TO ALL MEMBERS OF THE BOARD OF REGENTS

SUBJECT:  WSU Pullman, Clean Technology Laboratory Building, Construction

PROPOSED:  That the Board of Regents approve the Clean Technology Laboratory Building project with a total budget not to exceed $52,835,000, which is inclusive of the previously approved amount of $2.5 million for design and pre-construction, approve the schematic design documents, authorize the project to proceed to construction, using the Design-Build (DB) 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.

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

BACKGROUND:  The Clean Technology Laboratory Building (CTLB) is a new interdisciplinary facility that will boost the state of Washington's high-demand research and education priorities in “Clean Technology”. The facility will house science and engineering programs advancing new technologies in sustainable materials, atmospheric research, and water quality. The 96,000 gross square foot CTLB will include research facilities serving the Composite Materials and Engineering Center (CMEC), the Laboratory for Atmospheric Research (LAR), and Civil and Environmental Engineering.

The site selected for the CLTB is located in a gravel parking lot on the south side of Grimes Way, immediately west of the Agronomy Seed House (Attachment A). This site is in keeping with the WSU-Pullman Master Plan.

During the 2011-2013 session, the Legislature allocated $2,500,000 for design and pre-construction funding. WSU requested and received permission to use the Design-Build process from the Capital Projects Advisory Review Board in September 2011. A programming effort was completed in December of 2011, and an update of the College of Engineering and Architecture Development Plan, incorporating the 2011 WSU Campus Master Plan Update was completed in April 2012. On May 4, 2012, the Board of Regents authorized the CTLB to
proceed to design and pre-construction. A Design Build solicitation was issued in May, 2012, resulting in the selection of LMN/Skanska Construction. On January 24, 2013, the Design Build firm presented the drawings to the Board of Regents as an information item (Attachment B).

The University requested $55,200,000 for construction in its 2013-15 State Capital Budget request, with the legislature appropriating $50,335,000. The legislative appropriation consists of $30,335,000 in state construction funding and an authorization for the University to issue $20.0 million in debt, with the debt to be repaid from WSU’s building fee and trust land revenues. The University plans to proceed into construction with shelling one of four floors, for future interior finish work.

**Project Schedule:**

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Regents Approval of Design Build</td>
<td>May 2012</td>
</tr>
<tr>
<td>Design-Build Solicitation</td>
<td>May to October 2012</td>
</tr>
<tr>
<td>Start Design</td>
<td>October 2012</td>
</tr>
<tr>
<td>Start Construction</td>
<td>Spring 2014</td>
</tr>
<tr>
<td>Finish Construction</td>
<td>Summer 2015</td>
</tr>
<tr>
<td>Occupancy</td>
<td>Fall 2015</td>
</tr>
</tbody>
</table>

**Project Budget:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction (including contingency &amp; sales tax)</td>
<td>$44,042,400</td>
</tr>
<tr>
<td>Professional Services</td>
<td>1,750,000</td>
</tr>
<tr>
<td>Project Management</td>
<td>2,211,487</td>
</tr>
<tr>
<td>Moveable Equipment/Furnishings</td>
<td>3,300,000</td>
</tr>
<tr>
<td>Other</td>
<td>1,531,113</td>
</tr>
<tr>
<td><strong>Total Project Budget</strong></td>
<td><strong>$52,835,000</strong></td>
</tr>
</tbody>
</table>

**Source of Funds:**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>2011-2013 State Funds</td>
<td>$ 2,500,000</td>
</tr>
<tr>
<td>2013-2015 State Funds</td>
<td>30,335,000</td>
</tr>
<tr>
<td>University Bonds (Note 1)</td>
<td>20,000,000</td>
</tr>
<tr>
<td><strong>Total Source of Funds</strong></td>
<td><strong>$52,835,000</strong></td>
</tr>
</tbody>
</table>

Note 1 – To be repaid with building fee and trust land revenues.
Resolution #131004-461

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 Clean Technology Laboratory Building project with a total budget not to exceed $52,835,000, which is inclusive of the previously approved amount of $2.5 million for design and pre-construction, approve the schematic design documents, authorize the project to proceed to construction, using the Design-Build (DB) 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.

Dated this 4th day of October, 2013.

________________________________
Chair, Board of Regents

________________________________
Secretary, Board of Regents
Washington State University

Clean Technology Laboratory Building

Board of Regents Presentation
January 24, 2013
campus
site
landscape
CAMPUS MASTER PLAN
Penthouse Level - LAR Department
- Roof Testing Area
- Access to Roof towers

4th Level - LAR Department

3rd Level - CEE Department

2nd Level - CEE/CMEC Departments
- Cafe/Town Square
- Seminar Room
- Overlook Deck

1st Level - CMEC Department
- Testing Labs
- Entry
- High Bays
- Loading Dock
SUSTAINABILITY

- Metering and dashboarding of system operations
- Heating from central steam plant
- Cooling from central chilled water system
- Operable windows at faculty offices
- Heat recovery of exhaust air
- Air zones controlled by individual controls: CO₂, occupancy, and temperature sensors
- Demand-controlled ventilation in all high-occupancy spaces

Potential for connection to stormwater retention vault:
- Structured rain gardens
- Low-flow toilets and solar-powered flush valves
- Domestic hot water recirculation
- Drought resistant and native plant species

Opportunity to showcase WSU research on strawboard:
- Sustainable selections for interior finishes

Opportunity to showcase WSU research on engineered wood:
- Heavy timber construction in showcase bar
- Recycled content in concrete structure

Potential for integration with permeable pavements lab exterior research space:
- Permeable pavement in service yard
- Storm water detention vault for building and site run-off
- Use of harvested rainwater for toilet flushing in "Town Square" restrooms

Vegetated screening on west facade
Living roof above CMEC High Bay and equipment rooms
Integration of building with place: campus and landscape connectivity