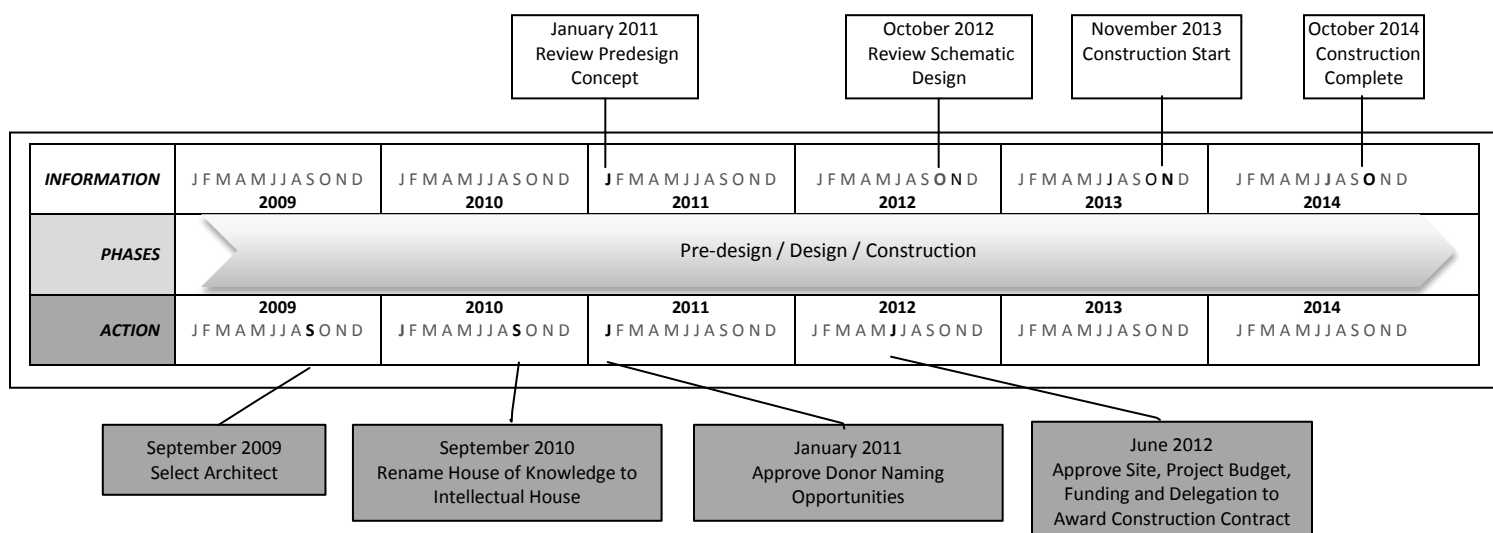


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

wəʔəbʔaltx^w (Intellectual House) Project - Approve Site Selection and Approve Project Budget, Approve Funding, and Delegate Authority to Award Construction Contract for Phase I

Regents Action and Information Review Timeline



*Note for duration of project:
Written semi-annual reports in December & May
Oral semi-annual updates in March & September*

RECOMMENDED ACTION

It is the recommendation of the administration and the Finance, Audit, and Facilities Committee that the Board of Regents:

1. Approve the selection of the southern portion of site 7C as the project site;
2. Approve the establishment of the Phase I project budget and funding at \$5,853,000;
3. Delegate authority to the President to award a construction contract for Phase I, subject to the scope, budget, and funding remaining within 10% of the established budget.

BACKGROUND

The wəʔəbʔaltx^w (phonetic pronunciation walthub-alt) is a project 36 years in the making that grows out of a long and increasingly active partnership between the

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

wəʔəbʔaltx^w (Intellectual House) Project - Approve Site Selection and Approve Project Budget, Approve Funding, and Delegate Authority to Award Construction Contract for Phase I (continued, p. 2)

University and the region's tribal nations. For decades, community members have sought to create a home away from home for Native American students, a place that will enable students to maintain strong ties to family and culture while helping them to successfully accomplish their educational goals at the University.

In September 2007, the House of Knowledge Planning Advisory Committee was formed to create a clear vision of the project that will serve as the basis of community awareness, fundraising, design and construction and be the founding idea from which all aspects of the project will be developed. The planned facility can be described as a multi-service learning and gathering space in an educational environment.

In September 2010, after a lengthy process of consultation with elders, the House of Knowledge was given the Lushooted name wəʔəbʔaltx^w (which translates to Intellectual House).

The Intellectual House will be designed to be reminiscent of longhouse-style traditions and constructed in a manner consistent with the environmental awareness and sensitivity of the indigenous peoples of the Northwest. The Intellectual House will provide a culturally responsive learning environment for students, faculty, and staff, and it will service programs that promote and support academic success of all Native American students, faculty, and staff. It will service the entire community through the dissemination of knowledge of the indigenous peoples of the Pacific Northwest and programs promoting the value of cultural diversity and respect for all cultures.

SITE SELECTION

The Capital Projects Office identified sites 2C, 54E, and 7C as potential locations for the Intellectual House. The planning committee visited the sites and evaluated the sites with the following criteria:

- Proximity to relevant UW programs;
- Accessibility for students
- Appropriateness of natural characteristics including topography, solar orientation, vegetation, and views;
- Accessibility for pedestrians and vehicles; and
- Ability to accommodate interior and exterior space requirements.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

wəʔəbʔaltx^w(Intellectual House) Project - Approve Site Selection and Approve Project Budget, Approve Funding, and Delegate Authority to Award Construction Contract for Phase I (continued, p. 3)

In July 2008, the House of Knowledge Planning and Advisory Committee (HOKPAC) and the House of Knowledge Working Group (HOKWG) recommended to President Emmert and Provost Wise the southern portion of site 7C, near Lewis Hall, as the preferred location for the longhouse-style facility.

Site 7C, southeast of Lewis Hall, was identified as having the greatest potential and providing the best fit based upon the criteria. The site is very accessible for students and is conveniently located to relevant programs. It has direct access to the UW Arts Quad and would have high visibility on campus. There are nice natural elements to this space: the site has large trees and a native understory that would complement the longhouse concept.

The Intellectual House will occupy only the southeast portion of site 7C, leaving the remainder as a future building site for another project. The Intellectual House site is triangular in shape bounded by East Stevens Way NE to the southwest, Whitman Court to the east, and Lewis Hall to the northwest.

PROJECT DESCRIPTION

The Intellectual House project is proposed as two phases: Phase I will provide a multiservice learning and gathering space for Native American students, faculty, and staff as well as provide the opportunity for various cultures and communities to come together in a supporting and welcoming education environment to share their knowledge and their cultures with one another. Phase I includes a one-story Gathering Building of approximately 8,400 square feet and an outdoor gathering space. The site design will include an outdoor gathering area for up to 150 people, a ceremonial space, outdoor cooking area, outdoor teaching area, Native arts exhibit area, traditional use plants and medicine garden, basket plants/bio-swale garden, drop-off and welcome area, elder, service and bike parking.

The future planned Phase II is dependent upon private donor funds. Phase II will construct a one-story Teaching and Learning Building with student programming, multi-purpose meeting spaces, an arts lab and an elders lounge. This building will also be approximately 8,400 gross square feet. Site improvements between the buildings will complete the project.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

wəʔəbʔaltx^w(Intellectual House) Project - Approve Site Selection and Approve Project Budget, Approve Funding, and Delegate Authority to Award Construction Contract for Phase I (continued, p. 4)

SCHEDULE

Phase I is planned to be open for Winter Quarter 2015.

Architect Selection	September 2009
Predesign	October 2009 – May 2012
Design	June 2012 – August 2013
Bidding/Award	September 2013 – October 2013
Construction	November 2013 – October 2014
Occupancy	December 2014

PROJECT BUDGET AND FUNDING

Private donor funds combined with University Central matching funds and State funds are sufficient to initiate Phase I of the Intellectual House project. The proposed project budget is \$5.853 million. It is estimated that Phase II will cost a similar amount to Phase I. Donor naming opportunities will comply with the previously submitted Donor Naming Opportunities Plan. No University debt funding is used in the project.

Fund Source	
Departmental Funds	\$ 45,000
State Appropriations (2009-2011)	\$ 300,000
State Appropriations – UW Building Fund (2011-2013)	\$2,700,000
Donor Funding	\$1,404,000
Central University Funding	<u>\$1,404,000</u>
Total	\$5,853,000

PREVIOUS ACTIONS

September 2009	House of Knowledge architect appointment approved
September 2010	House of Knowledge renamed wəʔəbʔaltx ^w (Intellectual House)
January 2011	Approve Donor Naming Opportunities Plan and Review the Predesign Concept

Attachment

Capital Projects Office - Summary Project Budget

**UNIVERSITY OF WASHINGTON
CAPITAL PROJECTS OFFICE - SUMMARY PROJECT BUDGET**

PROJECT: Intellectual House

Project Number: 202070

ESTIMATED DATE OF COMPLETION: October 2014

<u>Project Budget</u>	<u>Total Escalated Cost</u>	<u>% of TPC*</u>
Pre-Schematic Design Services	\$ 314,000	5.4%
A/E Basic Design Services	\$ 388,000	6.6%
Extra Services	\$ 293,000	5.0%
Other Services	\$ 126,000	2.2%
Design Services Contingency	\$ 137,000	2.3%
Consultant Services	\$ 1,258,000	21.5%
Construction Cost	\$ 3,000,000	51.3%
Other Contracts	\$ 21,000	0.4%
Construction Contingencies	\$ 525,000	9.0%
Sales Tax	\$ 337,000	5.8%
Construction	\$ 3,883,000	66.3%
Equipment & Furnishings	\$ 158,000	2.7%
Other Costs	\$ 184,000	3.1%
Project Management	\$ 370,000	6.3%
Other	\$ 712,000	12.2%
Total Project Cost (TPC)*	\$ 5,853,000	100.0%
 <u>Included in Above:</u>		
Escalation at 3% per year through January 2014	\$ 270,000	4.8%

wəʔəbʔaltx^W
(Intellectual House)

Board of Regents Update
June 7, 2012

Mission

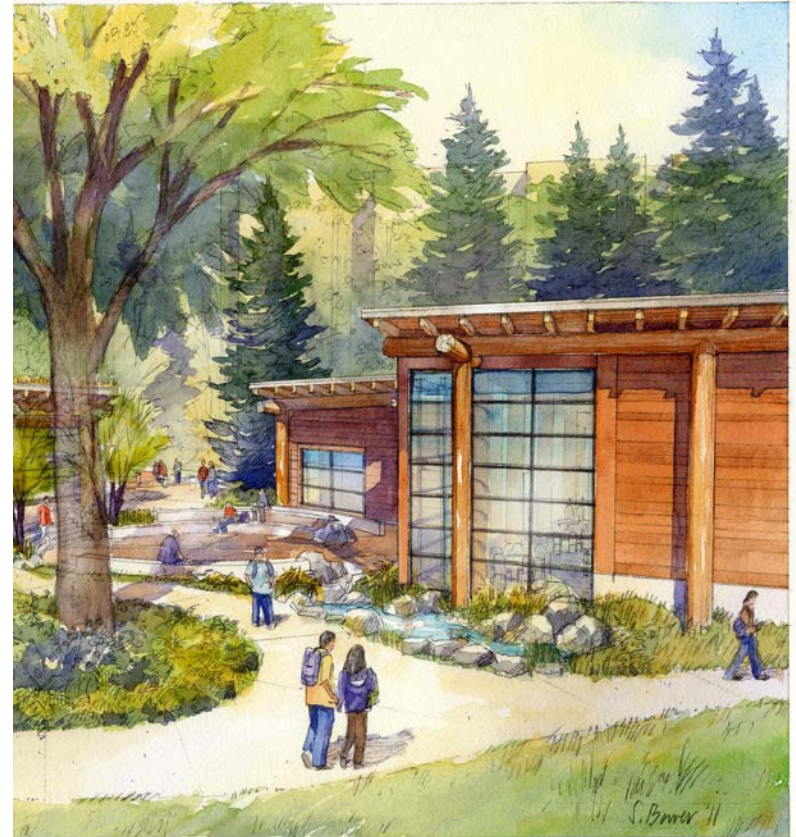
To provide a multi-service learning and gathering space for Native American students, faculty and staff, and others of various cultures and communities to come together in a supporting and welcoming educational environment to share their knowledge and their cultures with one another.

Goals

- To make Native people “visible” on the UW campus.
- To offer a meeting place for UW Native American students, faculty and staff.
- To visibly manifest and symbolize the importance of Native traditions in the institutional culture.
- To share knowledge of Northwest indigenous people within the UW community and among the Tribes in the area, and the broader community.
- To enhance recruitment and retention of Native students, faculty and staff.
- To serve Tribes with resources and access to the University community.
- To provide appropriate learning spaces for various UW courses and programs.
- To edify the community with respect to cultures and values of indigenous people.
- To enhance the campus experience all students, faculty, staff and visitors.

Project Timeline

- Project Initiation: 40 Year Vision
- First Tribal Summit: 2007
- Architects Selected: September 2009
- Predesign Completed: June 2010
- Building Renaming: September 2010
- Naming Opportunities/BOR Update: Jan. 2011
- Additional Predesign: February thru May 2012
- Project Agreement (MOA): June 2012
- Design: June 2012 thru May 2013
- Construction: 2013 – 2014
- Occupancy: Winter Quarter 2015



Stephanie Bower, Architectural Illustration

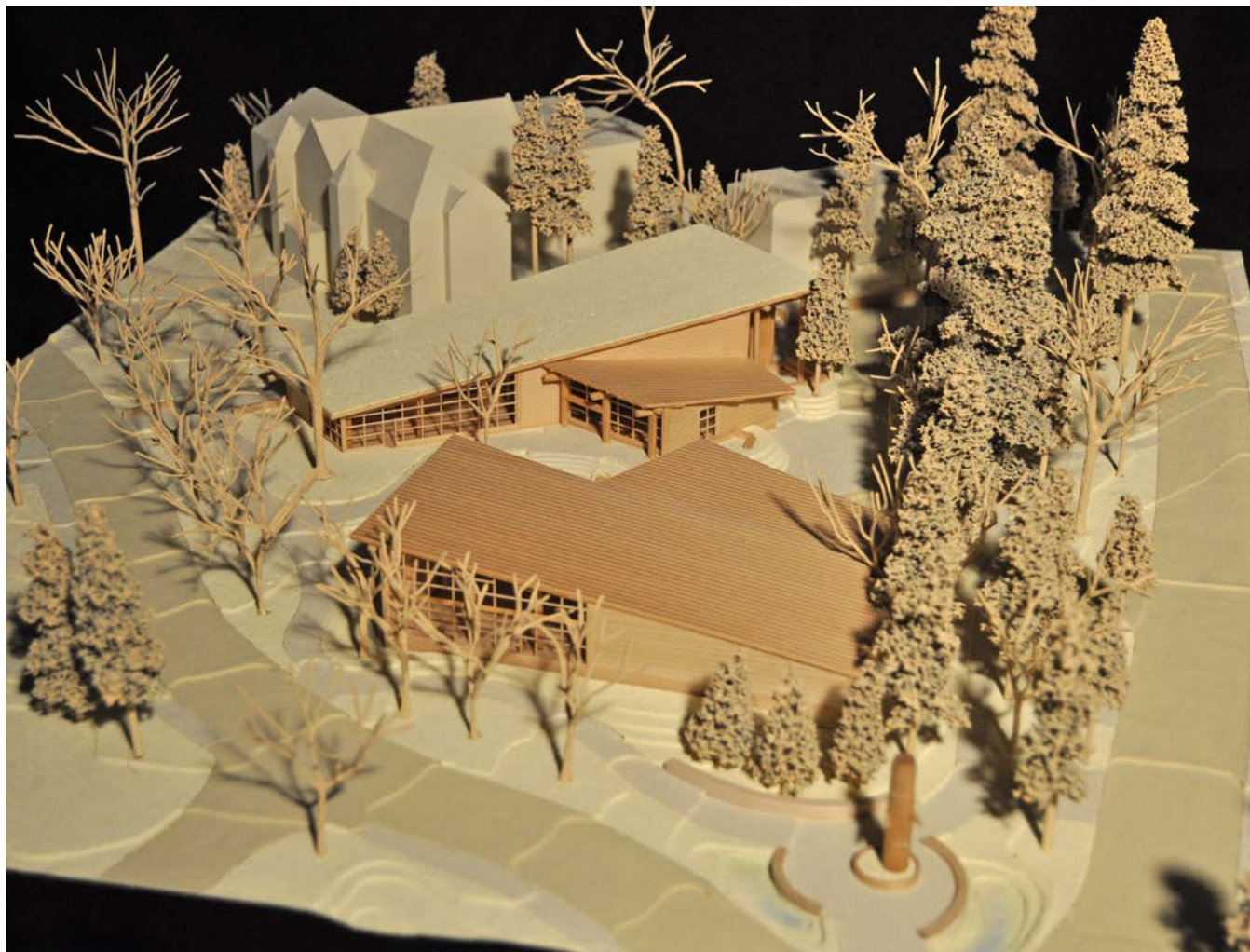
Key Design Elements

- Coast Salish Architectural Style
- Contemporary expression of “longhouse”
- Village concept with two buildings and a central courtyard
- Outdoor teaching and gathering spaces
- Gathering hall, teaching and learning building
- Water
- Honor the history of native people on the site



Stephanie Bower, Architectural Illustration

Model View Looking Northwest

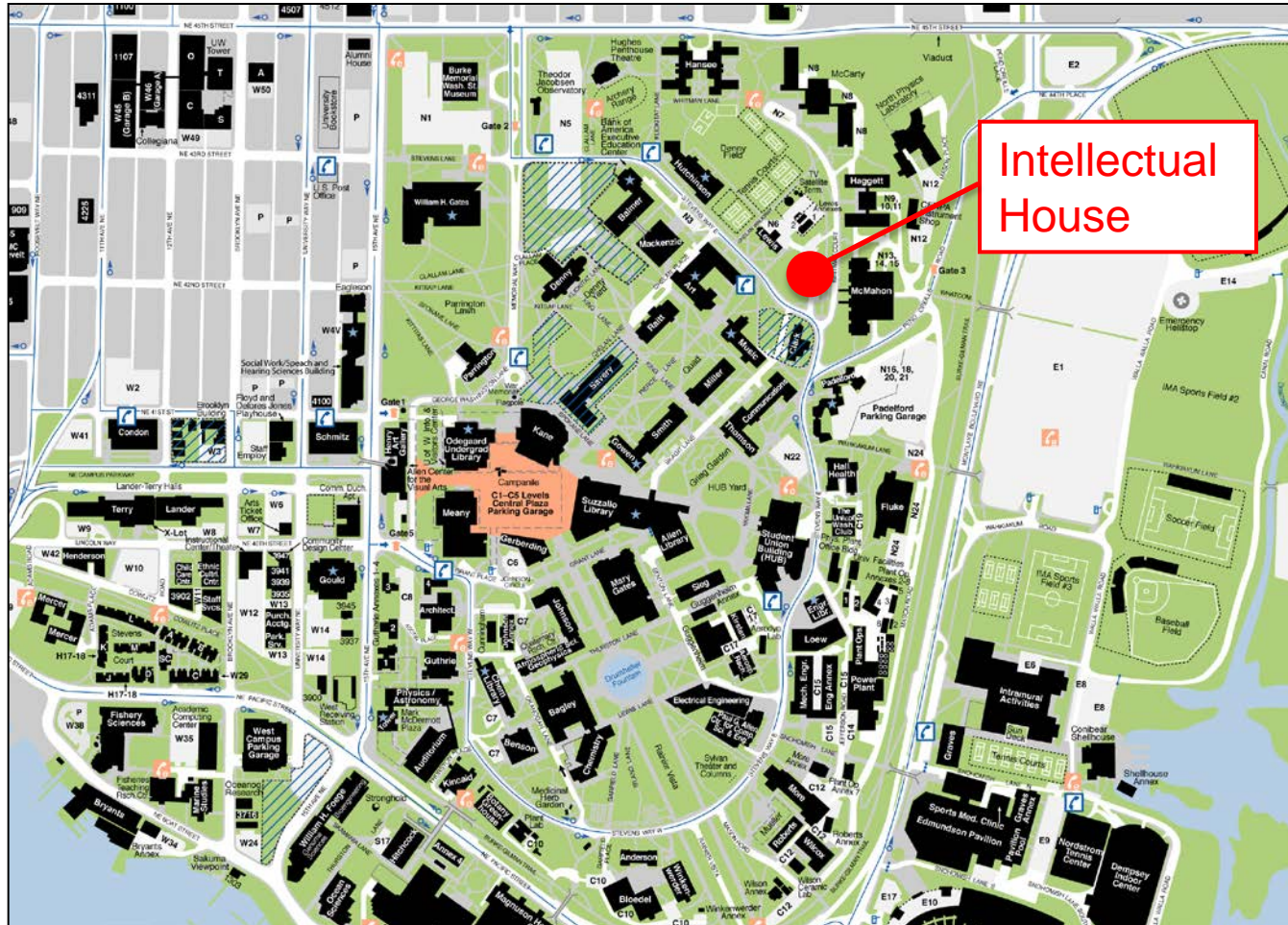


Rendering of Both Phases

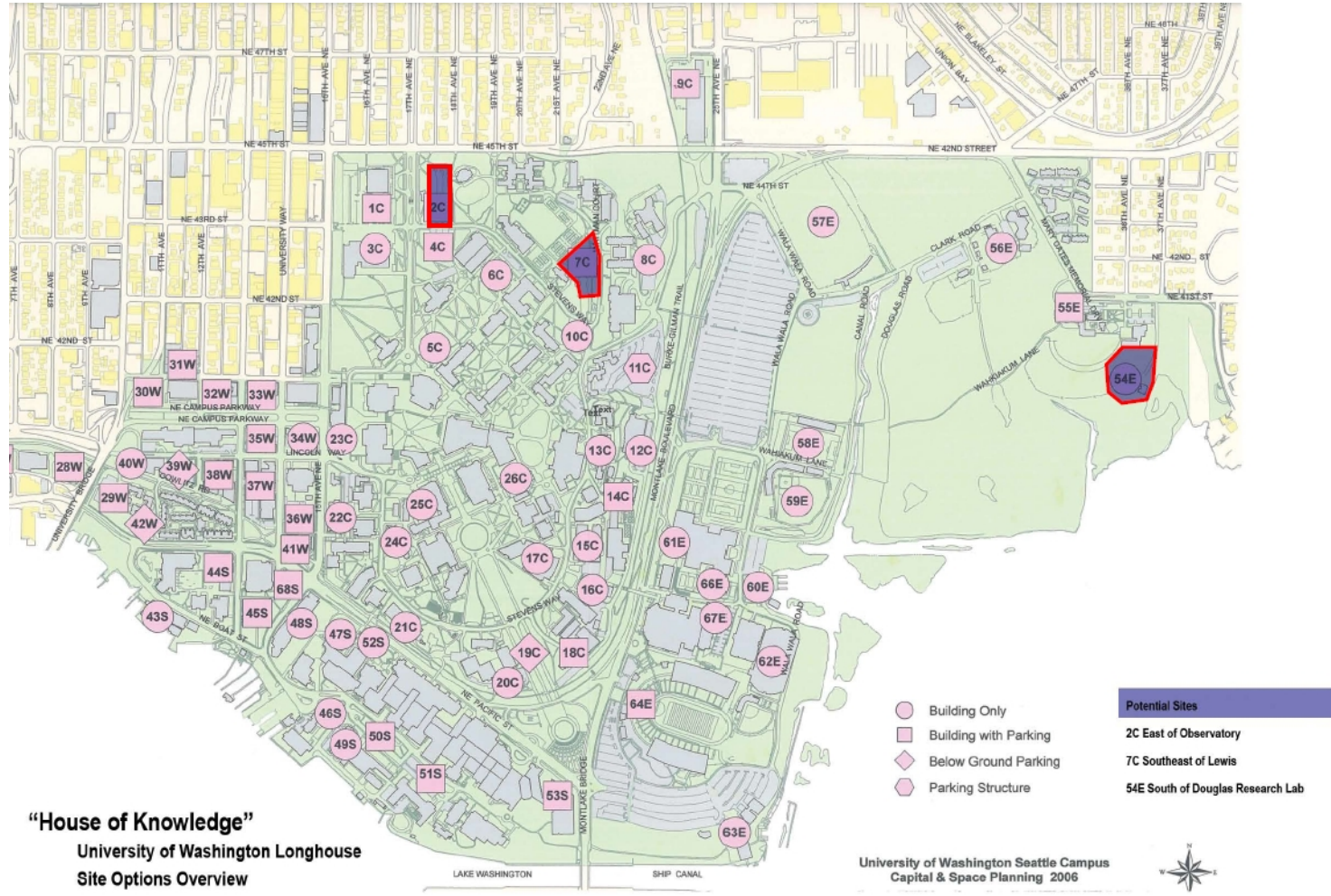


Stephanie Bower, Architectural Illustration

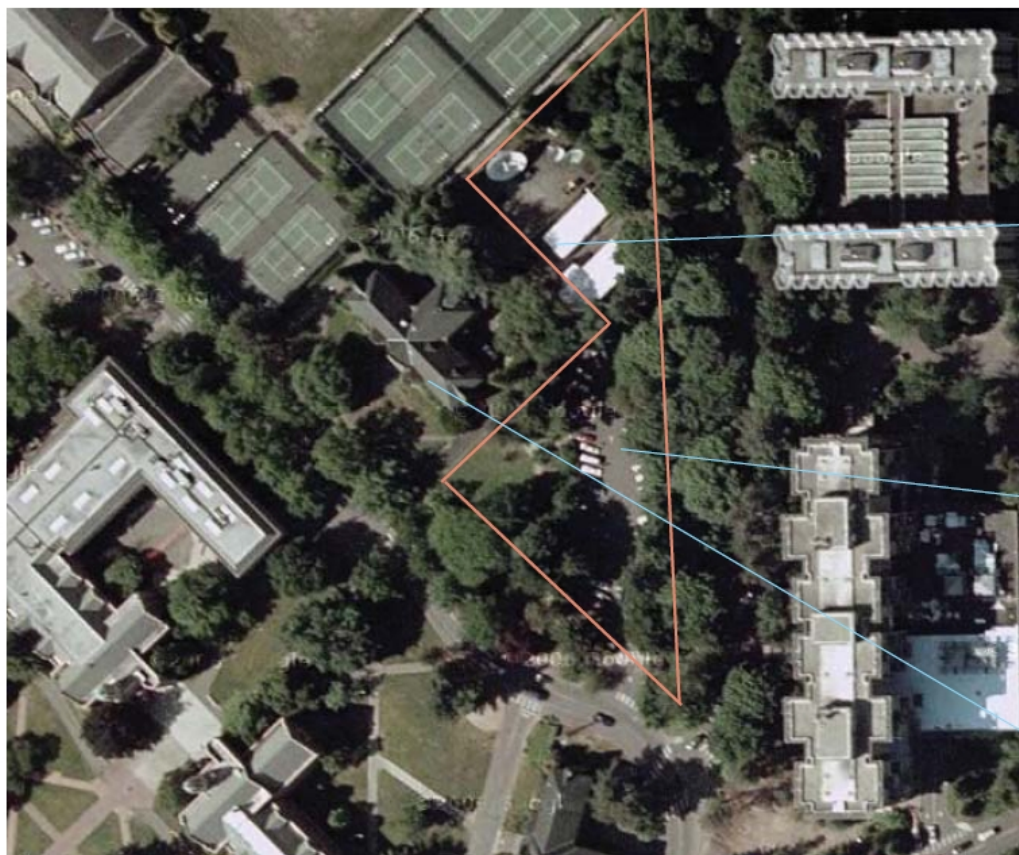
Campus Location



Sites Considered



Site 7C - Lewis



Lewis Annexes 1 & 2



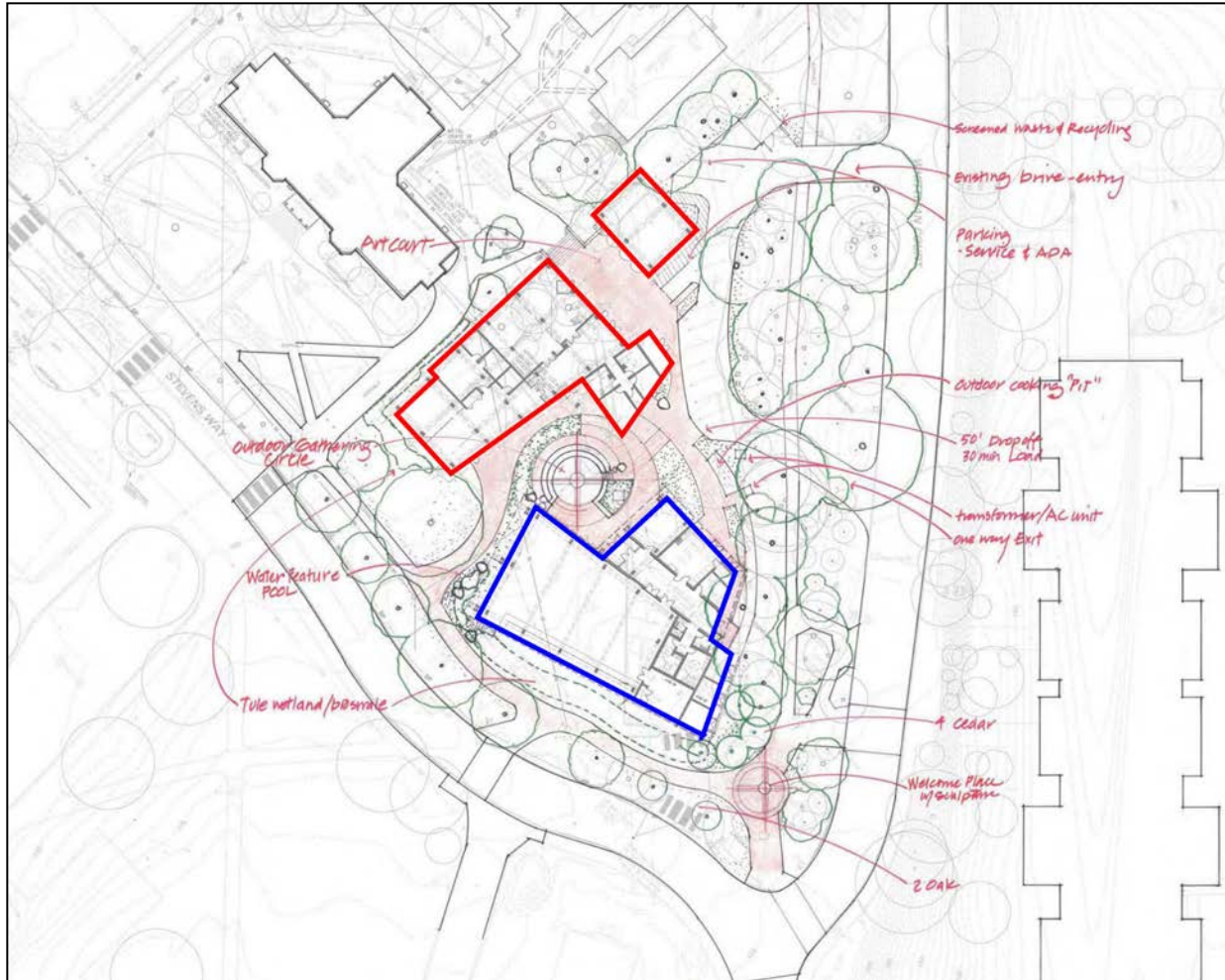
N6 Parking Lot - 56 existing parking spaces



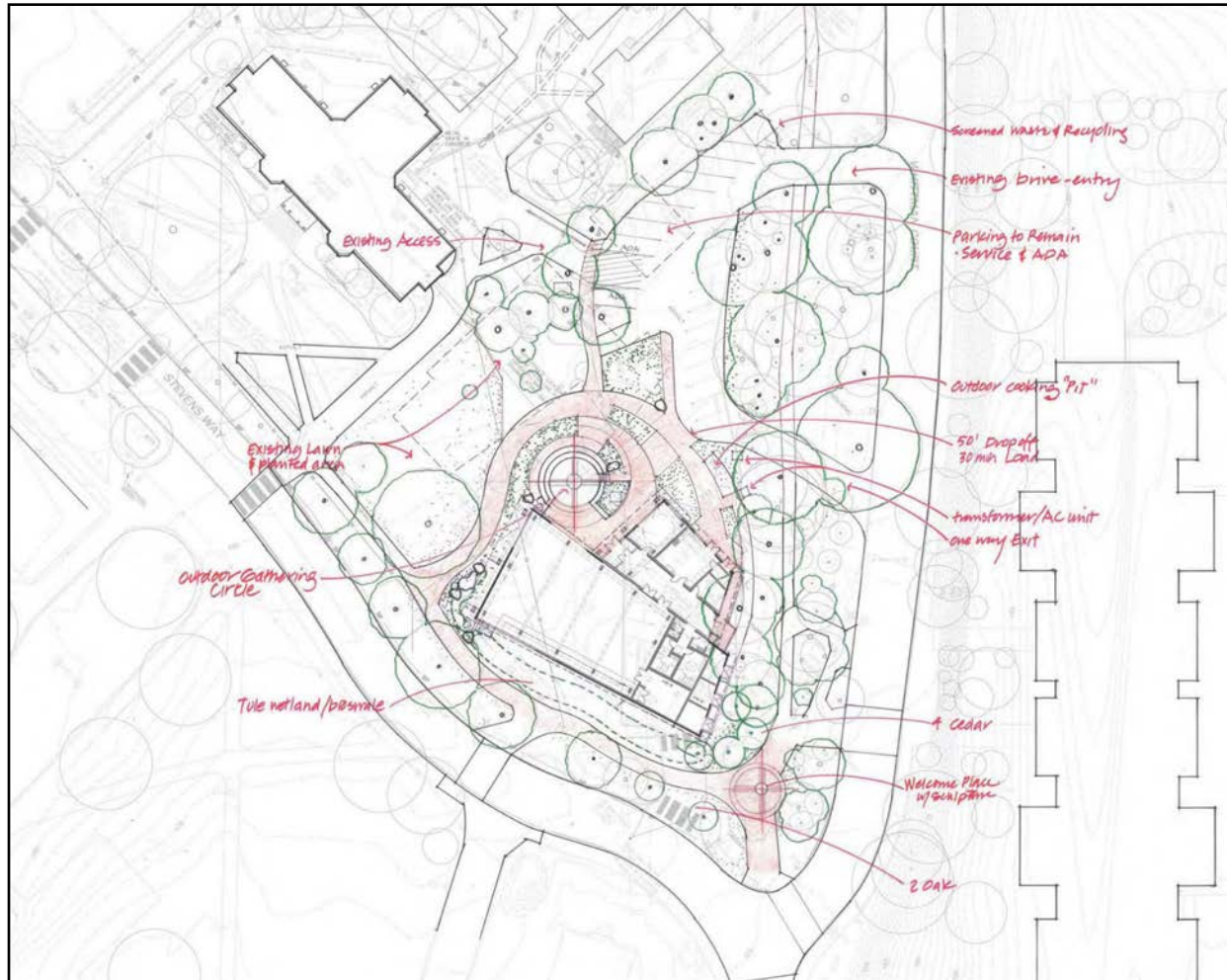
Lewis Hall - neo-classic architecture

7C Lewis

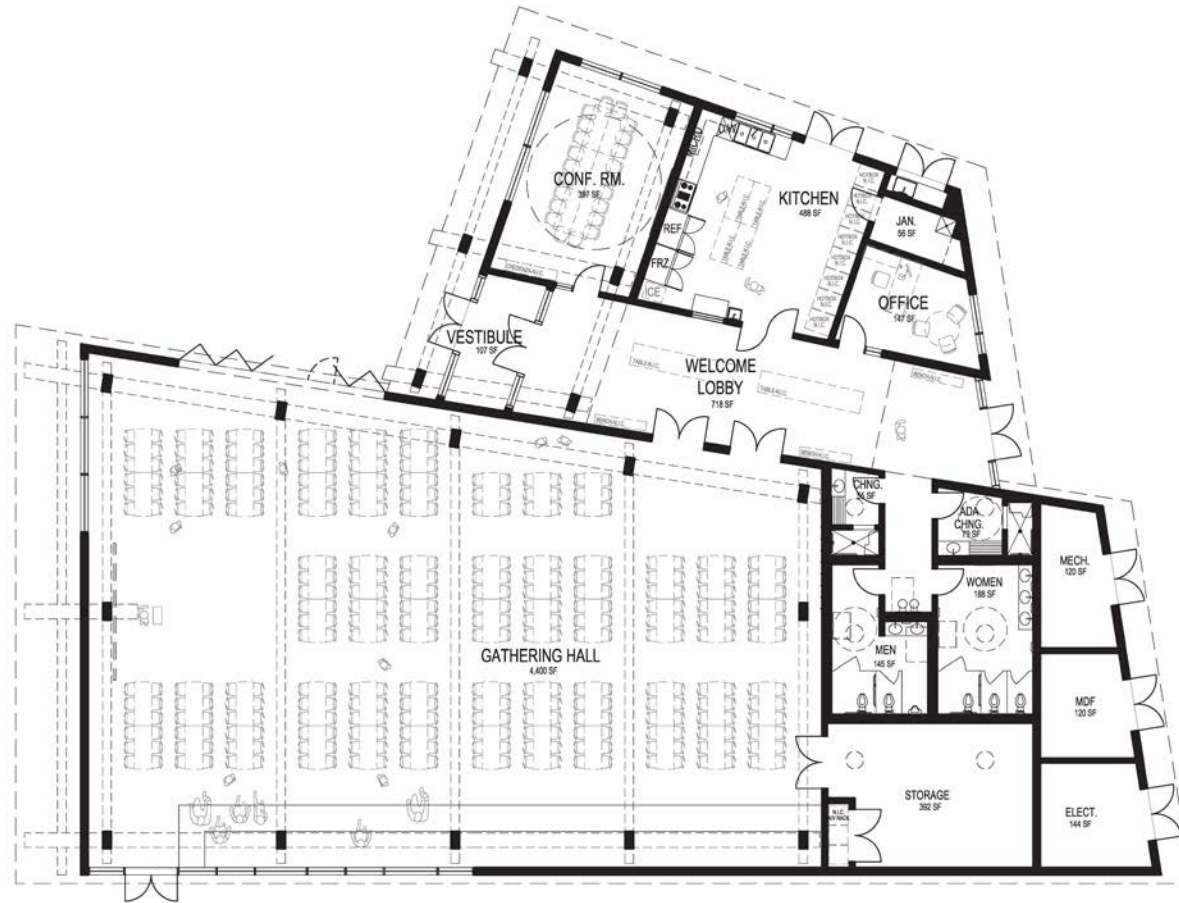
Proposed Site Plan for Both Phases



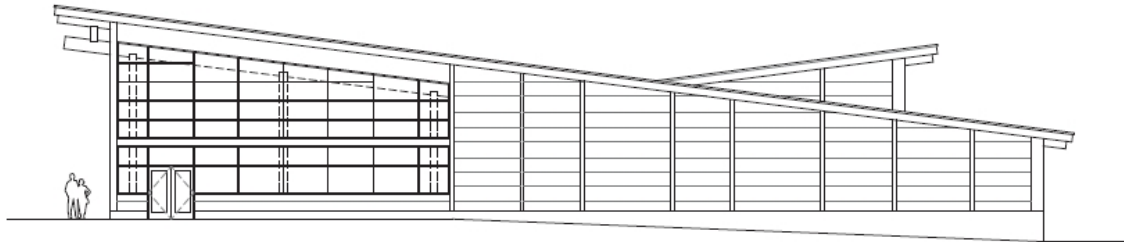
Proposed Site Plan for Phase 1



Gathering Building Floor Plan



Gathering Building Elevations - 1



SOUTH ELEVATION



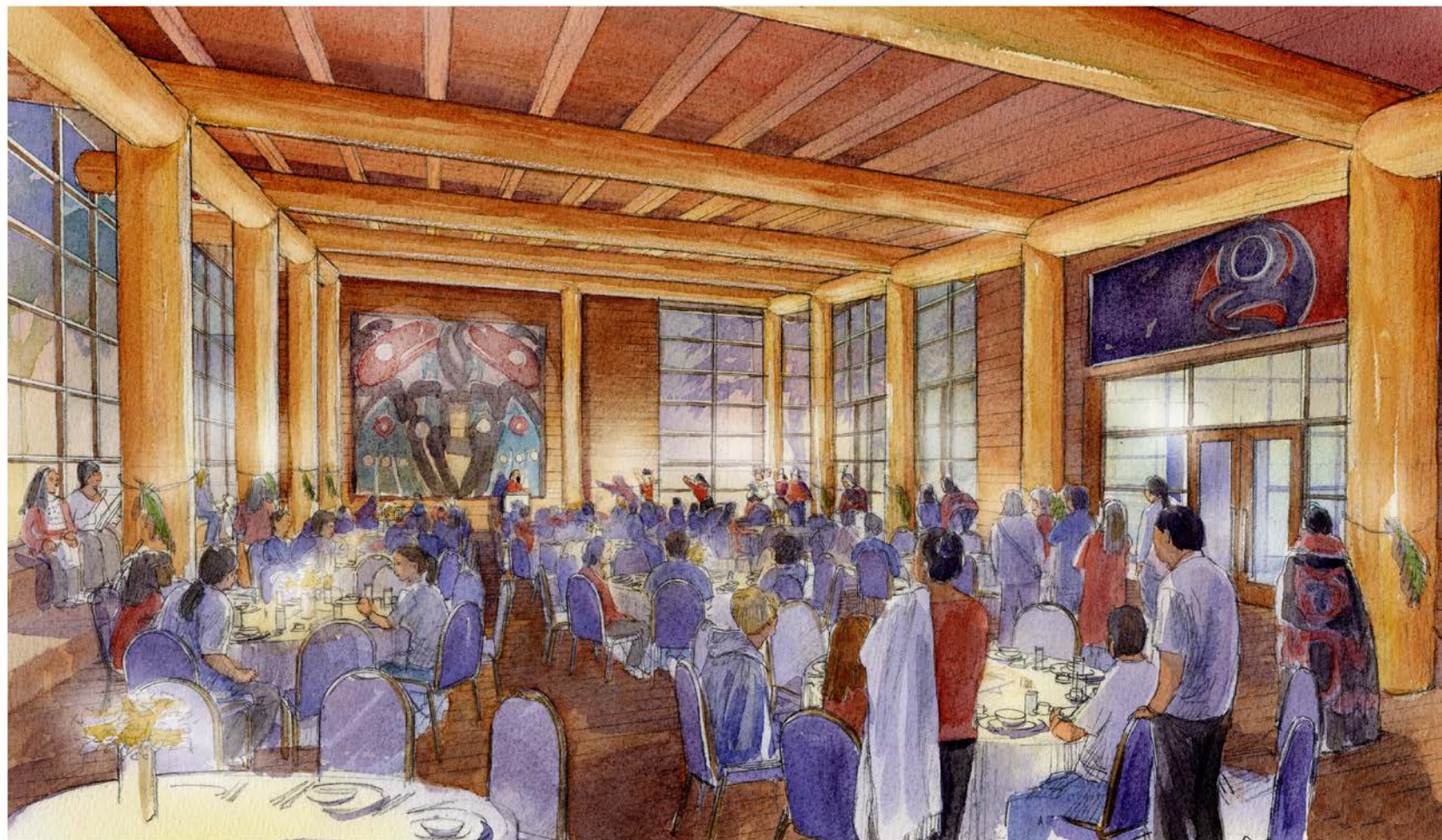
EAST ELEVATION



Gathering Building Materials



Rendering of Gathering Building Interior



Stephanie Bower, Architectural Illustration

Rendering of Gathering Building



Stephanie Bower, Architectural Illustration