STANDING COMMITTEES

Finance and Asset Management Committee

Parrington Hall Renovation: Stage 1 Approval

RECOMMENDED ACTION

The administration and the Finance and Asset Management Committee recommend that the Board of Regents approve:

1) Delegate award of Design-Build Contract; and
2) Preconstruction budget of $1.4 million.

BACKGROUND

Since 1998, enrollment in the Evans School of Public Policy and Governance has grown from 223 students to over 475 in 2017, with core faculty increasing from 13 to 40 during the same period. US News & World Report ranks the school sixth in the nation. The Evans School has managed growth within the limitations of Parrington Hall for the past ten years. It is now at a critical point where the limitations are having a detrimental impact on the school’s continued success because existing learning environments do not support the contemporary, collaborative learning pedagogies of the faculty. The influence of technology on pedagogy and the school’s interdisciplinary curriculum have changed the school’s approach to teaching and learning.

The proposed project will renovate the Parrington Hall interior to reconfigure space to meet the Evans School's needs for flexible learning and office space. This includes demolishing existing general assignment classrooms and replacing them with flexible classrooms that support active learning, creating more open staff and graduate student offices, and providing more collaboration areas across the building. As part of the University's focus on effective stewardship of the historic campus, this project also includes significant infrastructure upgrades to modernize systems and improve accessibility to provide for consistent user comfort and flexibility

FUTURE ACTIONS

Stage 2 Approval is anticipated in November 2018.

Attachments

1. Parrington Hall Renovation for the Evans School
2. Parrington Hall Renovation for the Evans School: Summary
Financial
Funding is a combination of a $10 million state appropriation, and $10 million in private funds raised by the Evans School. As of February, 2018, $7,446,000 in private funds had been pledged, with the remaining pledges forecast to be confirmed by the end of June 2018. The final project budget will be established by aligning the project scope with the funding at that time. The construction scope will be modified as necessary through additive alternates, to correspond to the allowable budget. Other than a small bridge loan (no more than $4M) no UW funding is requested.

Project Schedule
This project will be a Design-Build, with the team selection process to be completed by the end of June, 2018. With the Parrington Hall Renewal Study as the basis-of-design document, the design and permitting process will start in early July 2018, and extend through April 2019. Construction will begin in April 2019 with substantial completion in January 2020.

Figure 1. Area Plan-Parrington Hall
Figure 2. Exterior Parrington Hall
Approve Full Project Budget and Funding Plan

Regent Actions

Stage 1 Actions: April 2018
- Approve Pre-construction Budget ($1.4M)
- Delegated Authority to Award Design Build Contract

Stage 2 Actions: November 2018
- Approve Full Project Budget and Funding Plan

Objectives

- Create learning environments that support collaboration, active learning, and faculty innovation.
- Create space that fosters student engagement, and builds academic community.
- Reflect the school’s commitment to sustainability and stewardship for one of the oldest, most iconic buildings on the Seattle campus.
- Create a building that will be useful well into the future, accommodating emerging campus standards for flexibility and density.

Description

The project will renovate the Parrington Hall interior and infrastructure aligning the building to meet the Evans School’s program needs for flexible learning and office space. This includes demolition of existing general assignment classrooms and replacing them with flexible classrooms that support active learning, creating more open staff and graduate student offices, and providing more collaboration areas across the building. This project includes significant infrastructure upgrades to modernize systems and improve accessibility to better provide for consistent user comfort and flexibility.

Financials

<table>
<thead>
<tr>
<th>Proposed Budget</th>
<th>Proposed Funding</th>
</tr>
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<tbody>
<tr>
<td>Consultant Services $</td>
<td>ILP Debt Funds $</td>
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<tr>
<td>Construction Cost $1,128,000 6%</td>
<td>Donor Funds $10,000,000 50%</td>
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<tr>
<td>Equipment and Furniture $16,295,000 81%</td>
<td>UW Central Funds $</td>
</tr>
<tr>
<td>Other Costs $724,000 4%</td>
<td>State Funds $10,000,000 50%</td>
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<tr>
<td>Project Management $800,000 4%</td>
<td>Departmental Func $</td>
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<tr>
<td>Escalation $</td>
<td>Other $0 0%</td>
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<tr>
<td>Total Project Cost $20,000,000 100%</td>
<td>Total Funds $20,000,000 100%</td>
</tr>
</tbody>
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Project Cost Benchmarks

Benchmarks are total project costs escalated to 2019

UW Denny Hall Renovation: $367/GSF*
Rice University Rayzor Hall $340/SF

* Denny benchmark data adjusted to align with Parrington scope.

Metrics & Indicators

<table>
<thead>
<tr>
<th>Net Assignable SF</th>
<th>Gross SF</th>
<th>Efficiency (NASF/GSF)</th>
<th>Targets</th>
<th>Current</th>
<th>Current</th>
<th>Targets</th>
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<tbody>
<tr>
<td>27,162</td>
<td>58,755</td>
<td>46%</td>
<td>29,299</td>
<td>2018</td>
<td>N/A</td>
<td>$277</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>58,755</td>
<td>2019</td>
<td>$340</td>
<td>$6.99</td>
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</tbody>
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*utility costs within operation budget will be less

Schedule

- Planning
- Team Development
- Design/Permitting
- Construction
- Move In

F-5.2/204-18
4/12/18

ATTACHMENT 2