ACTION ITEM #2  
(Revised 8/29/17)  
WSU Pullman, Terre View Research Facility Relocation Project Budget Approval  
(Pearson/Yang)

August 30, 2017

TO ALL MEMBERS OF THE BOARD OF REGENTS

SUBJECT:  
WSU Pullman, Terre View Research Facility Relocation Project Budget Approval

PROPOSED:  That the Board of Regents approve the Terre View Research Facility Relocation project, and project budget of $15.3M, authorize the project to proceed to construction using the Design Build process pursuant to RCW 39.10 and further delegate authority to the President or his designee to enter into any and all contracts necessary to complete the project within the budgeted amount of $15.3M, or the amount of the FAA administrative settlement amount, whichever is smaller.

SUBMITTED BY:  Stacy Pearson, Vice President for Finance and Administration

BACKGROUND:  The Pullman Moscow Regional Airport (PMRA) has been planning a re-alignment of their runway to increase width and length in order to bring the runway into compliance with Federal Aviation Administration regulations. The runway’s new alignment puts the Runway Protection Zone over research facilities owned by the University. Research programs affected include intramural United States Department of Agriculture (USDA) and College of Veterinary Medicine (CVM) research as well as research associated with the Tukey Orchard and animal support facilities for the College of Agricultural, Human, and Natural Resource Sciences (CAHNRS). In total, the research has generated over $90M since 2006.

Upon successful conclusion to negotiations on land acquisition and relocation costs, the University intends to construct and relocate impacted animal research programs and support facilities to Tula Young Hastings Farm and Tukey Orchard functions to Spillman Farm. Both of these properties are currently owned by the University.
The Tukey Orchard functional requirements for the impacted facilities are: horticulture research, teaching and outreach; staff and equipment support buildings; demonstration projects; and infrastructure needed to establish and maintain the development of a new orchard focused on research that leverages WSU assets in Pullman and complements efforts at the Prosser and Wenatchee Research and Extension Centers, and fulfills lab teaching needs of the undergraduate and graduate programs.

The CVM/USDA functional and functional requirements for the impacted facilities are: meeting animal welfare regulations; appropriate bio-safety functionality, including laboratory and climate-controlled agricultural animal bio-safety level 2 facilities; adequate support for experimental design for different experimental treatment groups; supporting turn-out and pasture areas; promoting continuity in operations such that all animals in ongoing long-term funded experiments can be moved without interruption to research activities; and long-term planning of replacement facilities for CVM/USDA consolidation and expansion.

The CAHNRS Animal Sciences Farm Services functional requirements for the impacted facilities are: maintaining Animal Sciences facilities and equipment necessary to keep the animal facilities functioning in a manner that meets the regulatory standards of local, state, and national (AAALAC) requirements and the agricultural facilities associated with the farm services necessary for animal welfare and day-to-day operations; and support for research activities and teaching missions such as hands on student activities at all the department’s animal units.

WSU and the PMRA are working collaboratively to coordinate construction activities in order to move the sensitive animals away from impacts arising from PMRA construction activities.

Project Budget:

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Professional Services</td>
<td>$600,000</td>
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<tr>
<td>Design and Construction</td>
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<tr>
<td>Sales Tax</td>
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<tr>
<td>Contingency 5%</td>
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<tr>
<td>Project Administration</td>
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<tr>
<td>Other</td>
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<tr>
<td>Total Project Cost</td>
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Schedule:
Regents Approval August 2017
Select Design Builder September 2017
Design October 2017– Feb 2018
Construction March – Dec 2018

ATTACHMENTS: Aerial Maps appended at Attachment A, B, & C
Board of Regents

WSU Pullman, Terre View Research Facility Relocation
Project Budget Approval

Resolution #170830-563

WHEREAS, the Board of Regents of Washington State University by virtue of RCW 28B.10.528 has authority to delegate by resolution to the President of the University, or designee, powers and duties vested in or imposed upon the Board by law and to enable the President, or designee to act on behalf of the Board of Regents in matters relating to the administration and governance of the University.

RESOLVED: That the Board of Regents approve the Terre View Research Facility Relocation project, and project budget of $15.3M, authorize the project to proceed to construction using the Design Build process pursuant to RCW 39.10 and further delegate authority to the President or his designee to enter into any and all contracts necessary to complete the project within the budgeted amount of $15.3M, or the amount of the FAA administrative settlement amount, whichever is smaller.

Dated this 30th day of August, 2017.

___________________________________
Chair, Board of Regents

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Secretary, Board of Regents