

UNIVERSITY OF WASHINGTON ARCHITECTURAL COMMISSION
12/12/2022

Project Title	Haggett Hall Demolition and Replacement CPD Project # 207313
Project Manager	Patrick Finnell Account Manager Not Assigned
Design Team	Design Builder – Andersen Construction Designer - TBD
Action	Project Introduction and Architect Selection Process Review
Goals & Objectives	<p>Safely abate & demolish the existing Haggett hall, providing a temporary/permanent restored site that achieves SDCI and SFD's code compliance requirements.</p> <p>Provide a new residence hall that compliments the recently completed north campus housing architectural character and landscape quality.</p> <p>Provide a welcoming and inviting facility that includes a minimum of 800 student beds, fitness, wellness center, and student amenities (i.e. student floor lounges with kitchenette, student study rooms, and music rooms).</p> <p>Revitalize and expand student community space including those that support equity and wellness and align with the future demand for on campus residential housing.</p> <p>Demonstrate innovation in design, technology, and materials that support the UW Green Building Standards.</p>
Project Scope	<p>Haggett Hall is beyond its useful life expectancy and was identified for demolition and replacement as part of the 2011 Seattle Campus Housing Master Plan. The cost to renovate versus redevelop was studied in detail for Lander and Terry Halls and the conclusion was that there was a significant premium to renovate. That premium would be even greater for Haggett. Due to funding constraints and the COVID pandemic, the planned replacement of Haggett Hall as part of the North Campus Housing projects was suspended.</p> <p>The existing grades between Willow and Haggett Halls are non-compliant with SDCI codes and the Mason Road width adjacent to Haggett Hall does not satisfy Seattle Fire Department (SFD) required road widths. The Willow Hall design assumed an imminent demolition of Haggett Hall and the eventual compliance with City of Seattle Code as well as SFD. The city grandfathered the Willow Hall project accordingly. Without a redeveloped Haggett Hall site and revisions to the service road, Willow Hall eventually will not be allowed to have its top floor occupied, and the service road will require modification to provide code-compliant fire vehicle access.</p> <p>This project includes full abatement, demolition, site restoration and design, but not the construction, of the Haggett Hall replacement. Funding for the construction of a replacement Haggett Hall is dependent on potential transactions for several</p>

student housing complexes and is subject to Board of Regents Approval. The replacement Haggett Hall design is to feature 6 over 2 podium construction designed to accommodate 800 student beds and communal spaces to support equity and wellness. To meet project timelines, demolition permit to be in-hand no later than November 20, 2023 with abatement starting no later than January 2024. Demolition to follow no sooner than June 17th 2024.

Target Budget \$115 Million DB Contract Total

Schedule

Architect Selection	Jan. 2023 – Mar. 2023
Demo Design and Permitting	Start Jan 2023
Target Abatement Work Start	Jan. 2024
Demolition and Site Work Start	Mid-Jun. 2024
New Haggett Hall Substantial Complete	No Later Apr. 2027*

Delivery Method

Design-Build

Attachments

207313 Haggett Hall Demolition and Replacement UWAC Presentation

UWAC Recommended Architects

Response to Letters of Interest

UWAC List of Architectural Firms

Firm	Location	Ranking	Letter	
Ayers Saint Gross	Baltimore	Significant hi-edu, significant res hall	Received	
Cannon Design	San Francisco, CA	Significant hi-edu, adequate res hall		
Deborah Berke	New York, NY	Significant hi-edu, adequate res hall		
Gensler	Seattle, WA	Significant hi-edu, adequate res hall		
Hanbury	Norfolk	Significant hi-edu, significant res hall		
Kieran Timberlake	Philadelphia, PA	Significant hi-edu, adequate res hall		
Kiers Wilson/Spil Associates	Boston, MA	Significant hi-edu, adequate res hall (Conflict)		Received with GGLO Partnership
Mahlum	Seattle	Significant hi-edu, adequate res hall		Received
Mithun	Seattle	Significant hi-edu, significant res hall		Received
VMDO Architects	Charlottesville, VA	Significant hi-edu, significant res hall		See KT above
William Rawn Associates	Boston, MA	Significant hi-edu, significant res hall		
Workshop	Milwaukee	Significant hi-edu, significant res hall		
Ankrom Moisan	Seattle	Adequate hi-edu, Adequate residence hall		
Ennead	New York, NY	Significant hi-edu, no residence hall		
GGLO	Seattle	Adequate hi-edu, minimal residence hall		
KPMB	Toronto, CA	Significant hi-edu, no residence hall		
Leddy Maytum Stacy	San Francisco, CA	Adequate hi-edu, minimal residence hall		
Mack Scogin Merrill Elam	Atlanta, GA	Adequate hi-edu, minimal residence hall		
Moore Ruble Yudell	Los Angeles, CA	Significant hi-edu, minimal residence hall		
Nader Tehrani	Boston, MA	Adequate hi-edu, minimal residence hall	Received	
SERA Architects	Portland, OR	Significant hi-edu, minimal residence hall		
SMRT	Portland, ME	Significant hi-edu, minimal residence hall		
SOM SF	San Francisco, CA	Significant hi-edu, minimal residence hall		
Studio Gang	Chicago, IL	Adequate hi-edu, minimal residence hall		
Studio Ma	Phoenix, AZ	Adequate hi-edu, minimal residence hall		
Todd Williams Billie Tsien	New York, NY	Significant hi-edu, minimal residence hall		
AJA+	Raleigh, NC	Minimal Hi-edu, minimal residence hall		
Architecture Research Office	New York, NY	Minimal Hi-edu, minimal residence hall		
Ballinger	Philadelphia, PA	Adequate hi-edu, no residence hall		
BORA	Portland, OR	Adequate hi-edu, no residence hall		
Ehrlich Yanai Rhee Chaney	Culver City, CA	Adequate hi-edu, no residence hall		
Lake Flato	San Antonio, TX	Adequate hi-edu, no residence hall		
Lever	Portland, OR	Minimal Hi-edu, minimal residence hall		
Michael Maltzan Architecture	Los Angeles, CA	Minimal Hi-edu, minimal residence hall		
Snøhetta (Craig Duykers)	San Francisco, CA	Adequate hi-edu, no residence hall		
VJAA	Minneapolis, MN	Minimal Hi-edu, minimal residence hall		
Weiss Manfredi	New York, NY	Adequate hi-edu, no residence hall		
Adjaye Associates	New York, NY	Not appropriate	Received	
AidenDarling	San Francisco, CA	Not appropriate		
BLDGS	Atlanta, GA	Not appropriate		
Bohlin Cywinski Jackson	Seattle, WA	Minimal hi-edu, no residence hall		
John Ronan	Chicago, IL	Moderate hi-edu, no residence hall		
Johnston Marklee	Los Angeles, CA	Not appropriate		
Kevin Daly Architects	Los Angeles, CA	Moderate hi-edu, no residence hall		
KoningEizenberg	Santa Monica, CA	Not appropriate		
Mark Cavagnero Associates	San Francisco, CA	Minimal hi-edu, no residence hall		
Marlon Blackwell	Fayetteville, AR	Minimal hi-edu, no residence hall		
SHoP	New York, NY	Not appropriate		
Snow Kreilich Architects	Minneapolis, MN	Minimal hi-edu, no residence hall		
Will Burder Architects	Phoenix, AZ	Not appropriate		

Additional Firms (recommended or responsive to inquiry)

Steven Holl Architects	New York, NY	Adequate hi-edu, minimal residence hall	Received
Collins Woerman	Seattle, WA	Minimal Hi-edu, minimal residence hall	Received, Suggested by Betty
Weber Thompson	Seattle, WA	Minimal Hi-edu, minimal residence hall	Received, Suggested by Betty
ARO	Tacoma/NY	Significant hi-edu, adequate res hall	Received
Hewitt Architects	Seattle, WA	No Hi-edu, significant commercial/res	Received
BIG	Brooklyn, NY	Minimal Hi-edu, minimal residence hall	Received
NAC Architecture	Seattle, WA	Significant hi-edu, adequate res hall	Received