

UNIVERSITY *of* WASHINGTON

208772

Welcome Center Architect Selection Process

University of Washington Architectural Commission
June 09, 2025



Team Introductions – Slating Committee

UW Client Representative

Paul Rucker

Vice President for Alumni & Stakeholder
Engagement (ASE), PEC Chair

Lease Crutcher Lewis Representatives

Joe Neilsen Project Executive

Scott Akre Sr. Preconstruction Manager

Josh Thompson Project Manager

Eva Talbot Sr. Design Construction Integrator

UW Facilities Representatives

Kristine Kenney

Exec. Director of Campus Architecture & Planning
Campus Landscape Architect

Sydney Thiel

Assistant Director, Associate Architect
Campus Architecture & Planning, UW Facilities

Anuja Mohare

Facilities Account Manager, Campus Architecture + Planning

Shane Ruegamer

UW Project Delivery Group, Director

Josh Distler

UW PDG, Project Manager





Presentation Agenda

1. Project Parameters - Review

Problem Statement & Goals

Project Scope

Site

Budget & Overview Schedule

2. Architect Selection Process

Letters of Interest, Requests for Qualifications

Proprietary & Slating Committee Interviews

Finalist Firms



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Project Parameters





Problem Statement

The proposed Welcome Center will be a vibrant, inspiring place housing a variety of uses, including the UW Visitors Center, the starting point for campus tours and prospective student programming; the alumni center and UW Alumni Association (UWAA) programming; community and neighborhood programming; event, conference, and lecture space; University-branded retail sales; and social space for casual gatherings - all in addition to supporting an improved prospective student and visitor experience.



Project Goals

- Serve as a front door/porch/anchor for the University
- Connect the public to the University's mission, vision and values
- Be the key curator of first impressions for the recruitment and retention of prospective students, faculty, and staff
- Serve as a comprehensive public engagement and discovery center
- Establish a launching place from which to begin your relationship with the University
- Provide a permanent campus home for the University's 600,000 alums and the UWAA's diverse programs, services and activities

Project Scope

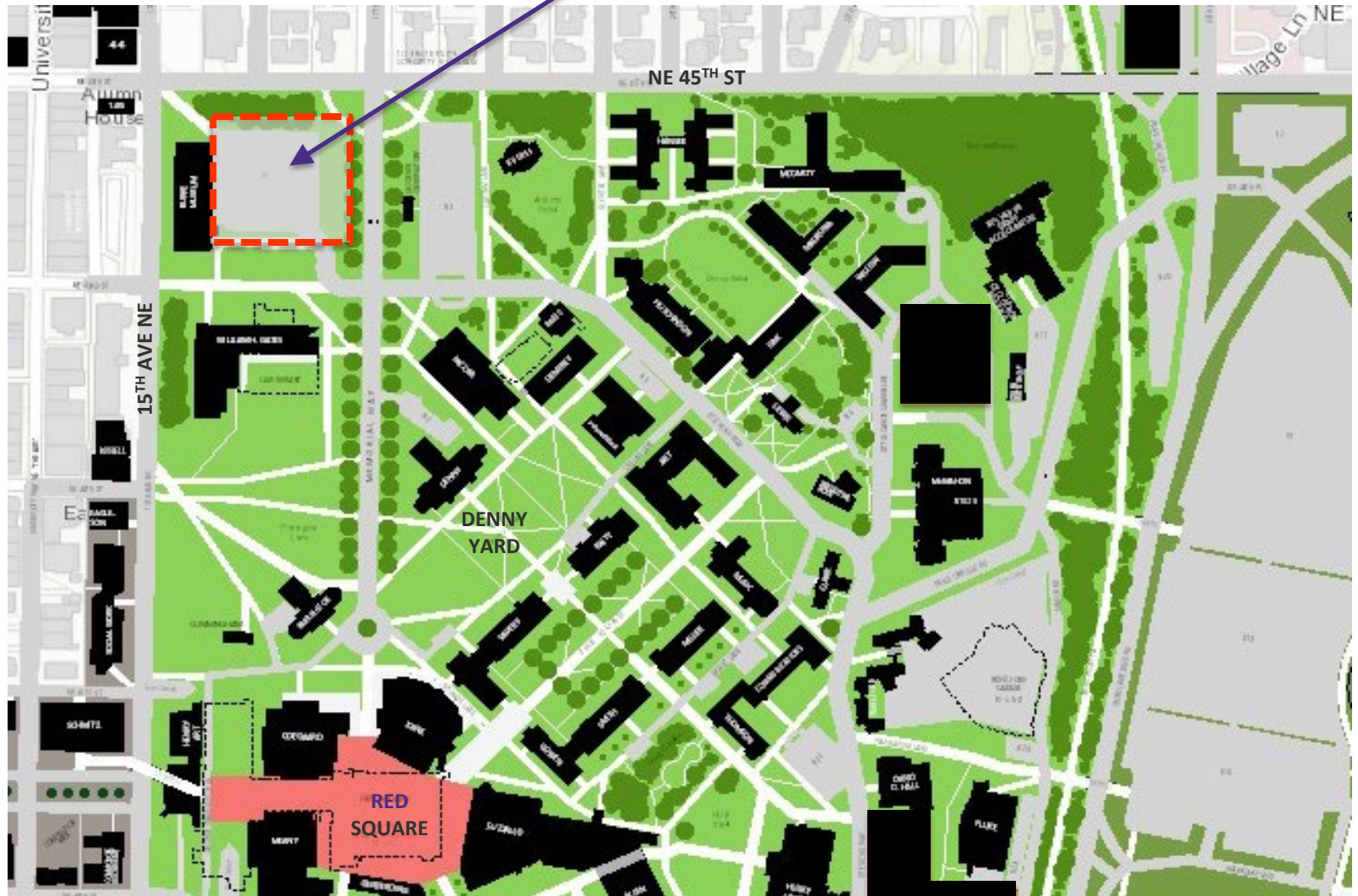
Scope

- the starting point for campus tours and prospective student programming
- the alumni center and UW Alumni Association (UWAA) programming
- community and neighborhood programming
- event, conference, and lecture space
- University-branded retail sales; and
- social space for casual gatherings
- programmed exterior plaza
- extensive story-telling exhibit experience describing past, present and future of University
- 30,000 – 33,000 GSF facility

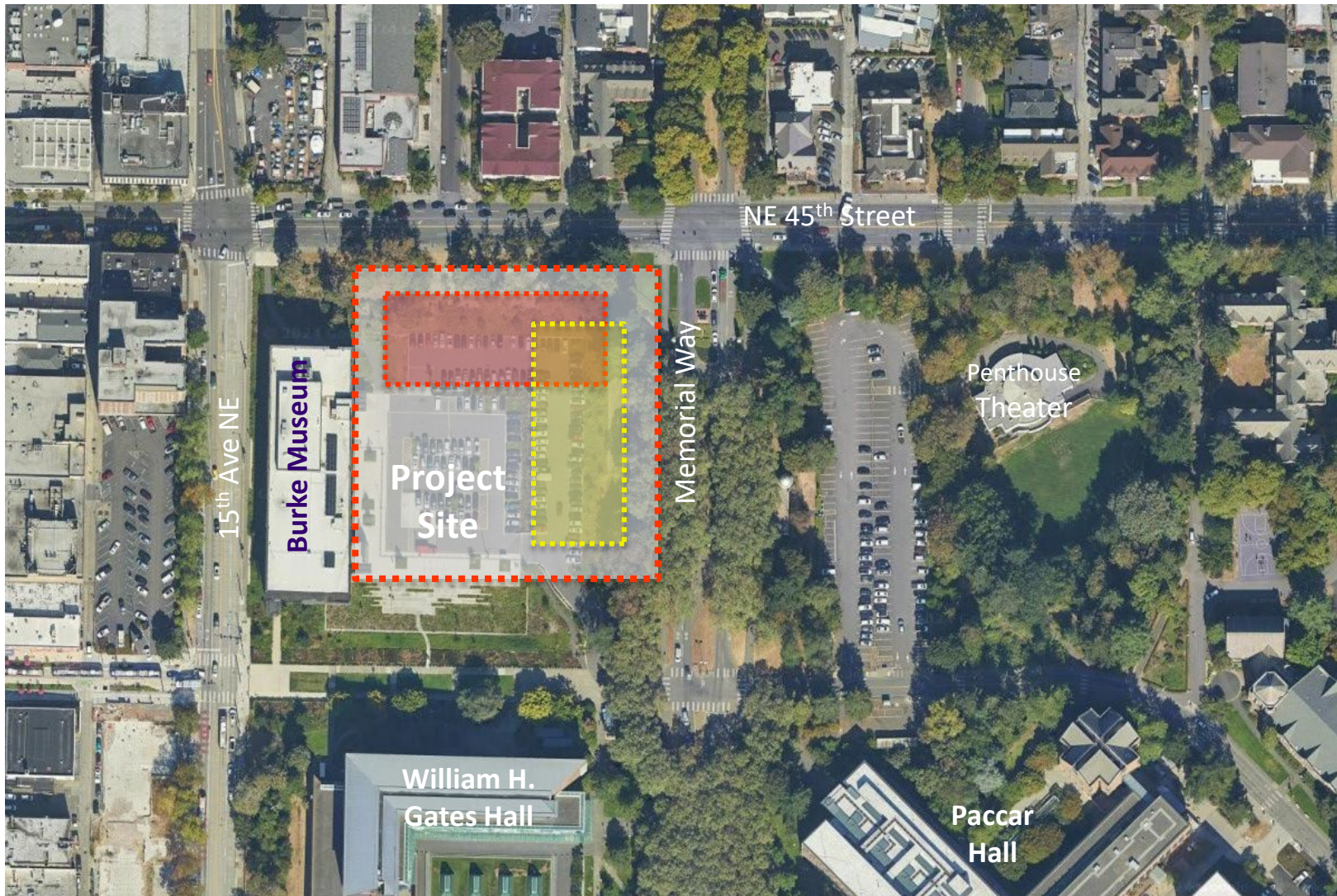
Broad Program

- | | |
|----------------------------|-------------------------------|
| • Meeting/gathering spaces | • Exhibit/interpretive spaces |
| • Administrative offices | • Building support |
| • Collaboration spaces | • Catering/cafe |

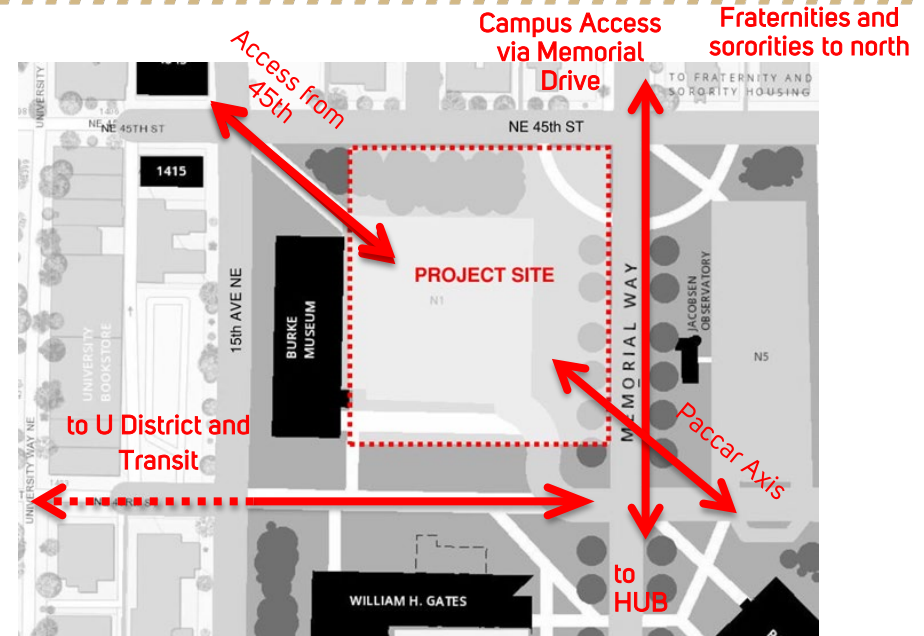
Project Location



Site vs Building Footprint



Campus Integration



Preserve and Strengthen the Campus Built Environment

Respect the collegiate character of the campus while mediating the adjacent urban fabric.

Create Connections

Create and clarify connections and Universal Access between the campus' urban edge condition and the campus interior. Draw visitors in graciously, provide the start of a legible path to further explore.

Prioritize a Campus-First Design

Design the building and site to prioritize the pedestrian experience. Maximize pedestrian arrival and campus experience while thoughtfully locating/minimizing vehicular access and service.

Embody Pacific Northwest Character

Amplify the lush, evergreen, Pacific Northwest character that draws people to our region and the UW. Facilitate the unique place-specific relationships between people, ecosystems and climate.

Lead on Sustainability including use of long-term sustainability strategies and infrastructure investments

Project Budget & Schedule

Predesign expenses	\$ 1,416,000
Owner soft costs	\$ 15,000,000
<u>Design-Build budget</u>	<u>\$ 45,000,000</u>
TOTAL PROJECT BUDGET	\$ 61,416,000

WE ARE HERE

SCHEDULE

CALENDAR YEAR	2024				2025				2026				2027				2028			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Feasibility																				
DB Team Selection																				
Design and Permitting																				
Construction																				

Substantial Completion
Summer 2028

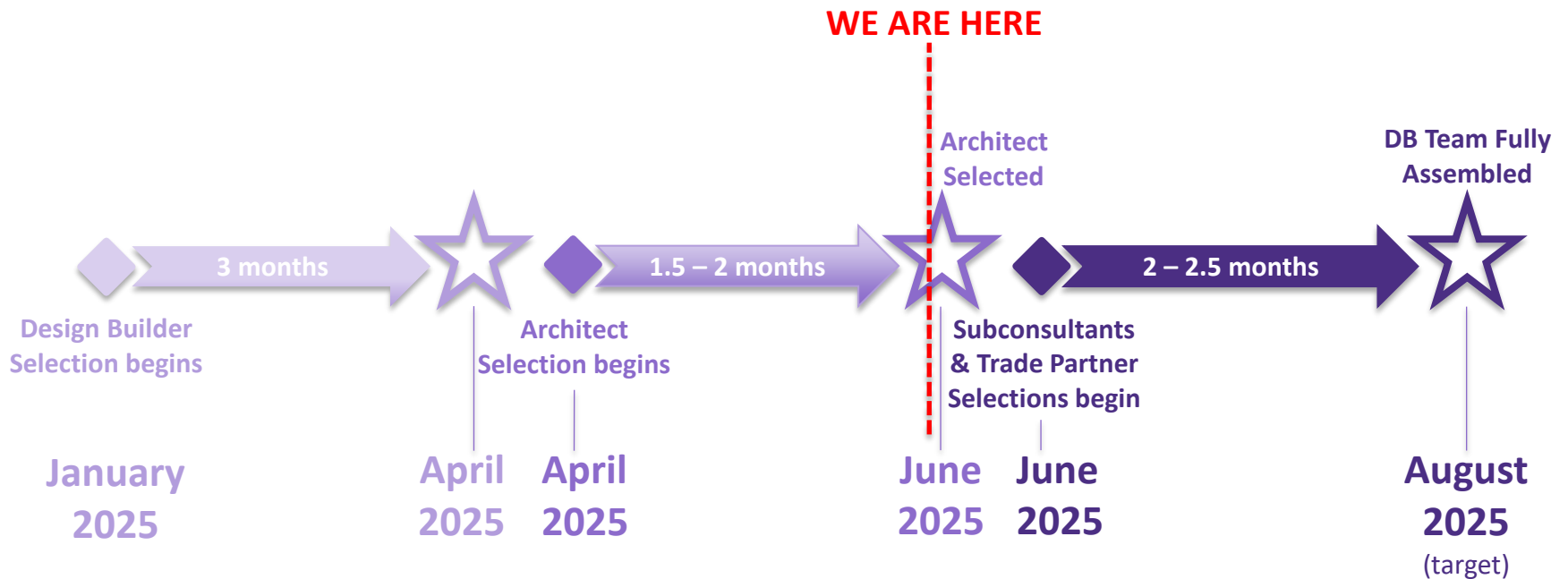
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Designer Selection Process & Guidance



Design-Build Partner Onboarding

Overall Schedule



Architect Selection

Process and Schedule



Steps the Architects have been through thus far:

Step 1: Invited RFQ Process (10 firms) with proprietary meetings with Lease Crutcher Lewis (LCL)

Step 2: Slating Committee Interviews (5 firms)

Final Step:

Step 3: UWAC Interviews (3 finalists)

Step 1: Invited RFQ Process

Solicited to 10 firms.

- Prepared by Slating Committee with preliminary guidance from UWAC (prior to LCL selection)
- Guidance reviewed by LCL and Slating Committee, additional firms discussed*

Firm	Location	Letter of Interest	RFQ Response
GOA	New Haven		✓
Leers Weinzapfel Associates	Boston	✓	✓
Lever	Portland	✓	✓
Michael Maltzan Architecture	Los Angeles	✓	✓
NADAAA	Boston		✓
Olson Kundig	Seattle	✓	✓
Studio Gang	Chicago/ SF	✓	✓
Studio Tsien	New York		✓
Weiss Manfredi	New York		
WORKac*	New York		✓



Architect RFQ Evaluation Criteria

A Portfolio of Design Excellence

Consistent with the UWAC Guidance of Design Excellence

Relevant Project Experience

Experience design for programs with flexible gathering spaces and significant integration of site and interpretive scopes

Equity & Inclusion

Experience creating welcoming and equitable higher education environments

Design-Build Experience, Team Fit, and Culture Alignment

Previous experience or clear ability to work within a Design-Build project delivery model

Team Members

Resumes & Qualifications

Step 2: Slating Committee Interviews

“Short List” of 5 firms advanced to Slating Committee interviews

- The 5 highest ranked firms following the written SOQ evaluation were invited to participate in Slating Committee Interviews

Firm	Location	Letter of Interest	RFQ Response	Shortlist
GOA	New Haven		✓	✓
Leers Weinzapfel Associates	Boston	✓	✓	✓
Lever	Portland	✓	✓	
Michael Maltzan Architecture	Los Angeles	✓	✓	
NADAAA	Boston		✓	✓
Olson Kundig	Seattle	✓	✓	✓
Studio Gang	Chicago/ SF	✓	✓	
Studio Tsien	New York		✓	✓
Weiss Manfredi	New York		✓	
WORKac*	New York		✓	



Slating Committee Office Visit Evaluation Criteria

Design Excellence

Portfolio of Building Expression, Site Design, Storytelling/Exhibit Integration, Materiality, and Innovation

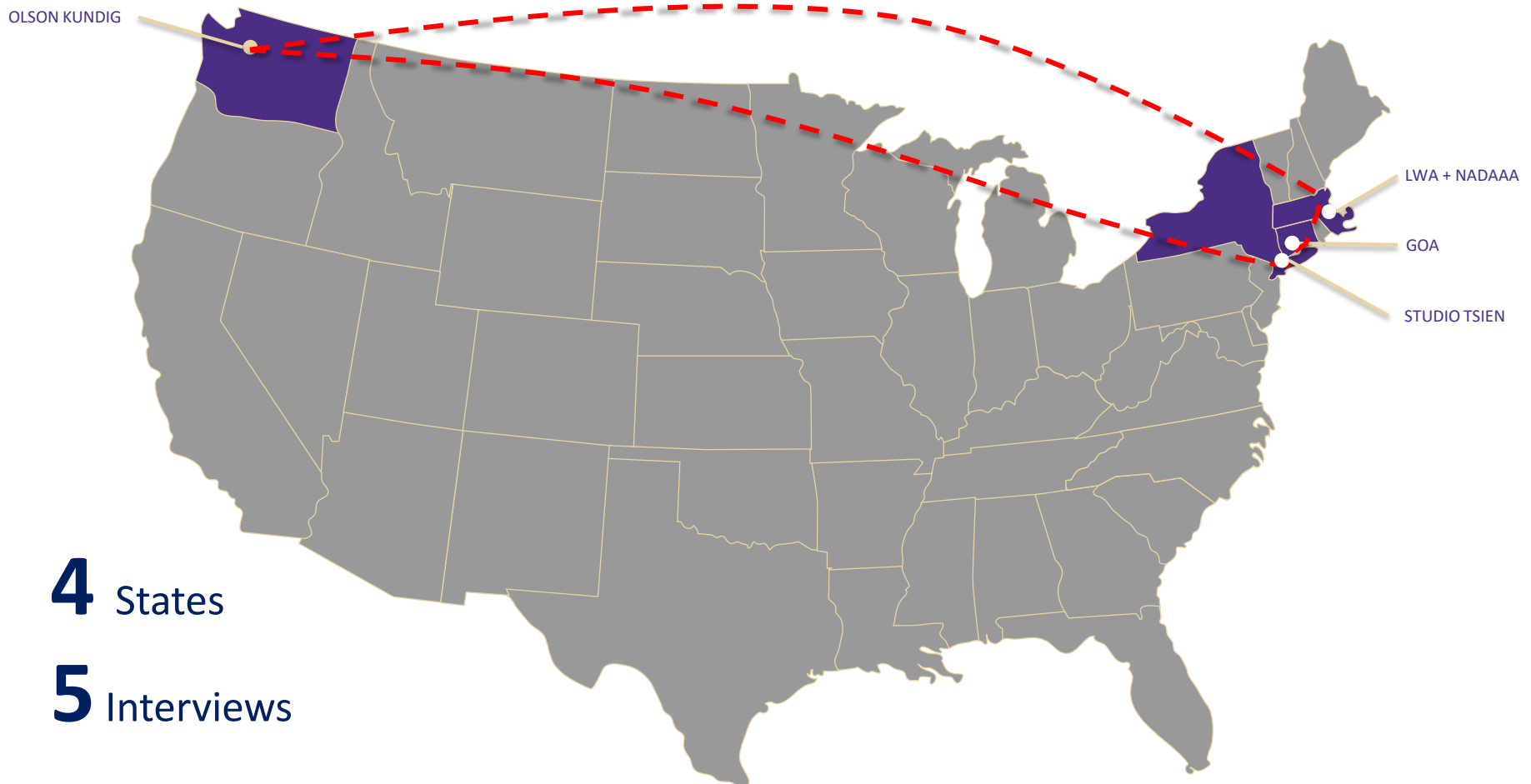
Teaming & Collaboration

Firm Culture, Proposed Team Structure; Inter- and Intra-team Interactions and Communication, Sense of D-B delivery & client/project Comfort and Fit

Work Performance

Tools to Engage & Collaborate esp. in Project Definition Phase, Stakeholder Consensus Building; TVD + Budget Alignment Skills; Design Documentation Abilities; Construction Administration Strategies

Slating Committee Interviews



4 States

5 Interviews

In-Person & Remote Slating Committee Attendees

Step 3: Finalists for UWAC Interviews

Finalist Firms

- The 3 Highest ranked firms have been invited to interview with the UWAC

Firm	Location	Letter of Interest	RFQ Response	Shortlist	Finalist to UWAC
GOA	New Haven		✓	✓	✓
Leers Weinzapfel Associates	Boston	✓	✓	✓	
Lever	Portland	✓	✓		
Michael Maltzan Architecture	Los Angeles	✓	✓		
NADAAA	Boston		✓	✓	
Olson Kundig	Seattle	✓	✓	✓	✓
Studio Gang	Chicago/ SF	✓	✓		
Studio Tsien	New York		✓	✓	✓
Weiss Manfredi	New York		✓		
WORKac*	New York		✓		



Slating Committee Observations

General Observations

Strength of Portfolio

Strength of Team

Office Culture

Firm Observations

GOA

Studio Tsien

Olson Kundig



Slating Committee Observations

General Observations

Strength of Portfolio

Strength of Team

Office Culture

Firm Observations

Studio Tsien

GOA

Olson Kundig

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Thank you

