STANDING COMMITTEES

Finance and Asset Management Committee

Seattle North Campus Housing Phase IV(b): Stage 1 Approval – Approve Site, Architect Selection, Architect Contract, Preconstruction Budget and GC/CM Contract

RECOMMENDED ACTION

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

1) Project Site (Development Site 71C);

2) Architect Selection and delegate the contract award;

3) Delegate Award of General Contractor/Construction Manager Contract.

4) Preconstruction Budget of $10 million

BACKGROUND

Detailed project information is included in the attachments.

FUTURE ACTIONS

Stage 2 Approval anticipated in January 2018

1) Approve Project Budget

2) Approve Use of the Internal Lending Program – Debt Funding

3) Approve Naming Plan

Attachments

1. Seattle North Campus Housing Phase IV(b) Project Summary
2. Seattle North Campus Housing Phase IV(b) Project Description
Seattle North Campus Housing Phase IV(b) Project Summary

Regent Actions

Approve Project Site
Approve Architect Selection - Kieran Timberlake
Delegate Award of GC/CM contract
Approve Preconstruction Budget - $10,000,000

Project Budget - $140,000,000
Financing - Maximum ILP $70,000,000
Building Names - Haggett Hall, Oak Hall

Objective

The last phase of a 10 year plan to increase capacity and provide safe, affordable, quality housing for our students, encouraging on-campus residency. Residential on-campus housing should provide a community where young scholars are immersed in a carefully structured living and learning environment with the opportunities to mature and be successful in their educational pursuits.

Description

Phase IV(b) includes the demolition of Haggett Hall with 800 beds, the construction of two student-residential buildings with 1,050 beds, and the reconstruction of Denny Field as an artificial surface all-season field with lighting. The residential units are proposed as a combination of studios (2.4%), single rooms with private baths (1.6%), double rooms with private baths (83%), triple rooms with private baths (4.7%), and quad rooms with private baths (8.3%). The residence halls will include academic and recreational space, multipurpose room, market and cafe, and fitness center. Landscape improvements surrounding the new buildings and the area behind Lewis Hall are also included.

Financials

<table>
<thead>
<tr>
<th>Proposed Budget</th>
<th>Proposed Funding</th>
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<tbody>
<tr>
<td>Preconstruction Costs</td>
<td>ILP Debt Funds</td>
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<tr>
<td>Construction Costs</td>
<td>Donor Funding</td>
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<tr>
<td>FF&amp;E</td>
<td>Equity Contribution</td>
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<tr>
<td>Other Costs</td>
<td>State Funds</td>
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<tr>
<td>Contingency</td>
<td>Other</td>
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<td>Escalation</td>
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<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>Total Funds</strong></td>
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</table>

Costs escalated to 2019

<table>
<thead>
<tr>
<th>Stage 1 Actions: July 2016</th>
<th>Source</th>
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<tbody>
<tr>
<td>Approve Project Site</td>
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<tr>
<td>Approve Architect Selection - Kieran Timberlake</td>
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<tr>
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<table>
<thead>
<tr>
<th>Stage 2 Actions: January 2018</th>
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<tr>
<td>Project Budget - $140,000,000</td>
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<tr>
<td>Building Names - Haggett Hall, Oak Hall</td>
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</tbody>
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Benchmarks

Average Stanford Benchmark - $155,750 / bed
Maple and Terry Halls - $132,000 / bed
Lander Hall - $153,500 / bed
North Campus Phase IV(a) - $136,000 / bed

Metrics & Indicators

<table>
<thead>
<tr>
<th>Description</th>
<th>Current</th>
<th>Targets</th>
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<tbody>
<tr>
<td>Net Assignable SF</td>
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<td>287,886</td>
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<tr>
<td>Gross SF</td>
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<td>435,651</td>
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<tr>
<td>GSF / Bed</td>
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<td>415</td>
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<tr>
<td>Construction Cost / GSF</td>
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<tr>
<td>Project Cost / GSF</td>
<td>$321</td>
<td>$321</td>
</tr>
<tr>
<td>Project Cost / Bed</td>
<td>$133,000</td>
<td>$133,000</td>
</tr>
</tbody>
</table>

Schedule

[Diagram showing project schedule]

[Diagram showing project schedule]
Capital Projects
Seattle North Campus Housing Phase IV(b)

Project Description

Seattle Campus Housing and Dining Master Plan
- A ten-year plan that began in 2009.
- Plan will add 3,000 new on-campus beds and replace most of the 1950 and 1960's residence halls with required substantial redevelopment.
- Both new and existing housing have a diversity of rental options with a wide range of rent costs.
- Replacement was chosen over renovation because it has been proven to be 25-30 percent less expensive.
- Four phases:
  - Phases I to III added the majority of new beds and focused on West Campus; completed in August 2015. Each phase was completed on time and under budget, saving $20 million.
  - Phase IV has two sub-phases (IV(a) and IV(b)) focused on North Campus housing.
    - Phase IV(a), approved in January 2016, includes the demolition of McCarty Hall and the construction of three new buildings at a cost of $240 million, to be completed in 2018.
    - Phase IV(b), includes the demolition of Haggett Hall and the construction of two new buildings at a cost of $140 million.
  - At the completion of Phase IV, McMahon Hall will remain as a student residence with potential for future remodel.

Student Demand, Construction Cost and Rental Rates
- For the 2015 academic year, the demand for on-campus housing exceeded the supply by 31 percent, with 10,037 applications for 7,673 UW beds.
  - The autumn quarter 2015 on-campus occupancy rate was 112 percent of as-built capacity, with the excess of residents largely housed in double rooms transformed into triples.
  - High student satisfaction, shown in feedback and post-occupancy surveys for the new facilities on West Campus, continues to drive high demand.
- UW housing rates continue to be in the lowest third in the Pac-12, and single-student apartment rates are $50–150 per person per month lower than the Seattle market.
Site Plan

The Seattle Campus Housing & Food Services Student Master Plan 2014 for the North Campus Student Housing (Phases IV(a) and IV(b)) was reviewed with and recommended by the UW Architectural Commission in June 2014, as the preferred project site for development. The project area is identified in the Campus Master Plan as development site 71C.

The University’s State Environmental Policy Act Responsible Official determined that the proposed North Campus Student Housing Phase IV(a) and IV(b) projects would have no significant adverse environmental impacts.

The Draft Environment Impact Statement (EIS) was issued in September 2015 followed by a 30-day comment period. Several written comments were received. No comments regarding potential significant adverse environmental impacts were submitted during the comment period. The Final Supplemental EIS was issued on November 10, 2015, which includes all written comments and responses and required mitigation.