VII. STANDING COMMITTEES

B. Finance and Asset Management Committee

College of Engineering: Computer Science & Engineering Expansion – Approve Architect Selection, Delegate Award of Design Contract, Approve the Use of Alternative Public Works and Delegate Authority to Award the Preconstruction Contract

It is the recommendation of the administration and the Finance and Asset Management Committee that the Board of Regents:

1. Approve the project architect selection for the Computer Science & Engineering Expansion (CSEII) at the site to be studied as the preferred alternative; and

2. Delegate authority to the President to award a design contract for the CSEII project to LMN Architects, subject to successful negotiation of an architectural agreement.

In the event of an unsuccessful negotiation with LMN Architects, it is requested that authority be delegated to open negotiations and award a design contract with Boora Architects, the firm recommended as the first alternate; and
VII. STANDING COMMITTEES

B. Finance and Asset Management Committee

College of Engineering: Computer Science & Engineering Expansion – Approve Architect Selection, Delegate Award of Design Contract, Approve the Use of Alternative Public Works and Delegate Authority to Award the Preconstruction Contract (continued p. 2)

3. Approve the use of alternative public works utilizing the General Contractor/Construction Manager (GC/CM) method of contracting and that the President or his designee be delegated authority to award the preconstruction GC/CM contract to the selected contractor for the CSEII project.

PROJECT BACKGROUND

Computer science is an academic discipline central to the future of the University of Washington, our region, and our world. The combination of student demand, employer demand, impact across the entire university, and research opportunity now requires new investment in facilities and support. The Paul G. Allen Center for Computer Science & Engineering, dedicated 11 years ago, has been transformational: CSE’s annual research expenditures have tripled, enrollments have increased significantly, entrepreneurship has grown, and interdisciplinary collaborations have flourished. Today, the Allen Center is filled to overflowing – CSE has had to re-occupy one floor of Sieg Hall, collaborations that CSE leads (such as the eScience Institute and the Center for Sensorimotor Neural Engineering) are located far from the Allen Center, and suitable classroom and laboratory space is in critically short supply. Additional facilities are essential if additional growth – demanded by students, by industry, and by our economy – is to be accommodated. Construction of CSEII will enable (assuming state funding for enrollment increases, about which there is optimism):

- Doubling the number of CSE degrees granted annually, from roughly 300 to roughly 600;
- Continued growth in introductory course enrollment (currently 4,500/year in two courses);
- Dramatic expansion in the availability of current and newly-designed upper-division CSE courses to non-majors – students who will then be positioned for far greater success in whatever career they may choose (because every field is becoming an information field);
- Continued growth in research activities and funding, and in the technology transfer and startups that are a byproduct of CSE’s research activities.
B. Finance and Asset Management Committee

College of Engineering: Computer Science & Engineering Expansion – Approve Architect Selection, Delegate Award of Design Contract, Approve the Use of Alternative Public Works and Delegate Authority to Award the Preconstruction Contract (continued p. 3)

To make this growth possible, this project will design and construct a new building for the expansion of the Computer Science & Engineering program. The new building will provide space for an additional 30 full-time faculty and associated postdocs, graduate students and researchers. The facility will have an undergraduate focus and will foster interdisciplinary research and collaboration. A preliminary program calls for a 130,000 gross square foot building that includes 16 labs, a lecture hall, two classrooms, 3 seminar rooms, communal spaces, and associated offices and support spaces. The program will be reconfirmed as part of the predesign phase to ensure it meets the requirements of the department and complements the overall composition of learning spaces on campus.

ARCHITECT SELECTION

The Architectural Commission is charged with identifying and recommending the most qualified architectural firm as well as an alternate qualified firm in order to ensure that negotiations can continue in a timely manner if the primary firm is unsatisfactory in meeting the project requirements.

In November of 2014, the Capital Projects Office advertised for firms interested in providing architectural services for CSEII. Nine firms responded to the request for qualifications and four firms were interviewed by the Architectural Commission on December 15, 2014. The Commission recommended that LMN Architects be appointed design architect for this project with Boora Architects as alternate, in the event of an unsuccessful negotiation with LMN Architects.

LMN Architects is a local firm founded in 1979 providing award-winning design services in architecture, urban design and interiors for a diverse public and private client base. In the past 10 years, LMN has received over 100 awards and recently was awarded the Sustainable Building of the Year award from World Architecture News, the 2012 Regional Firm of the Year by the American Institute of Architects (AIA) Northwest & Pacific Region, and the International Illumination Design Award, Award of Merit for the Marion Oliver McCaw Hall. In addition, LMN has worked previously on a number of successful UW projects, including PACCAR Hall, Dempsey Hall, the Floyd and Delores Jones Playhouse, and the Paul G. Allen Center for Computer Science & Engineering, along with the UW Bothell Activities & Recreation Center, currently under construction.
VII. STANDING COMMITTEES

B. Finance and Asset Management Committee

College of Engineering: Computer Science & Engineering Expansion – Approve Architect Selection, Delegate Award of Design Contract, Approve the Use of Alternative Public Works and Delegate Authority to Award the Preconstruction Contract (continued p. 4)

CONSTRUCTION CONTRACTING STRATEGY

The Capital Projects Office recommends the use of the alternative public works contracting procedure, General Contractor/Construction Manager (GC/CM), authorized by RCW 39.10 for construction of this project. The use of a GC/CM during design has been a key factor in the success of many recent university projects.

The intent is to have the GC/CM selected and under contract for preconstruction services during the schematic design phase. With the selection of the GC/CM, we are seeking to improve the delivery of the project through development of the construction budget, examination of existing conditions, and assistance in developing contracting strategies for early procurement of equipment and subcontractor involvement during the design phase. A GC/CM will attract qualified subcontractors, improve schedule performance, reduce project costs, improve quality, and achieve better design and construction coordination. We anticipate that the GC/CM will recommend the use of the Mechanical Contractor and Electrical Contractor/Construction Manager alternative subcontractor selection process.

The Capital Projects Office would commence the GC/CM selection process in March 2015, with the expectation of entering into a preconstruction services agreement with the highest scoring firm. The GC/CM construction contract will not be awarded prior to the Board of Regent approval of the total project budget, which is anticipated to occur in June 2015.

ANTICIPATED PROJECT SCHEDULE

<table>
<thead>
<tr>
<th>Activity</th>
<th>Dates</th>
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<tbody>
<tr>
<td>Architect Selection</td>
<td>December 2014</td>
</tr>
<tr>
<td>Predesign</td>
<td>January 2015 – June 2015</td>
</tr>
<tr>
<td>Issuance of SEIS</td>
<td>By June 2015</td>
</tr>
<tr>
<td>Design</td>
<td>June 2015 – December 2016</td>
</tr>
<tr>
<td>Construction</td>
<td>December 2016 – September 2018</td>
</tr>
<tr>
<td>Occupancy</td>
<td>October 2018 – November 2018</td>
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</tbody>
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PROJECT BUDGET AND FUNDING

The budget for the design and construction phases will be determined at the completion of the predesign phase. The total project costs were estimated at
B. Finance and Asset Management Committee

College of Engineering: Computer Science & Engineering Expansion – Approve Architect Selection, Delegate Award of Design Contract, Approve the Use of Alternative Public Works and Delegate Authority to Award the Preconstruction Contract (continued p. 5)

$104.6 million in the 2015-2017 biennium funding request. The predesign phase budget is estimated at $675,000 and will be funded equally by the College of Engineering, the Computer Science & Engineering program, and the Provost.

PREVIOUS ACTION: None

FUTURE BOARD OF REGENTS ACTION

At the completion of the predesign phase (anticipated in June 2015), and following completion of appropriate environmental review, the project budget and site selection will be submitted to the Board of Regents for consideration of approval.

Attachment
Site Plan
Site Plan