

ARCHITECTURAL COMMISSION

February 17, 2015

PROJECT SUMMARY: UWMC Main Entrance Upgrade (UWMCMEU)

PROJECT NUMBER: 203747

PROJECT MANAGER: Ross Pouley

ARCHITECT: LMN

ACTION REQUIRED: Predesign Approval

PROJECT DESCRIPTION:

The UWMC seeks to upgrade and modernize its main entrance on Pacific Street to create a more welcoming and accessible environment for patients and their families, and to better reflect its status as one of the nation's premiere academic medical centers. Goals for the project include improved visibility from Pacific Street, a lighter, more contemporary look and feel that will compliment the new inpatient bed tower, improved pedestrian and vehicular traffic flow and creation of a sense of arrival.

The architect has been working with the UWMC and campus stakeholders to develop an overall plan and a conceptual design for the Pacific Street entrance. This effort will be informed by and in context with the other developments in the Montlake vicinity, including the Sound Transit station, the renovated Husky Stadium, the SR 520 project, and the Montlake Triangle and Rainier Vista project that is currently under construction. It was originally anticipated that the UWMC Main Entrance Upgrade would be accomplished in phases, as funding allowed, however it is now anticipated that the upgrade will be implemented in a single phase.

- Estimated Project Budget: \$22,300,000
- Design Phase: January 2015- October 2015
- Construction schedule: November 2015 – March 2017

DESIGN RELATED ISSUES:

This project presents an opportunity to coordinate the design of the new entry with major adjacent projects and to implement two critical components that interface with the UWMC Montlake Tower Phase II project that is currently under construction, namely the repair of the existing weather protection membrane that is failing, and the expansion of the Emergency Department on Level 2 beneath the proposed New Entry Lobby and Drive.

Major challenges will be to achieve a rapid design and permitting schedule to meet the target interface dates with the Montlake Tower Phase II construction, within the desired total project budget and to phase construction in a manner that maintains acceptable access to UWMC.

PREVIOUS ARCHITECTURAL COMMISSION ACTIONS:

September 2011 - Interview shortlisted firms and select Architect

June 2012 - Informational (Prior Predesign Study Progress)

Following the June 2012 Architectural Commission presentation and completion of an initial Predesign Analysis, the project was suspended by UWMC until March of 2014. When the project was restarted, LMN was re- engaged to validate the overall programmatic objectives and assess the feasibility and impacts of two new program elements: the repair of the existing weather protection membrane beneath the existing entry plaza and adding new space for an Emergency Department Expansion on Level 2 beneath the proposed New Entry Lobby and Drive configuration.

ATTACHMENT: Site Plan