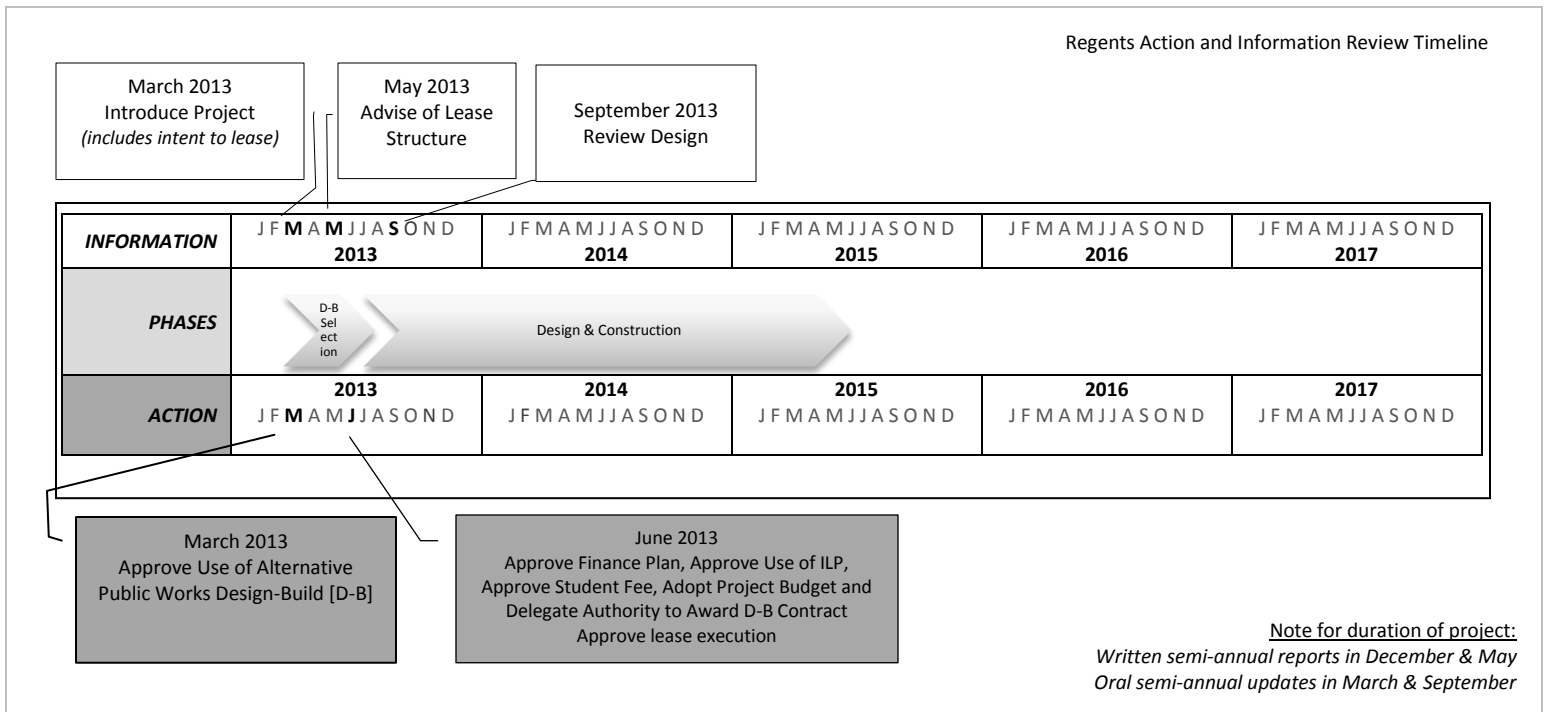


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Tacoma “University YMCA” Project – Introduce Project and Approve the Use of Alternative Public Works (Design/Build)



RECOMMENDED ACTION

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Board of Regents approve use of the Design-Build (D/B) Alternative Public Works contracting method for design and construction of the University of Washington Tacoma (UWT) University Y Project.

INTRODUCTION AND BACKGROUND

During the 2008-09 academic year, UWT student government and the Services & Activities Fee Committee commissioned a comprehensive Campus Life Facilities Master Plan study. The study identified a student union as the primary facility need of students. In June 2010 the Regents approved setting aside \$2 million of the UWT Services & Activities Fee (SAF) Committee’s long term fund for a student union project. In June 2011 and June 2012, the Regents approved additional Services & Activities Fee long term fund set-asides for future planning of a student union facility (\$10,000 in 2011 and \$424,016 in 2012).

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Tacoma “University YMCA” Project – Introduce Project and Approve the Use of Alternative Public Works (Design/Build) (continued p. 2)

Capitalizing on UWT Chancellor Debra Friedman’s experience with YMCA collaborations in Phoenix, UWT and the YMCA of Pierce and Kitsap Counties (Y) are collaborating to build a full-service facility located on the UWT campus (University Y Project). It would serve UWT students, faculty and staff, as well as other Y members. This innovative collaboration is built on the common commitment of both institutions to serve community. UWT is an urban-serving university campus, presently serving more than 4,000 students, that seeks to build academic offerings, expand its physical campus and provide student services through mutually beneficial partnerships with its community. The Y’s vision is to provide access to balanced health for all by working through collaborations and partnerships.

The University Y Project would contribute to the missions of both UWT and the Y. UWT would gain a campus facility that combines the functions of a student recreation center and a student union. The Y would expand service to the 130,000 people it currently serves through healthy living facilities and outreach programs. Other options were also considered, such as creating a UWT program and working with commercial fitness companies.

The proposed deal structure provides that the building will be constructed and owned by the UW, leased to the Y, and operated and maintained by the Y. All UWT students will become members of the Y and pay the debt service on the building construction costs through a new SAF. The facility will also be open to all UWT faculty and staff who choose to join the Y, and to current Y members, thus enhancing Y offerings to its growing downtown membership. One of the special features of this arrangement, especially important to UWT students, the majority of whom live throughout the South Sound, is that they will have access to any of the nine Y facilities throughout Pierce and Kitsap Counties like all members of the Y.

The UWT Administration is working with UWT students toward a decision on the proposed new fee in April/May 2013. It is important that the students be engaged in the early design/program process before making a decision on a proposed new SAF. This need for the students to be engaged in design before approval of a new fee is one reason for requesting authority to use the D/B method at this time.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Tacoma “University YMCA” Project – Introduce Project and Approve the Use of Alternative Public Works (Design/Build) (continued p. 3)

PROJECT DESCRIPTION

The University Y facility will be modeled after the successful programs at the Y facilities in Gig Harbor and Silverdale, Washington (see Gig Harbor photos at Attachment 1). The intent of the project is to construct a facility of similar character and building type, adapted appropriately to the urban environment, topographic features and scale of the UWT campus.

The building size will be in the range of 55,000-70,000 gross square feet. Program elements will include a gymnasium, cardio and weight training facilities, indoor walking/jogging track, multipurpose exercise rooms, meeting rooms, locker rooms, student government and club space, site development, utilities, and landscaping. The building site is at S. 17th St. and Market St on the UWT campus and includes the footprint of the existing Longshoremen’s Hall, which will be demolished (see site plan at Attachment 2). The primary goals for the project are 1) to maximize the building and program square footage within the available budget, 2) to produce a project which, at minimum, meets the level of quality of recent Y facilities constructed in Gig Harbor and Silverdale, 3) complete the facility in time for occupancy in late spring of 2015 and 4) appropriately adapt the University Y Project design within the context of the UWT campus and Tacoma community.

CONTRACTING STRATEGY

The recommendation of the Capital Projects Office (CPO) is to use the Design-Build (D/B) alternative public works contracting procedure, as authorized by RCW 39.10, for design and construction of this project.

The D/B method is well suited to meet the objectives and circumstances of this project. The objective of occupancy in spring 2015 and the need to engage students in the initial design phase as they deliberate the proposed new SAF, make it important that design commence as quickly as possible. D/B is the best method to achieve these objectives, since the project is modeled after an existing Y program and specifications. Design documentation can be less complete than in other delivery models, allowing for significant overlap of the design and construction phases and shortening overall project delivery time. Design review by the Architectural Commission, and the University Architect and Landscape Architect, is integrated to ensure design goals are met. D/B provides a guaranteed price prior to commencing the design, which will give the UW a high degree of confidence that the final cost will be within the project budget. The D/B

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Tacoma “University YMCA” Project – Introduce Project and Approve the Use of Alternative Public Works (Design/Build) (continued p. 4)

competition will spur creativity and innovation in developing multiple design solutions in a competitive environment.

In order to meet the schedule objectives for this project, CPO proposes to commence the D/B selection process by issuing a Request for Qualifications (RFQ) in March 2013. A selection committee will evaluate responses to the RFQ and select finalists, to whom a Request for Proposals (RFP) will be issued in April. Finalists’ proposals will be evaluated and a final selection recommendation will be made in June. It is anticipated that the UW Architectural Commission will interview the finalists and participate in the evaluation and selection process.

SCHEDULE

D/B Selection	March 2013 – June 2013
Design and Construction	July 2013 – June 2015
Occupancy	June 2015

BUDGET AND FINANCING PLAN

The cost model for the University - Y Project has been developed from actual costs of construction of comparable Y facilities in Gig Harbor and Silverdale, Washington. Based on this cost model, a target total project budget of \$20 million has been established. Anticipated sources of funds are:

- \$4M from UWT reserves
- \$4M from UWT SAF reserves
- \$12M from ILP debt, with debt service to be funded by a proposed SAF

UWT is working with the UW Office of Planning and Budgeting, UW Treasury, UW Real Estate, and CPO to develop the budget and a sound financing structure and deal for the project. Once the final financing plan has been determined, the Regents will be asked to approve the project budget, use of the ILP, a new SAF for this project, and deal terms of a lease and operating agreement with the Y.

At this time, no donor funding is being contemplated, nor are any naming opportunities envisioned. Any unanticipated donor naming opportunities would be limited to interior spaces or features only. Should such an opportunity emerge, UWT will prepare a Donor Naming Opportunities Plan for approval prior to proceeding with that opportunity.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

UW Tacoma “University YMCA” Project – Introduce Project and Approve the Use of Alternative Public Works (Design/Build) (continued p. 5)

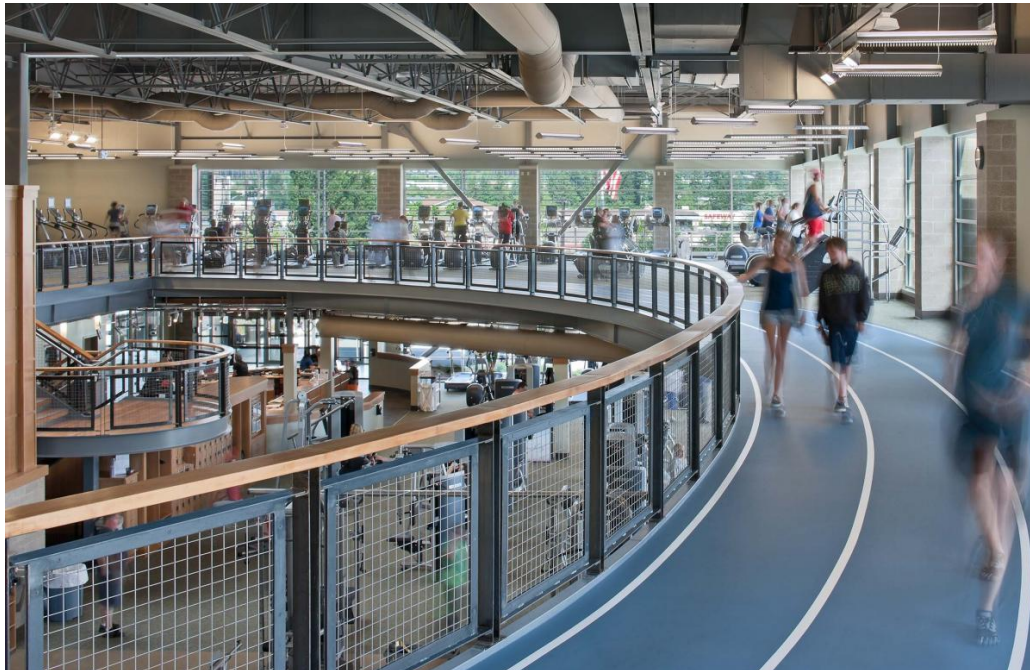
TRANSACTION STRUCTURE

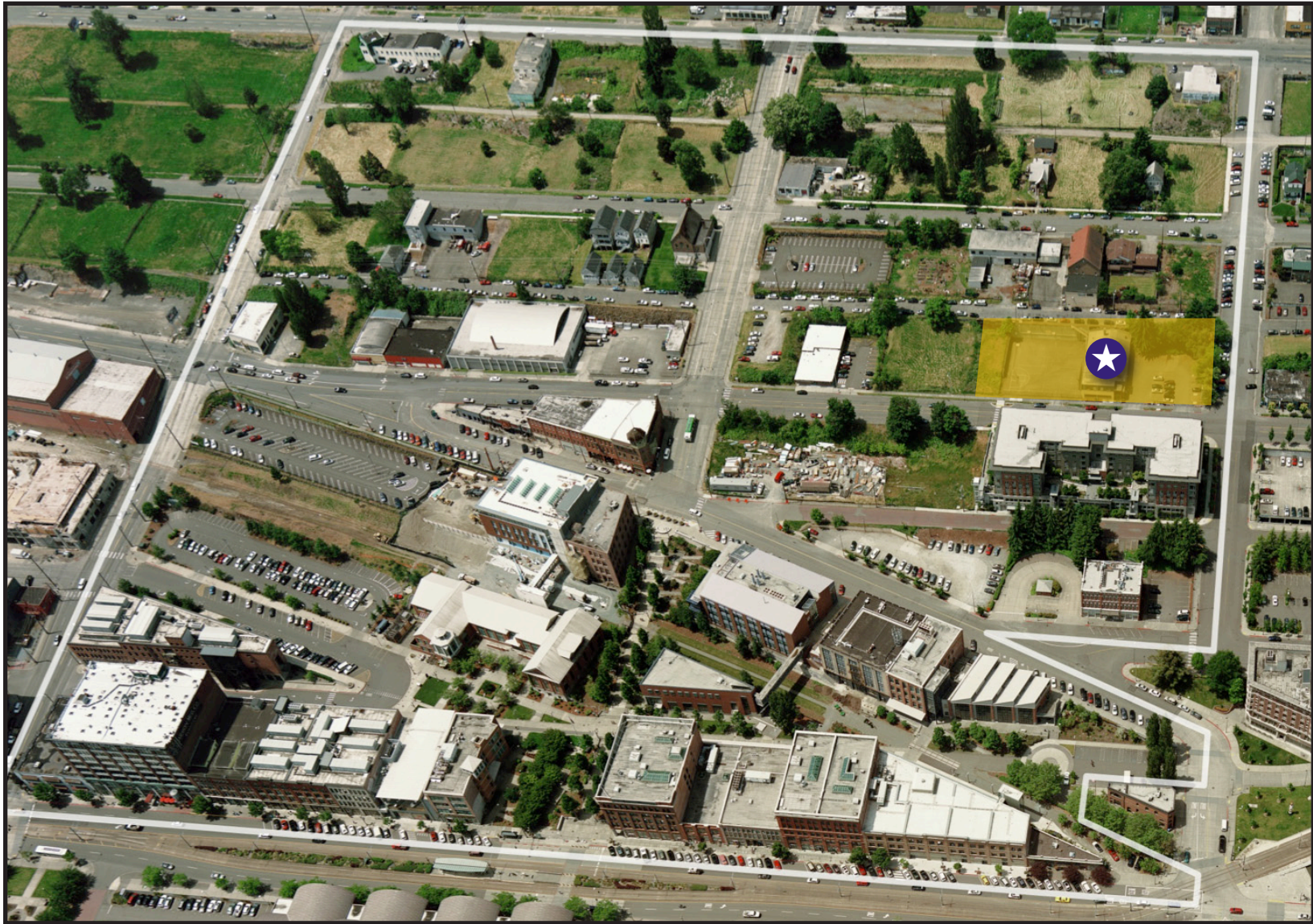
The lease and operating terms will include appropriate rate, length of term, program, and maintenance scope and standards commensurate with the development and operations risk that each party will bear. It is anticipated that the term of the lease will be at least 20 years. The Board of Regents will be briefed on this transaction structure in May and we are expecting to seek approval in June.

Attachments

1. Photos of Gig Harbor YMCA
2. Project Site Plan

Gig Harbor YMCA





UNIVERSITY Y / STUDENT CENTER

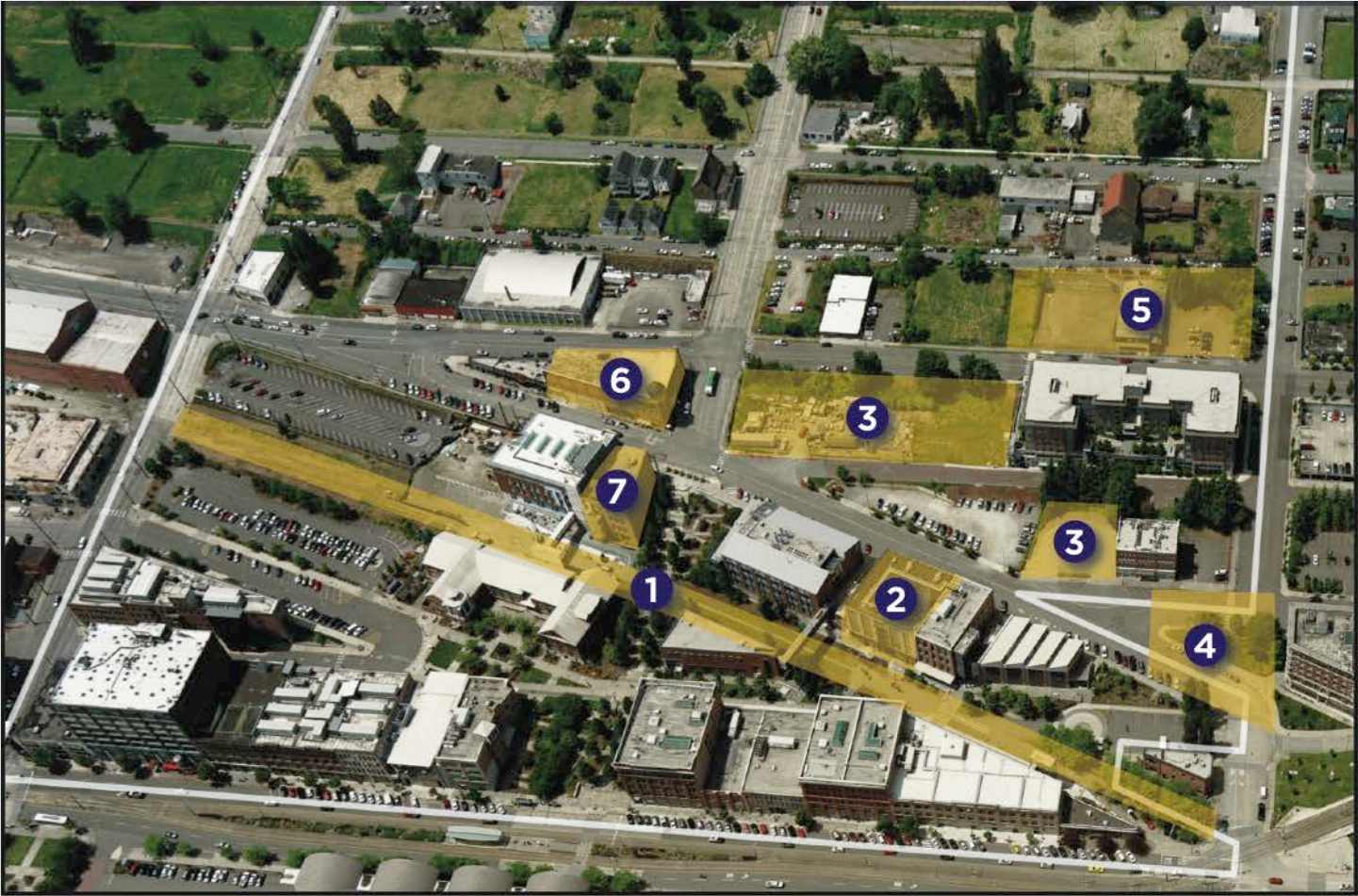
W UNIVERSITY *of* WASHINGTON | TACOMA

University Y Project

University of Washington Tacoma

March 14, 2013





CAMPUS GROWTH PLAN

- 1** Prairie Line Trail - UWT Station
- 2** Tacoma Paper & Stationery
- 3** Innovation Partnership Zone (IPZ)
- 4** 17th St. Safety Improvements
- 5** University Y / Student Center
- 6** The Swiss-Wild Block
- 7** Tioga

DESIGN PRINCIPLES FOR UW TACOMA

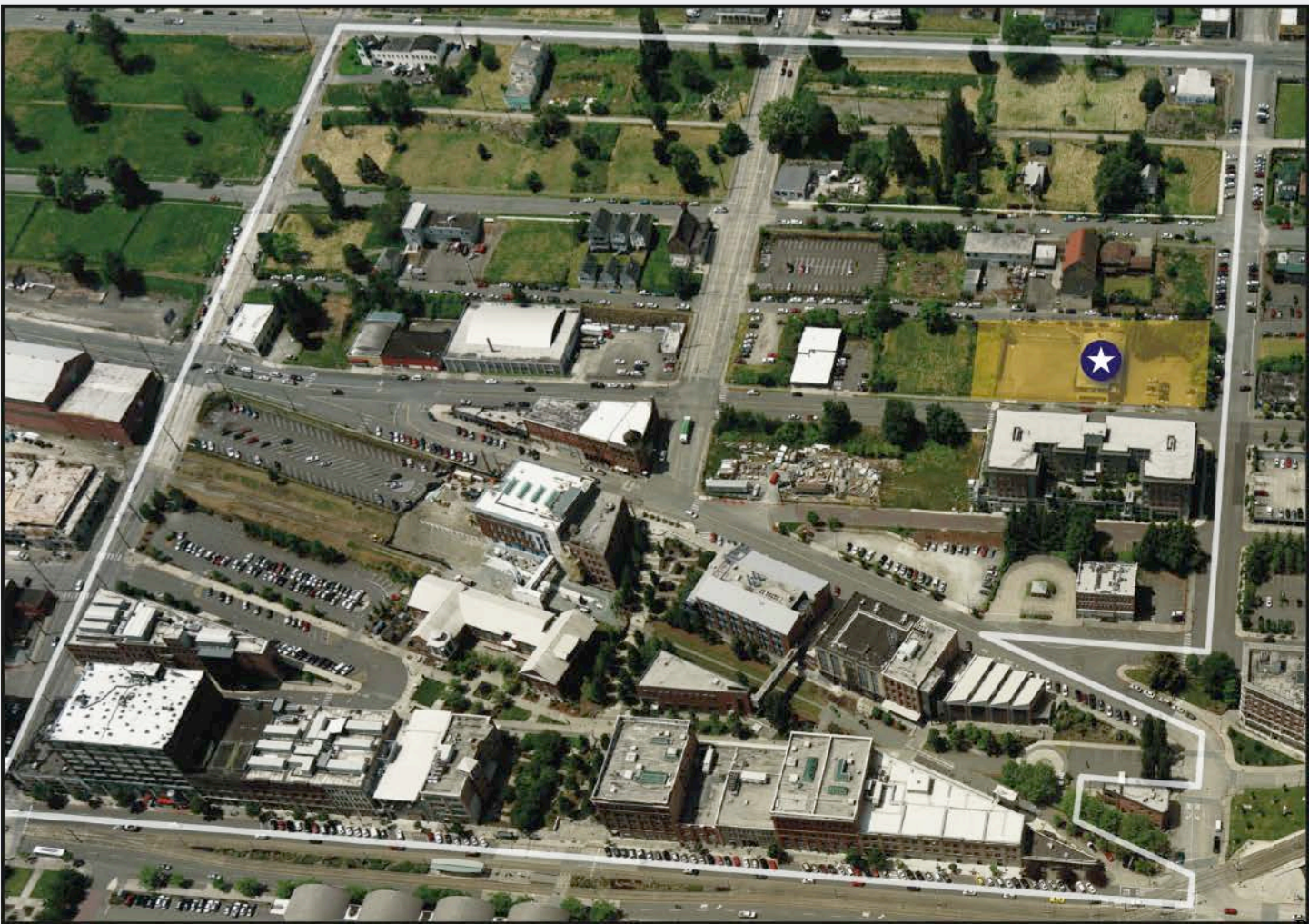
1. Maintain and expand porous boundaries with community. Encourage mixed use.
2. Connect upper and lower campus.
3. Insist on beauty and design integrity.
4. Provide vivid, inviting engagement for students, first and foremost, but also for community.
5. Exemplify the interdisciplinary and integrative logic that is core.
6. Create buildings that purposely relate to open spaces and connections to other parts of campus and community.
7. Respect, honor and employ the power of campus landscape.
8. Seek to organize and articulate our unique sense of place.

UNIVERSITY Y - STUDENT BENEFITS

- Meets student's #1 priority for student life expansion.
- Creates new space and programs for expanded student activities.
- Maximizes students' time on campus and facilitates meaningful interactions between students and community members.
- Creates internship and job opportunities for students.



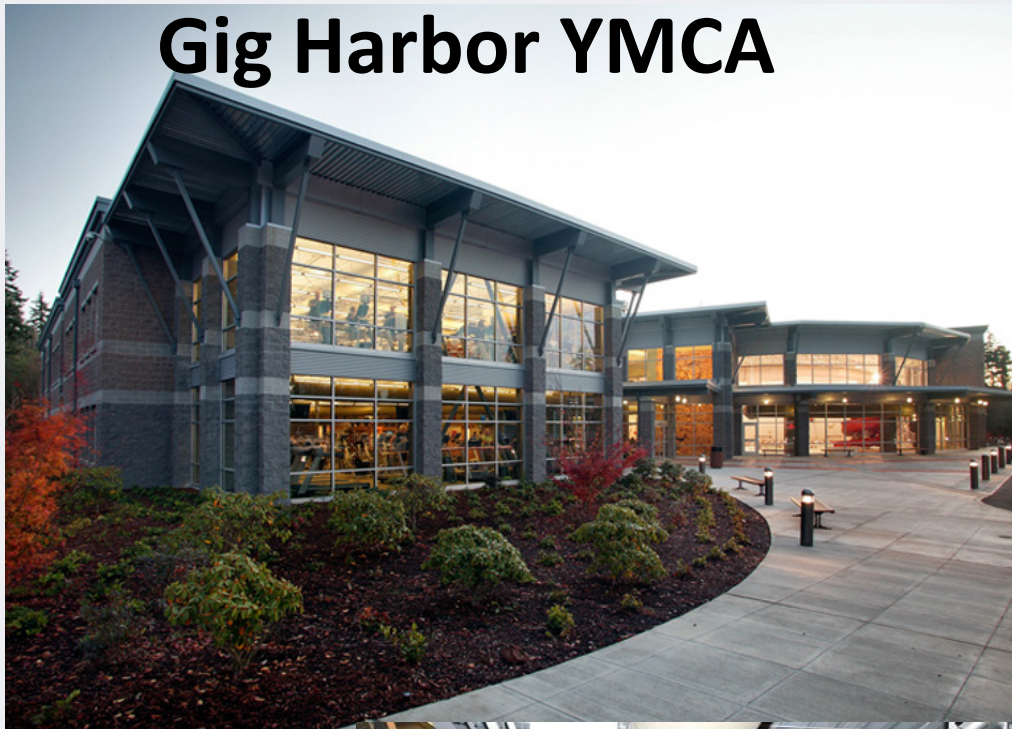
UNIVERSITY Y / STUDENT CENTER



University Y Project Description

- Student demand for rec center and student union (2009 student life facilities study).
- Gymnasium, cardio/weight training, exercise/yoga studios.
- Intermural sports.
- Student government and club space.
- Student gathering space
- \$20M project budget, funded by student fees.
- 55,000-70,000 SF.
- Open, flexible space.
- Open to faculty/staff with Y membership.

Gig Harbor YMCA



The Design Build Approach

- Facility will be based on a successful YMCA prototype
- Process provides price certainty and risk transfer up front
- Very suitable for achieving tight schedule
- Provides exposure to great ideas from multiple teams
- UW Architectural Commission has input on team selection and reviews design as project is developed

REGENT ACTION AND INFORMATION TIMELINE

- March 2013
 - Introduce Project
 - Approve Use of Design-Build.
- May 2013
 - Introduce Lease Structure
- June 2013
 - Approve Student Fee
 - Approve Finance Plan and Use of ILP
 - Adopt Project Budget and Delegate Authority to Award Design-Build Contract
 - Approve Lease Execution