

**UNIVERSITY OF WASHINGTON
FACULTY COUNCIL ON UNIVERSITY FACILITIES AND SERVICES**

The Faculty Council on University Facilities and Services met on Wednesday, **May 22, 2003**, at 9:00 a.m. in 36 Gerberding Hall. Chair John Schaufelberger presided.

PRESENT: **Professors** Schaufelberger (Chair), Pace, Rorabaugh and Souders;
 Ex officio members Cox, McCray and Waddell;
 Guests Norm Menter, Project Manager, Capital Projects Office; Eric Smith, Group
 Manager for Construction, Special Projects Group, Capital Projects Office; and Olivia
 Yang, Unit Manager, Capital Projects Office.

ABSENT: **Professors** Andersen, Balick, Bramhall, Devasia, Korshin and Souter;
 ex officio members Chapman, Coulter, Fales, Jennerich, Martynowych and Pike.

Approval of minutes

The minutes of April 17, 2003 were approved as written.

Planning for the removal of the green temporary building near the power plant – Marilyn Cox, Director, Capital and Space Planning Office

Cox said the exit plan of the green temporary building near the power plant calls for the building to be demolished. It would be too expensive to move the building, Cox pointed out. The people now in the temporary building will move into Seig Hall when that building re-opens. Seig Hall is currently being renovated; that work will be completed before the people now in the temporary building move in. Cox said the whole process “will likely take a year.”

Preliminary planning for Spec Tech building – Eric Smith, Group Manager for Construction, Special Projects Group, Capital Projects Office

Smith said the Spec Tech Research Building is a “new concept.” The Executive Vice President has authorized the initiation of the development of a research building on the west side of the UW Seattle campus. This development will follow a private sector model, in which the UW will build a core and shell building. Individual research tenants will then build out their required spaces. The Administration proposed to utilize the alternative public works procurement method authorized by RCW 39.10 to procure the design and construction of the building core and shell from a single party.

The Executive Vice President has established a preliminary project budget of \$600,000 for the initial planning and programming phases. The total project cost for the core and shell is anticipated to be on the order of \$25 million. While no financing option has yet been ruled out, the building core and shell will likely be funded by a combination of non-reimbursed central funds and bonds paid off from revenue generated by the research projects assigned space in the building. All of the tenant improvement costs would be funded from the research projects. In the summer of 2003, the Administration will seek BOR approval of the project budget and authorization to proceed with the solicitation and evaluation of design-build-operate proposals. In early 2004, the Administration will seek BOR approval to award a design-build-operate contract to the selected party.

Smith said the project “addresses a need for research space,” an issue the council has heard a great deal about in discussions over the last several years. “We need to retain the high standing of research here,” said Smith, “and there is no funding from the state for such purposes.” The lack of available research space is the constraining factor to expanding and remaining nationally competitive in research, Smith stressed. Providing additional Seattle campus space will provide an opportunity to expand multi-disciplinary research initiatives in high growth areas that need to be located near the campus.

The Administration proposes to meet this need in a similar fashion to the private sector, by providing a

competitively priced, highly flexible and adaptable research building core and shell, in which UW research entities would build out their required spaces. The selected site for the new building is the existing surface parking lot W44, west of the Publications Services building, on NE Northlake Place. Smith noted that the School of Medicine, the College of Engineering, and other research-based sectors of the University could definitely use the kind of space this project represents.

“Rather than a traditional building, this research building is designed to accommodate research faculty who will use the space now or in the future,” said Smith. “We provide the basic structure: the core and shell; then we ask those interested in the space to pay for other features of the building.”

Smith said, “We don’t know yet who the occupants of the building will be, but we know they’re there. The building will accommodate computer labs, office space, traditional lab space, and many other kinds of space.” Smith said, “We’re available to talk to anyone.” He emphasized that the Spec Tech building was “built at market rates, and to commercial standards.”

He added that the Tech Research Building is “a new paradigm” for the University, in three areas: 1) Different public works procurement method: design-build-operate. The University will define the program, aesthetic constraints and performance criteria. The market place will provide design solutions. Building operation and maintenance will be included in the procurement. 2) Different funding mechanism: no state funding. The most likely funding source is central-funded equity and revenue research bonds. Private developer financing alternatives will be explored. 3) Different programmatic and operational approach: private sector model. The University will build a core and shell building to meet the minimum needs of its selected market. Those tenants for whom the core and shell can meet their needs will be assigned to the building based on their ability to pay all costs of building occupancy. And the rents that tenants will have to pay “are equal to or less than market rates.”

Smith emphasized that “this is a ‘design build’ model of construction. We’ve never done it before, where you go to one single entity and put together performance parameters: ‘You build according to this plan.’ We give the contractor ownership of the design; we would *not* use this model on central campus.”

Smith said, “We’re now looking into the infrastructure needs of the building. How many air changes per hour will it need? What kind of vibration will it have?” He added, “We have to draw a line between the base building and what the tenant will be responsible for in the building. We’re developing performance specifications around these parameters.”

Smith said there will be 115,000 gross square feet in the Spec Tech Building, with 80,000 assignable square feet. The project cost is estimated to be on the order of \$25 million. Aesthetics will be a factor in the building, though less than with other paradigms. Price and long-term cost will be factors, but there will be many other factors as well. An open issue is whether or not the building will be University-financed or privately financed.

“We want to get this building on line, so that those who need it can be using it,” said Smith. “We hope to have it delivered in three years. The three-year process actually began in September 2002, and the tenants should be in the building by September 2005.”

The preliminary project schedule is as follows: Summer 2003: Regents approve the project budget and give authorization to proceed with the solicitation and evaluation of design-build-operate proposals. Early 2004: Regents approve the award of a design-build-operate contract to the selected party. Spring 2004: Start construction of core and shell. Summer 2005: Substantial completion of core and shell. Fall 2005: Research tenant occupancy (phased in as funded and completed).

Cox said, “Our research engine exploded by upwards of \$800 million last year. But the limiting factor is available space. We want to allow people to go apply for research grants, knowing space will be there.” Smith said, “We’re working with [Jeraldine] McCray on the parking issues.”

Status report on replacement of Urban Horticultural Building – Norm Menter, Project Manager

Menter said the Merrill Hall Replacement Project involves the replacement of a two story wood frame structure destroyed by arson fire on May 21, 2001. Merrill Hall is the keystone facility of the Center for Urban Horticulture. The faculty houses outreach programs, administrative offices, the Elisabeth C. Miller Horticultural Library, student study space and ecological research and teaching laboratories. The Center is an applied research and teaching facility as well as a community outreach program of the College of Forestry Resources. CUH is located within and responsible for the stewardship of the Lake Washington Park Arboretum including the 80 acre Union Bay Natural Area, on the shores of Lake Washington on the eastern edge of the Seattle main campus adjacent to the Laurelhurst neighborhood.

The project is currently in the construction documents phase of design. The City of Seattle issued a Master Use Permit for the project in December 2002. Building permits were applied for in April 2003. Construction is slated to begin in August 2003 and is projected to be substantially complete by the start of the academic year in Fall 2004. A celebratory re-opening of Merrill Hall is planned for late September 2004.

Menter pointed out that 70% of the building was lost in three hours on May 21, 2001. He said, “Jeraldine McCray’s office was there at once. The Capital Project Office hired a contractor to begin the rebuilding process.”

The project is funded by the State Legislature and local University funds to replace the 17,022 GSF building lost in the fire. Generous private donations have been secured to construct 1,471 GSF of additional building area to provide a total building area of 18,493 GSF. Additionally, a bid alternate has been identified for a 1,260 GSF “Commons” adjacent to the building lobby. This alternate may be constructed as part of this project if sufficient donor funds are secured prior to the start of construction. The “Commons” is a semi-heated public outreach gathering space that may be used for a variety of educational and community activities including educational displays, special events, plant sales, classes and programs of the Center and its various community partners.

- Project Budget: \$6.112 million.
- Estimated Construction Cost: \$3.874 million (MACC)
- Estimated Construction Start: Summer 2003.
- Estimated Project Occupancy: Fall 2004.

Menter said there will be several key design related issues in the new Merrill Hall:

- Updating the building to current accessibility standards. An elevator and other access improvements are planned for the replacement project.
- Fire Sprinkler System is proposed for the new Merrill Hall. New Fire Alarms are proposed for Merrill, Isaacson, and NHS Hall.
- Enhanced security system and access control.

A series of environmentally sensitive “sustainable design” features are included in the project through generous donor funding. These features include:

- Application for a LEED (Leadership in Energy and Environmental Design) Certification, from the U.S. Green Building Council.
- Extensive energy modeling analysis in the design process to maximize natural day-lighting, heating and ventilation in partnership with Seattle City Light, and the Design Lighting Lab.
- Phase I implementation of a stormwater ure-use, garden feature, that will reduce potable water use for irrigation and demonstrate low water use landscape concepts.
- Specification of Certified Wood Products.
- Demonstration green roof plots for the study of various plant material as appropriate roof finish systems.

- High efficiency, low glare site lighting.
- High tech indoor building lighting controls that reduce power consumption.
- Super low water use plumbing fixtures throughout the building.
- Photo Voltaic (PV) solar energy panels provided by SCL green power program.

Menter said the Center for Urban Horticulture and community partners “made this project a rallying point.” And further community partnerships grew out of this effort.

“The courtyard garden expanded as a result of the project,” Menter observed. “Merrill Hall was pulled back to allow for this, and to allow for development of landscapes.”

The Commons will take 2/3 of the Plaza area, and will be designed to match the other greenhouse spaces. “The McVey Courtyard is a donor-funded element,” said Menter. “We wanted to achieve a Leed Standard on this project. Generous donors in the community have helped make this effort possible.”

Menter said, “The three buildings that make up the new Center for Urban Horticulture look very cohesive from the street.”

“Job Order Contracting” – Eric Smith

Smith said the Capital Projects Office is experimenting with “Job Order Contracting,” which is the name of the state legislation that was passed recently and which will expire in 2007 because of a sunset clause in the legislation. Job Order Contracting “is for smaller contracts, and offers flexibility to sign up one contract for two or three years. The cost is based on a previously agreed-on rate.”

The contracts cannot exceed \$150,000 per work order, Smith noted. He said, “This is a trial. And it will not take work away from alteration shops, as some people have feared. We do work *above* \$35,000, and have the authority at present to award two new contracts.”

Schaufelberger said Capital Projects can award the contract for a two-year duration with a one-year option.

Next meeting

This was the final FCUFS meeting of the 2002-2003 academic year. The council’s next meeting will take place in October of Autumn Quarter 2003.

Brian Taylor
Recorder