and will improve the building enclosure (windows and masonry systems) to ensure the long-term preservation of the facility and safety of its occupants. The project will also upgrade all major building systems including mechanical, fire protection, and electrical systems to improve performance and energy efficiency, and upgrade communications and interior finish systems to meet modern classroom and academic program needs. The University has evaluated other alternatives and determined that a total building renovation is the most reasonable and cost effective alternative for preserving and restoring this historic structure to a safe and useful condition.

The new construction of the Jefferson Building south of the Jet Tioga Building is the next planned expansion of the library, as noted in the 2003 UWT Master Plan Update. This four-story 40,000 square foot building will provide one level of shelled retail space, one level devoted to library expansion and two levels of flexible office and program space that will respond to the campus need for faculty and department administrative space.

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SCHEDULE

Architect Selection	June 2007
Predesign	August 2007 through December 2007
Design	May 2008 through May 2010
Construction	December 2009 through July 2011
Occupancy and Use	Fall Term 2011

PROJECT BUDGET AND FUNDING

The project budget of \$60,150,000 was established in the University's 2007-2009 Capital Project Request Report to the Office of Financial Management (OFM). In its 2007 session, the state legislature appropriated \$6,150,000 for Predesign and design services only. The OFM allotted \$600,000 of the appropriation for Predesign, with the remaining appropriation to be allotted for design only after approval of the Predesign report by OFM and the legislature in the 2008 session. The legislature identified the remaining \$54,000,000 for appropriation in future biennia.

CONTRACTING STRATEGY

The recommendation of the Capital Projects Office is to use the alternate public works contracting procedure, General Contractor/Construction Manager (GC/CM), authorized by RCW 39.10 for construction of this project. During design the GC/CM has been able to provide detailed construction scheduling, input into design constructability issues, coordination of construction documents, determination of construction logistics and needed lay-down areas, and detailed cost estimates and investigation of existing construction as-built conditions. To help meet the overall project schedule, the GC/CM is able to bid out and start construction on early work packages before the construction documents are 100% complete if there are compelling reasons to do so. In today's rapidly escalating construction costs market, the GC/CM has been integral in developing cost savings incrementally rather than waiting for a total construction bid number. The intent is to have a GC/CM chosen and under contract for preconstruction services by the completion of the schematic design phase.

SIGNIFICANT RISKS AND OPPORTUNITIES

The UW Tacoma continues to be challenged to optimize each new opportunity for growth to meet the transitioning needs of their campus. As the campus adds 270

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full-time equivalent students each year, options to adequately meet the space requirements to support this growing enrollment, expand academic programs and support areas increasingly diminish. The change from a commuter campus to a four-year university has presented UW Tacoma with the challenge of meeting student requests for housing, student life and services and other accommodations associated with on-campus living.

The UW Tacoma recognizes that existing contaminated soils and underground water on the campus will continue to be a potential impact to the cost of construction and that planning for this cost is imperative for a successful project.

The renovation of the Joy Building presents another opportunity to restore a long abandoned, historic masonry structure on Pacific Avenue. This building is the last campus-owned building on this street, between 21st Avenue and 15th to be restored, and it will complete the restoration of the retail core in this area.

The Jefferson Building will provide the next opportunity to expand the campus west and uphill. This building is designated to be the beginning of a library expansion that will grow with the campus. The 2003 Master Plan Update envisioned this entire block of Jefferson, between 19th and 21st to be library expansion. This site will challenge us to plan and design a small building with the flexibility to accommodate other phases that increase functionality for the campus.

Attachment: Project Budget

**UNIVERSITY OF WASHINGTON
CAPITAL PROJECTS OFFICE - SUMMARY PROJECT BUDGET
ALTERNATIVE PROCUREMENT (GC/CM)**

PROJECT:UW Tacoma Phase 3 Expansion

Project Number:200636

<u>Project Budget</u>	<u>Total Escalated Cost*</u>	<u>% of TPC</u>
Pre-Schematic Design Services	\$ 913,000	1.52%
A/E Basic Design Services	\$ 2,020,000	3.36%
Extra Services	\$ 1,780,000	2.96%
Other Services	\$ 1,244,000	2.07%
Design Services Contingency	\$ 932,000	1.55%
Consultant Services	\$ 6,889,000	11.45%
GC/CM Construction Cost	\$ 37,135,000	61.74%
Other Contracts	\$0	0%
Construction Contingencies	\$ 6,514,000	10.83%
Sales Tax	\$ 3,841,000	6.39%
Construction	\$ 47,490,000	78.95%
Equipment	\$ 1,414,000	2.35%
Artwork	\$ 149,000	0.25%
Other Costs	\$ 989,000	1.64%
Project Management	\$ 3,219,000	5.35%
Other	\$ 5,771,000	9.59%
Total Project Cost (TPC)*	\$ 60,150,000	100.00%
<u>Included in Above:</u>		
Escalation through September 2010	\$ 7,998,000	13.30%
<u>Source of Funds:</u>		
State Funds	60,150,000	100.00%
Total	\$ 60,150,000	100.00%

*Escalated to construction midpoint (Sep '10)

ATTACHMENT