ACTION ITEM #11  
WSU Tri-Cities, Wine Science Center  
(Roger Patterson/Dick Pratt/Olivia Yang)

TO ALL MEMBERS OF THE BOARD OF REGENTS

SUBJECT: WSU Tri-Cities, Wine Science Center

PROPOSED: That the Board of Regents approve the Wine Science Center project with a total budget not to exceed $23,010,000 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: The WSU Tri-Cities Wine Science Center will be a 28,000 square foot, Leadership in Energy and Environmental Design (LEED) certified facility that includes state-of-the-art research laboratories, a research and teaching winery, a regional and international wine library, classrooms and conference rooms. The research and teaching conducted inside the center will be specific to the challenges and opportunities faced by grape growers and winemakers in the Pacific Northwest and will align with our viticulture and enology programs.

The construction project was originally intended to be managed by the Wine Science Center Development Authority; however, it was determined that greater efficiencies can be achieved by having WSU manage the construction project. The Board of the Wine Science Center Development Authority would continue to provide programmatic oversight of the capital project.

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 programmatic requirements.

The site is at the corner of George Washington Way and University Drive in Richland (see ATTACHMENT A).
**Schedule:**
- Selection of Design-Building Team: Feb to April 2013
- Construction Documents: May to August 2013
- Begin Construction: September 2013
- Complete Construction: August 2014

**Project Budget:**
- Direct Construction (including construction contingency and sales tax): $15,556,954
- Other Costs (including field and coordination costs, Builders’ insurance): 501,198
- Professional Design Services: 545,000
- Project Management/Agency Fee: 346,848

Subtotal – Facility: $16,950,000

- Furnishings & Moveable Equip. (includes sales tax): 6,060,000

Total Project Budget: $23,010,000

**Source of Funds:**

**Facility:**
- Wine Commission: $7,400,000
- City of Richland Sub-Contract (State DOC Grant): 4,950,000
- Fundraising - Commitments to Date: 1,298,000
- Fundraising - Additional Commitments Needed: 3,302,000 (Note 1)

Subtotal Facility: 16,950,000

**Equipment:**
- EDA Grant: 2,060,000
- EDA Grant - In-kind Match: 2,060,000
- Fundraising - Additional Commitments Needed: 1,940,000 (Note 2)

Subtotal Equipment: 6,060,000

Total Source of Funds: $23,010,000

Note 1: Of this amount, the development staff believes $2.3 million is achievable based on current donor prospects. Efforts are underway to close the remaining $1.0 million gap.

Note 2: Development staff have reviewed the additional equipment needs and the donor prospect list and believe additional cash or in-kind donations for equipment can be raised.
BOARD OF REGENTS
WSU Tri-Cities, Wine Science Center

Resolution #130523-453

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 Wine Science Center project with a total budget not to exceed $23,010,000 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.

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Chair, Board of Regents

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Secretary, Board of Regents