UNIVERSITY ARCHITECTURAL COMMISSION
June 29, 2015

PROJECT SUMMARY: **West Campus Utility Plant (West CUP)**

PROJECT NUMBER: **204685**

PROJECT MANAGER: **Steve Harrison**

ARCHITECT: **The Miller Hull Partnership**

ACTION REQUIRED: **Informational Update**

PROJECT DESCRIPTION:
The West Campus Utility Plant (West CUP) will provide chilled water (CW) and emergency power to portions of south and west campus. The building site is adjacent to the University's West Receiving Station (electrical substation) and fronts on University Way near Pacific Street just north of the Burke-Gilman Trail. Phase 1 (this project) will include construction of the plant building sized to accommodate both initial and future equipment, installation of chillers, gensets and related equipment required to serve "Day 1" loads, and improvements to chilled water and emergency power distribution systems. The new plant will be an unmanned industrial quality facility designed for very high reliability and long service life.

The West CUP is envisioned to be an architecturally significant building, given its prominent location within west campus. Careful attention is being given to ensuring that the design fits contextually with the surrounding community and is representative of its importance as a gateway building at the southwest approach to the campus. The design will incorporate an interpretive element that will enable access by students and the public to gain an understanding of the University's commitment to the environment and energy conservation.

The project is being delivered through the progressive design-build method. The design-build team was selected largely based on qualifications. A collaborative design process is currently being conducted under a Preliminary Agreement, with a more traditional design-build contract to follow in May 2015. Final scope and other terms of the second (design build) contract will be negotiated with the design-builder in May, when all elements of the project (including the engineering/equipment details) are expected to be at the Design Development stage and vetted by the UW and the Design/Build team.

Project budget and schedule essentials are as follows:

- Project Budget: $36.2 million*
- Design & Construction Budget: $30 million*
- Construction Start: June 2015
- In Service: February 2017

*Budgets include both the new plant and related distribution-system improvements.

DESIGN-RELATED ISSUES:
- The design must satisfy the plant's functional purpose of producing and delivering chilled water and emergency power, while achieving an architectural expression appropriate for the site, within the available budget.

- The combination of site constraints and equipment dimensions influence both maximum utility capacities and massing alternatives.
- Sound attenuation and aesthetic considerations call for a screen surrounding equipment installed on the roof. Due to its scale, the articulation of this screen wall becomes a predominant architectural opportunity for the project.
- The plant must be in service in February 2017.
- The interpretive element must be thoughtfully executed.

PREVIOUS ARCHITECTURAL COMMISSION ACTION:
The Architectural Commission participated in the selection of the design build team. The commission also reviewed progress and provided guidance via web-based meetings on November 2014 and February 2015. Design Development was approved in March 2015.

ATTACHMENT: None