

ACTION ITEM #3

WSU Pullman, Old Bookie Renovation, Design and Construction (Huskey/Patterson/Yang/Boston)

TO ALL MEMBERS OF THE BOARD OF REGENTS

SUBJECT: WSU Pullman, Old Bookie Renovation,
Design and Construction

PROPOSED: That the Board of Regents approve the Old Bookie Renovation project with a total budget not to exceed \$32,000,000 and authorize the project to proceed to design and construction, using the Design-Build (DB) process pursuant to RCW 39.10, and further delegate authority to the President or his designee to select a Design-Build contractor 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.

SUBMITTED BY: Roger Patterson, Vice President for Finance and Administration

SUPPORTING INFORMATION: The Old Bookie building has been vacant for the last seven years since the Student Book Corporation relocated into the remodeled Compton Union Building. The Old Bookie consists of 88,000 square feet of space located at the north edge of campus, one of WSU's main entryways (see map below).

In 2014, efforts were undertaken to test the feasibility of renovating the building into a student services facility to augment student social and recreation spaces on campus. On March 11, 2015, WSU Pullman students voted to increase student fees by \$98 per semester in order to generate roughly \$3.3 million per year to meet a debt payment estimated to be approximately \$2.2 million, which would cover the project costs. The student fee would also cover the operating and maintenance costs of the renovated facility estimated at \$1.1 million.

If approved, this project will include a full building renovation that will repurpose the building as a new student space. Amenities are to include ample study and social spaces, a quick serve restaurant,

recreation spaces, a fitness center, and an outdoor courtyard developed to include outdoor seating and a variety of activity spaces.

The location of this facility will provide these services and amenities in a closer proximity to many of the students housed near this section of the campus.

Schedule:

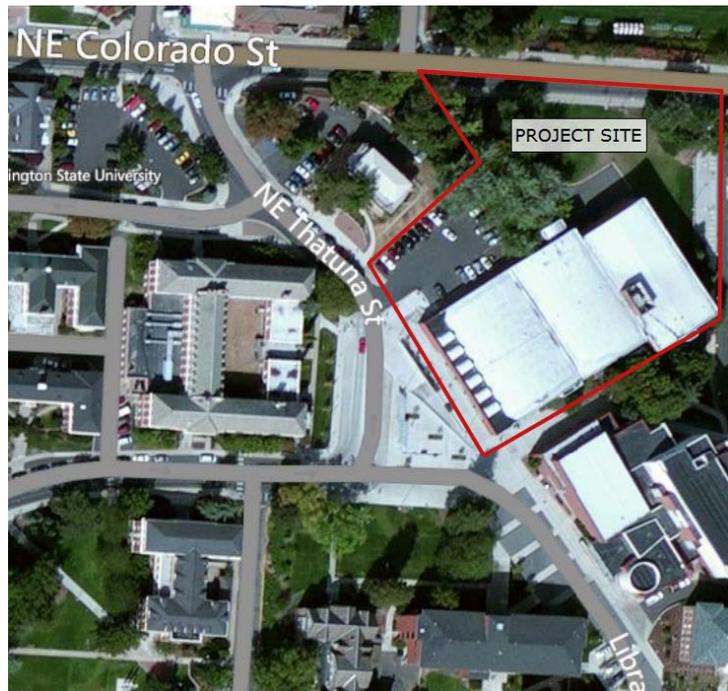
Seek Approval of Design & Project Budget	May 2015
Design	June – Dec. 2015
Construction	Dec. 2015 – Jan. 2017

Project Budget:

Construction (includes contingency & sales tax)	\$26,500,000
Professional Fees	2,400,000
Project Management	1,800,000
Moveable Equipment / Furnishings	<u>1,300,000</u>
Total Project Budget	<u>\$32,000,000</u>

Source of Funds:

Bonds Repaid with Student Fees	<u>\$32,000,000</u>
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Board of Regents
WSU Pullman, Old Bookie Renovation,
Design and Construction

Resolution #150508-508

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 Old Bookie Renovation project with a total budget not to exceed \$32,000,000 and authorize the project to proceed to design and construction, using the Design-Build (DB) process pursuant to RCW 39.10, and further delegate authority to the President or his designee to select a Design-Build contractor 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.

Dated this 8th day of May, 2015.

Chair, Board of Regents

Secretary, Board of Regents