

**Renovation of Chatsworth Residence Hall  
Budget Revision**

**Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to approve an increase in funding not to exceed \$860,000 for additional program improvements to the renovation of Chatsworth Residence Hall for a new total project budget not to exceed \$28,860,000. The project will be fully funded and completed by the Corvias Campus Living-WSU, LLC from bond proceeds available from debt issuance by the LLC.

**Background and Description**

At its October 6, 2017, meeting, the Board of Governors approved a project to renovate and convert the Chatsworth Apartments into a suite-style residence hall for a cost not to exceed \$28 Million. The concept renovation plan is to restore the exterior of the building, fully demolish and rebuild floors 2-9 into suites, and lightly renovate five existing apartments on the mezzanine level of the first floor. The historic lobby and sitting room will retain their original character with the other program spaces on the first floor being modernized for student study and assembly.

After additional program planning, the original scope of work has been expanded to now include demolition and replacement of the five existing apartments on the mezzanine level with seven new apartments and a ramp that will be ADA accessible and compliant at a cost not to exceed an additional \$860,000 to the project budget. These new apartments will provide a community director apartment for the newly-renovated building (currently there is no full-time community director living in Chatsworth) and six guest apartments to replace the five guest apartments that will be lost when Helen A. DeRoy Apartments are closed and demolished in May 2019.

The Chatsworth renovation and restoration program is planned to achieve LEED Silver certification. Phased renovation is already underway, with the exterior restoration and new roof being completed May-October 2018. Chatsworth Apartments will close on May 1, 2019 and remain closed the entire 2019-20 academic year for the interior renovation.

The \$28 Million for the project already approved and the additional \$860,000 in project scope will both be provided from the Corvias Campus Living – WSU, LLC original bond proceeds. Corvias will manage bidding and construction in accordance with university policies and procedures.

**Submitted by William Decatur, Vice President, Finance and Business Operations**

**Project Budget**

<b>Funding Sources</b>	
CCL – WSU, LLC	\$28,860,000
<b>TOTAL Sources</b>	<b>\$28,860,000</b>
<b>Expenditures Plan</b>	
Design and Construction Contingency	\$1,860,000
Construction	\$27,000,000
<b>TOTAL Expenditures</b>	<b>\$28,860,000</b>