

ACTION ITEM #10

WSU Pullman, Chief Joseph Village Apartments Design and Construction (Roger Patterson/Olivia Yang/Terry Boston)

TO ALL MEMBERS OF THE BOARD OF REGENTS

SUBJECT: WSU Pullman, Chief Joseph Village Apartments

PROPOSED: That the Board of Regents approve the Chief Joseph Village Apartments project with a total budget not to exceed \$20,000,000, 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 enter into any and all contracts necessary to complete the project, within the budgeted amount.

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

SUPPORTING INFORMATION: Chief Joseph is a 95,882 SF apartment complex built in 1971 for single undergraduates, consisting of five residence buildings that contain 96 units of two and three bedroom units for a total of 204 beds. After a fire damaged one of the residence buildings in 2010, it was renovated in 2011 to include new amenities and code and energy upgrades.

As part of the Student Housing Long Range Plan, WSU identified the renovation of the remaining buildings of Chief Joseph Village as a priority. Design-Build was selected as the most cost effective construction procurement method as it will provide budget certainty, an opportunity for design and construction collaboration, and the highest potential for creativity in meeting housing requirements.

A multi-year renovation and replacement construction plan, beginning in 2013, will allow the university to provide students a number of apartments each year.

Schedule:

Selection of Design-Building Team	May 2013
Construction Documents	May/June 2013
Begin Construction	August 2013
Complete Construction	June 2014-2016

Project Costs:

Design and Construction (including construction contingency & Washington State Sales Tax)	\$17,500,000
Furnishings and Moveable Equipment	685,000
Other Costs (including field and coordination costs, builders, insurance)	472,000
Professional Design Services	190,000
Project Management / Agency Fee	<u>1,153,000</u>
Total Project Cost	<u>\$20,000,000</u>

Source of Funds:

Housing Cash Reserves	<u>\$20,000,000</u>
-----------------------	---------------------



BOARD OF REGENTS

WSU Pullman, Chief Joseph Village Apartments

Resolution #130523-452

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 Chief Joseph Village Apartments project with a total budget not to exceed \$20,000,000, 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 enter into any and all contracts necessary to complete the project, within the budgeted amount.

Dated this 23rd day of May, 2013.

Chair, Board of Regents

Secretary, Board of Regents