# Haggett Hall Demolition and Site Restoration

**UW Project #207313** 

UWAC Meeting March 6th, 2023

## **TEAM INTRODUCTIONS**

#### **UW Representatives**

#### Rob Lubin

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#### Shane Ruegamer

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#### **Patrick Finnell**

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#### **Andersen Representatives**

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#### Susan Bouthillette

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#### Sam Bernoski

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#### **Bobby Oman**

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#### Jeff Wunderlich

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## **MEETING OVERVIEW**

- > **Project Overview** 
  - Scope
  - Budget
  - Schedule
- > Architect Selection Process

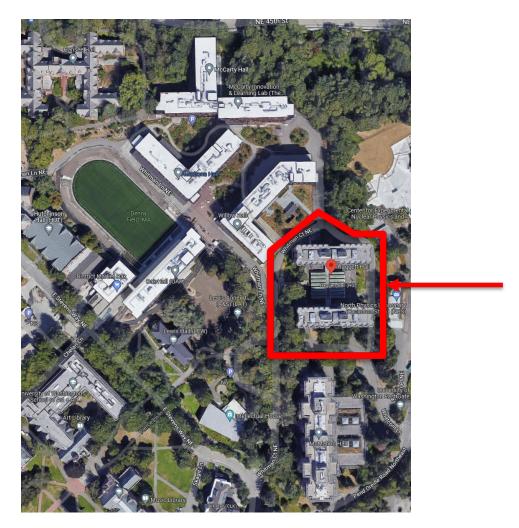
## **SCOPE OF WORK**

Abate, demolish, redesign and construct a replacement Haggett Hall utilizing single integrated design-build process.

Bring existing grades and roadways surrounding Willow Hall into SDCI and SFD compliance.

Provide a new Haggett Hall to include, fitness and wellness center, entry lounge areas and 800 Student beds.

### **HAGGETT HALL – SITE**



### HAGGETT HALL - SITE



## **PHASE 1 PROJECT**

### **Abatement and demolition**

- Demo permit in-hand no later than December 5<sup>th</sup> 2023
- Abatement starting no later than January 2024
- Demolition starting no sooner than June 2024

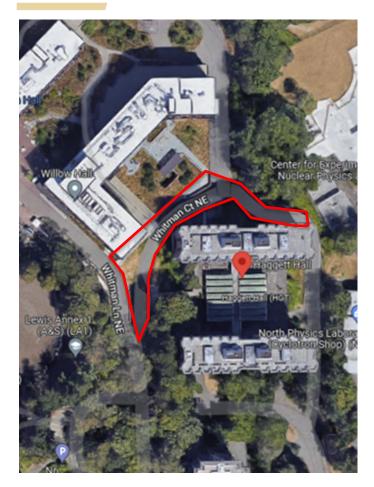
### Site Improvements

- Achieve deferred code compliance
  - > Satisfy the Willow Hall grade-plane criteria per the SDCI requirements.
  - > Satisfy Mason Road, road width criteria east of Haggett Hall per SFD requirements.

### **Design of new Haggett Hall**

 New residence hall to seamlessly integrate with North Campus Housing area and expand on student community spaces

## **SITE IMPROVEMENT**



Demolition of Haggett Hall will facilitate UW's ability to achieve outstanding code-compliance:

- Satisfy the Willow Hall grade-plane criteria per SDCI requirements.
- Satisfy Mason Road, road width criteria east of Haggett Hall per SFD requirements.

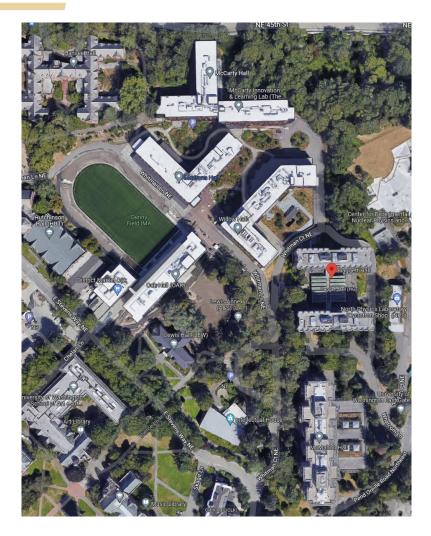
## **PHASE 2 PROJECT**

### Proceeds upon Board of Regents approval in Fall 2023

### Permitting and Construction of new Haggett Hall

 Conform with UW and Housing and Food Services (HFS) design standards and integrates with the surrounding North Campus residences

## **REPLACEMENT HAGGETT HALL**











Current Funding:\$22,500,000Anticipated Funding:\$142,500,000 (per BOR approval Fall 2023)Total Project Funding:\$165,000,000 (owner FFE included)

Anticipated Design-Builder Contract value of \$115 million exclusive of WA State sales tax

## SCHEDULE

Architect Selection Demo Design and Permitting Target Abatement Work Start Demolition and Site Work Start New Haggett Hall Complete

\*Based on current cash flow

Jan 2023 – Mar 2023 Start Jan 2023 Q3 2023 Q2 2024 No Later Apr 2027\*

## **ARCHITECT SELECTION: PART 1**

### **Primary Pool of 23 Firms Comprised of:**

- > UWAC Recommend List
- > All DJC Advertisement Responders

### **Evaluation:**

- > 5 Firms did not confirm interest to submit
- > 18 remaining firms scored/ranked by Andersen and UW teams based on portfolios
- > **Scoring Yielded 12 Firms to receive the RFQ** 
  - ARO; Collins Woerman; Deborah Berke Partners; EHDD; Gensler; Hanbury; Hewitt; KT+GGLO; Lever; Mahlum; Mithun; Weber Thompson

## **ARCHITECT SELECTIO: PART 2**

### **Evaluation of Secondary Pool of 12 Firms:**

- > **1** Firm withdrew intent to submit
- > 11 remaining firms scored/ranked by Andersen and UW teams based on RFQ's.
- > **Scoring yielded 4 firms to participate in office visits** 
  - EHDD
  - KT + GGLO
  - Mahlum + DBP
  - Mithun

## **ARCHITECT SELECTIO: PART 3**

### **Evaluation of Tertiary Pool of 4 Firms:**

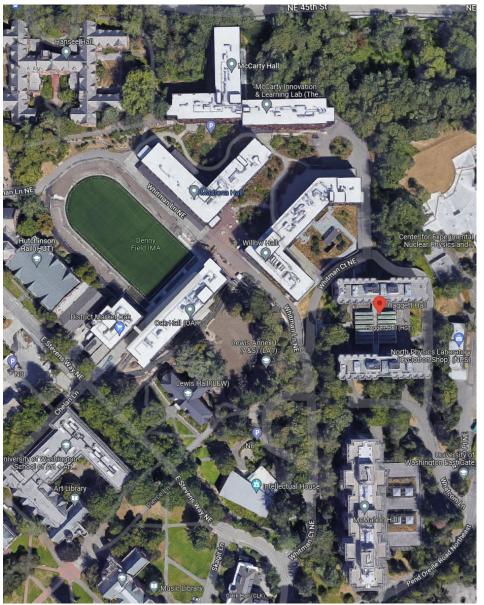
- > 4 remaining firms scored/ranked by Andersen and UW teams based on RFQ's and office visits.
  - Approach to Project
  - Approach to Design-Build
  - Team Dynamic and integration with Andersen and UW
  - Applicable experience and Big Ideas
- > Scoring yielded 3 firms to participate in today's UWAC meeting
  - EHDD
  - Mahlum +DB
  - Mithun

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## **Questions?**