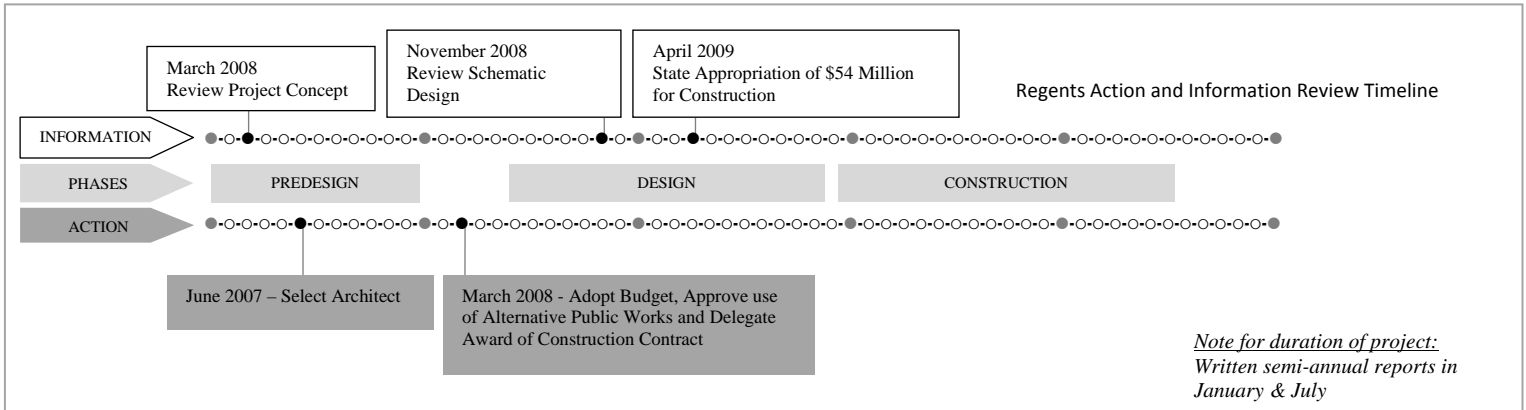


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Tacoma Phase 3 – Review Schematic Design



*Note for duration of project:  
Written semi-annual reports in  
January & July*

INFORMATION:

The Schematic Design phase of the project has been completed. This presentation is for information only.

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, conversion of three rooms in the existing Science Building to wet labs 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 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.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### UW Tacoma Phase 3 – Review Schematic Design (continued p. 2)

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.

#### PREVIOUS ACTIONS:

At the June 2007 Board of Regents meeting, the President was delegated authority to award a design contract to Thomas Hacker Architects. In March 2008, the Board of Regents approved the project budget, approved the use of alternative public works utilizing the General Contractor/Construction Manager (GC/CM) method of contracting, and delegated authority to the President to award the construction contract.

#### 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 two levels 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.

Three rooms in the existing Science Building will be converted to wet/dry labs.

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### UW Tacoma Phase 3 – Review Schematic Design (continued p. 3)

##### SCHEDULE:

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

##### CURRENT PROJECT STATUS:

Under Delegated Authority, the Capital Projects Office entered into a Preconstruction Services agreement with John Korsmo Construction as the General Contractor/Construction Manager after a selection process which saw five firms submit qualifications, four firms interviewed, and three firms selected to submit final proposals.

The schematic design submittal and cost estimate have been prepared by Thomas Hacker Architects, and their estimate reconciled with that prepared by Korsmo Construction. Currently, the cost estimate is approximately 3% over the project budget of \$60,150,000. Several cost reduction measures are being considered, and it is expected that the project will be brought back on budget with no impact to its function or quality.

##### 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 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

## VII. STANDING COMMITTEES

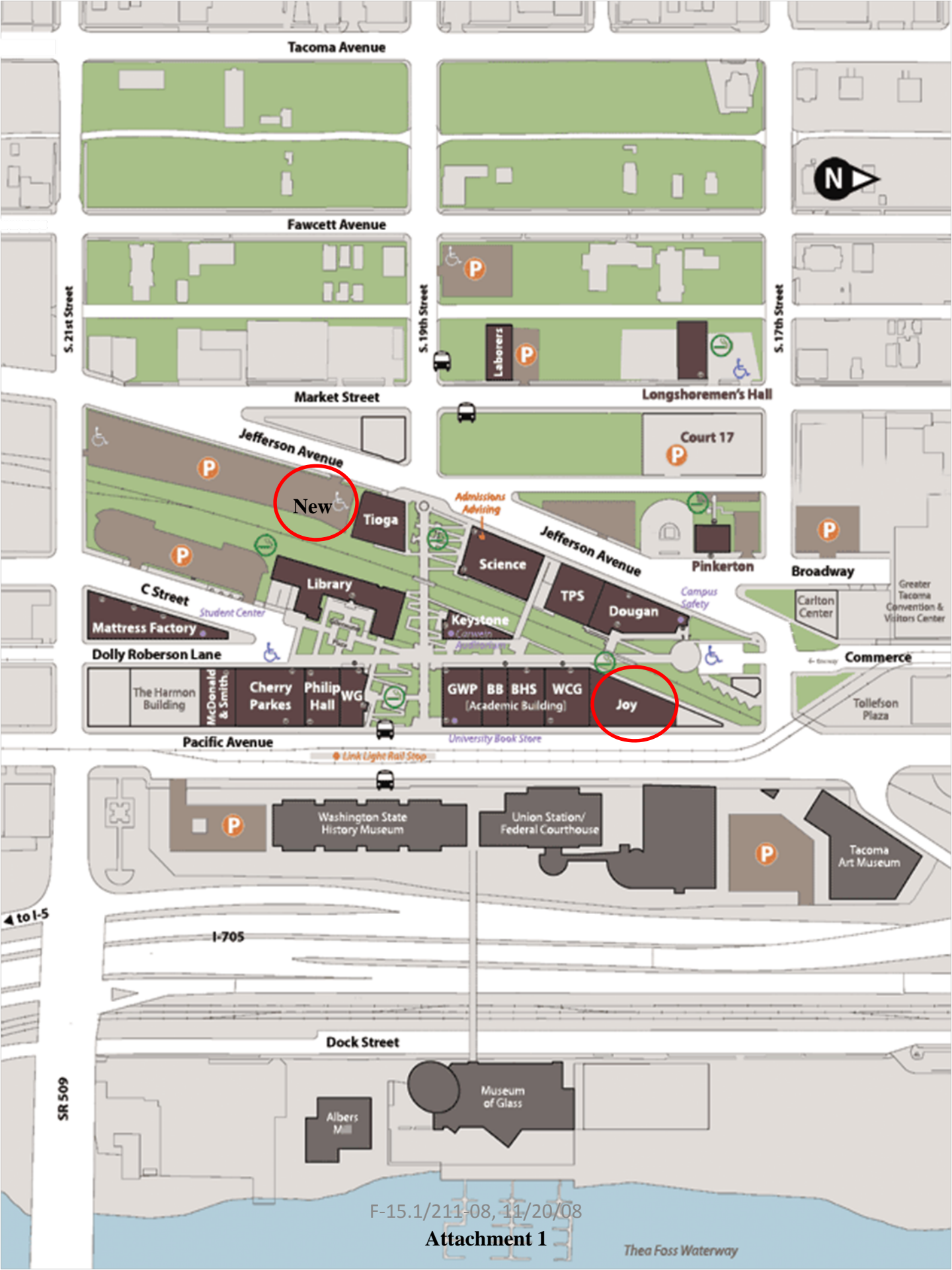
### B. Finance, Audit and Facilities Committee

#### UW Tacoma Phase 3 – Review Schematic Design (continued p. 4)

last campus-owned building on this street, between 21<sup>st</sup> Avenue and 15<sup>th</sup> 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 19<sup>th</sup> and 21<sup>st</sup> 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*  
Campus Map



New

Joy