

# UNIVERSITY OF WASHINGTON ARCHITECTURAL COMMISSION

3/14/2022

**Project Title** UWMC Montlake Membrane & Landscape Replacement PDG Project # 207507

**Project Manager** Ibo Sezgin – Project Manager, Project Delivery Group, UW Facilities

**UW Medical Center** Marty Francois – Director, Design and Construction Management

**Design Team** Robert Smith – Principal , LMN

Lara Rose – Principal, Walker Macy

Eric Marsh – Project Executive, Skanska

**Project Phase** Schematic Design Review

## Goals & Objectives

- Provide a complete and long-term solution to the ongoing threat of water infiltration underneath the Northwest and Main Entry Courts of UWMC Montlake Campus and School of Medicine.
- Provide for pedestrian and bicycle movement throughout this area in a manner which provides universal access throughout, minimizes conflicts and congestion, and optimizes the use of valuable campus open space for a diversity of uses.
- Develop courtyards to serve UWMC and the School of Medicine patients, visitors, staff, students and pedestrians. The exterior program must support UWMC identity and multimodal access, provide outdoor gathering areas, transitional areas to accommodate bike storage, comfortable waiting areas, and access to a contemplative garden experience.
- Develop pleasant views for building occupants both inside and outside the building.
- Provide strategic phasing to maintain 24/7 continuous access to the facility, minimize impacts to regular operations during construction, ensure uninterrupted clinical and research operations below construction areas, protect sensitive and critical equipment, protect the site from the elements during construction, and implement an effective traffic control plan for continuous flow of traffic.

## Project Scope

The existing waterproofing membrane underneath the Northwest and Main Entry Courts is beyond its service life and failures have been an ongoing challenge to operations, equipment, and patient care for UWMC and SOM. The scope of this project will include demolition of existing hardscape, excavation to expose existing waterproofing, and complete replacement of the existing waterproofing membrane, flashings, and associated systems. The project scope will also include new landscape and hardscape improvements to enhance the visitor, patient, and staff experience, and are visually pleasing when viewed from above. Developing safe, effective, and attractive solutions for a dense interface of pedestrians, cyclists, cars, and transit is a key aspect of the project. The project will require a multi-phased approach to allow for continuous access to the Medical Center.

**Target Budget** \$51,000,000

<b>Anticipated Schedule</b>	Planning	November 2020 – July 2021
	Project Definition	August 2021 – November 2021
	Design & Preconstruction	November 2021 – August 2022
	Construction	July 2022 – July 2025
	Closeout	August 2025 - February 2026

**Delivery Method** Progressive Design-Build

**Attachment** Project Site Plan & Isometric View of Below Grade Levels