STANDING COMMITTEES

Finance and Asset Management Committee

UW Bothell Student Housing: Approve Site, Pre-Construction Budget and Delegation to Select Architect and General Contractor

RECOMMENDED ACTION

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

1) Delegate authority to select architect;
2) Approve alternative public works contracting (GC/CM);
3) Delegate authority to select the GC/CM and award contract;
4) Approve preconstruction budget of $3.2 million; and
5) Approve preliminary site.

BACKGROUND

Detailed project information is included in the attachments.

ANTICIPATED FUTURE ACTIONS

Site Selection [Potential – pending land use process]
Project Budget
Project Funding

Attachments
1. UW Bothell Student Housing Project Summary
2. Proposed Project Site
3. Project Background
UW Bothell Student Housing

Regent Actions

Delegate authority to select architect
Approve alternative public works contracting (GC/CM)
Delegate authority to select the GC/CM and award contract
Approve preconstruction budget of $3.2 million
Approve preliminary site

Approve final site*
Approve project budget
Approve financing plan
*Pending land use process

Objective

To meet current demand for housing and enhance the campus community, UW Bothell plans to construct a 500-bed residence hall with a dining facility. Since 2009, UW Bothell's full time student population has increased 74%, is forecast to be 6,000 students by the Autumn of 2018, and will be up to 7,500 students within 10 years. A demand study completed in early 2015 demonstrated a need for more than 600 beds in 2018, and eventually up to 800 beds.

Description

Design and construct a 125,000 square foot, 500 bed residence hall offering single and double units with private bathrooms. 100 of the units will be designed as triples, allowing future capacity up to 600 residents. The residence hall includes a 10,000 square foot dining facility primarily to serve the residents, as well as the campus community. The project is pursuing LEED Silver certification. The requested actions are for the design phase of the project only.

Financials

<table>
<thead>
<tr>
<th>Proposed Budget*</th>
<th>Proposed Funding</th>
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<tbody>
<tr>
<td>Design Costs</td>
<td>$2,365,000</td>
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<tr>
<td>Preconstruction Cost</td>
<td>$235,000</td>
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<tr>
<td>Other Costs</td>
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<tr>
<td>Contingency</td>
<td>$100,000</td>
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<td>Escalation</td>
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<tr>
<td>Total Project Cost</td>
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</tbody>
</table>

*Design phase only

Benchmarks

Costs escalated to 2018 (project costs)
Stanford Benchmark: Average of Selected West Coast University Housing previous 5 years, $144,000/bed
Lander Hall with dining facility: $142,000/bed
University of Oregon: 530 beds, no dining facility, estimated GSF 277/bed and project cost $90,000/bed
Maple and Terry Halls, no dining facility: $122,000/bed

Metrics & Indicators

<table>
<thead>
<tr>
<th>Current</th>
<th>Targets</th>
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<tbody>
<tr>
<td>Number of beds</td>
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<tr>
<td>Gross SF</td>
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<td>GSF/Bed</td>
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<td>Project Cost / GSF</td>
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</table>

Schedule
UW Bothell Student Housing
Proposed Project Site
UW Bothell Student Housing

Project Background

A Growing and Changing Campus Population
UW Bothell is the fastest-growing university in the state and one of the fastest-growing in the country. Thirty-three new degree programs have been added over the last five years, and the campus population has trended towards more full-time and younger students who are more likely to live in residence halls.

Demand for On-Campus Housing at UW Bothell
In 2009, UW Bothell launched its housing program offering 43 beds in the master leased Campus View apartments off site. By 2010, 71 beds were offered and a waitlist formed demonstrating a need for more housing. In 2011, a nearby apartment complex was purchased and opened as Husky Village, which reached capacity at 220 beds that Autumn.

- A growing waitlist at Husky Village indicates demand for more on-campus housing
- The nearby and recently completed Village at Beardslee Crossing apartments reports that a substantial percentage of its renters are UW Bothell students
- A new residence hall will allow the termination of the Campus View lease and conversion of the Husky Village units back to apartments for older and graduate students
- A 2015 demand study indicates a need for well over 600 beds in 2018, with additional demand as the campus population nears its planned capacity