ACTION ITEM #1
WSU Pullman, Northside Residence Hall - Phase 2, Schematic Design
(Patterson/ Yang/Boston)

TO ALL MEMBERS OF THE BOARD OF REGENTS

SUBJECT: WSU Pullman, Northside Residence Hall - Phase 2, Schematic Design

PROPOSED: That the Board of Regents approve the schematic design documents for the Northside Residence Hall – Phase 2 project.

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

SUPORTING INFORMATION: On October 4, 2013, the Board of Regents authorized the Northside Residence Hall - Phase 2, project to proceed to design and construction using the Design-Build process with a project budget not to exceed $40 Million.

The Northside Residence Hall - Phase 2, will be a 276-bed, 104,100 GSF residence hall with a café and small convenience store, located north of Colorado Street between the Women’s Soccer Field and the Barnard, McGregor and Stearns Hall complex (commonly referred to as Regents Hill). The objective is to create a safe, vibrant, student-centered community in the Northside district of the campus with a diverse range of living spaces. These spaces will include single and double bedrooms, single and double bedrooms with private bathrooms, two bedroom semi-suites, four bedroom semi-suites, and 6-bed, 3-bath apartment style units on the top level.

The overall vision for this housing district is to increase density, and replace aging halls with new, more diverse offerings designed to attract and retain both undergraduate and graduate students. This project will transform existing outdoor spaces to improve safety, enrich residence life and enhance the campus community at large. Constructing new buildings close to Colorado Street will provide a better connection to the street and the rest of campus.
Over the summer of 2013, two proprietary meetings were held with each of the three Design-Build teams, culminating in final presentations of their design proposals to a selection committee. The winning Design-Build Team was BNBuilders and Genus Architects/Bernardo-Wills Architects. A copy of the proposed design is appended as ATTACHMENT A.

Project Schedule:

<table>
<thead>
<tr>
<th>Event</th>
<th>Dates</th>
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<tbody>
<tr>
<td>Regents Approval of Design Build</td>
<td>October 2013</td>
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<tr>
<td>Design-Build Solicitation</td>
<td>July-September 2013</td>
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<tr>
<td>Start Design</td>
<td>October 2013</td>
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<tr>
<td>Start Construction</td>
<td>March 2014</td>
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<tr>
<td>Finish Construction</td>
<td>June 2015</td>
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GOALS

• Develop the next phase of the Northside District
  • Incorporate additional green space
  • Identify future build out options
• Signature new hall with a minimum of 250 beds
• Integrated modern student amenities
• Interior courtyard for residents and visitors
• New room type to increase retention
• Retail space along Colorado Street
  • Café
  • Fresh market/convenience store
• Warm and inviting yet functional and durable
MASTER PLAN

Improve Existing Fabric Over the Medium Term While Preserving Flexibility Over Long Term
LEVEL 5 – SUITES
LEVEL 2 – ROOM VARIETY
LEVEL 1 – STREET ACTIVITY