UW - Project Delivery Group:
Jeannie Natta
Lara Sirois

Design-Build Team:
Duncan Howard, Lease Crutcher Lewis
Pearl Kang, Hennebery Eddy Architects
Vinita Sidhu, SiteWorkshop
TODAY’S AGENDA

Introductions 9:00 to 9:05 am
Project Goals & Overview 9:05 to 9:15 am
Site Analysis & Concept 9:15 to 9:40 am
Compulsory & Historic Work 9:40 to 9:55 am
Program & Space Planning 9:55 to 10:00 am
Q+A 10:00 to 10:15 am
Project Goals & Overview
The Anderson Hall Renovation will celebrate the building’s historic significance while embodying the collaborative and innovative spirit of the School of Environmental and Forestry Sciences. This will be achieved by maximizing programmatic improvements within the limitations of the available budget, balancing program and infrastructure needs (including accessibility upgrades and targeted seismic and system upgrades as able).

1. To provide welcoming and inclusive spaces enabling the brightest minds in science to work across disciplinary boundaries
2. To modernize classroom and office space, supporting impactful research cultivating a sense of community
3. To create flexible learning environments that promote innovation, engineering, and analysis in support of forest-dependent industries and culturally significant uses by Western and Indigenous population
4. To respectfully, thoughtfully, and strategically renovate this historic building
5. To strategically reinvigorate the plaza between Anderson Hall, Winkenwerder Hall & Bloedel Hall
Design-Build Contract: $28 million
Total Project Budget: $41 million

Project Definition: June 2023 to December 2023
Design/Preconstruction: October 2023 to June 2024
Construction: June 2024 to December 2025
Occupancy: December 2025
Site Analysis & Concept
EXISTING SITE ACCESSIBILITY CHALLENGES

**KEY**
- Accessible Campus Connections
- Accessible Paths
- Non-Accessible Paths
- Stair barrier

**EXISTING SITE ACCESSIBILITY CHALLENGES**

- Anderson Hall - N entrance
- Anderson Hall - SW entrance
- Central courtyard - heaving pavers
EXISTING SITE INVESTIGATIONS

Bus Stop @ Stevens Way

Crossing @ Stevens Way, connection to Medicinal Herb Garden and Drumheller Fountain

Connection to Rainier Vista

Unsafe/inaccessible connection to Bus Stop @ Stevens Way

Secured Bike Shelter

Connections to Burke Gilman

Modernist Courtyard — primary routes

FFE 97.80'

FFE 97.50'

FFE 94.54'

FFE 84.47'

FFE 84.46'

FFE 84.64'

FFE 87.28'

FFE 84.64'

FFE 84.47'
- How can a forest focused planting concept support the historic renovation requirements of Anderson Hall and provide educational opportunities for SEFS students?
- Planting design will aim to highlight the various stages of forest growth - demonstrating both natural and managed processes.
- Through capturing different phases of forest growth, the site planting can support building renovation and increased biodiversity/resilience.
Project goal to increase campus habitat/biodiversity by providing additional landscape typologies. Existing Informal Green can be transformed into native meadow, enhancements can be made to Woodland Groves, and a learning/demonstration focused garden can be added.

MEADOW/PIONEER SPECIES
Native meadow/prairie plants
Experiential qualities: open, welcoming, supports historic facade visibility and longevity

WOODLAND/INTERMEDIATE + CLIMAX SPECIES
Native/adapted forest understory planting, existing mature trees
Experiential qualities: rich habitat demonstrating regenerative natural processes/cycles on forest floor

LEARNING/DEMONSTRATION GARDEN
Opportunity for planting ‘vignettes’ demonstrating topics of interest to SEFS
Experiential qualities: planting experience that draws people into the details of the landscape, encourages lingering and gathering in this communal space.

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CURRENT SITE CONCEPT - PLANTING

Meadow
Demonstrate early forest succession and provide habitat and host plants for native species.

Stumps and snags are key elements in maintaining biodiversity.

NW forest understory plantings create a rich tapestry of texture and color.

Demonstration Garden
Create a unique landscape experience that supports a sense of discovery.

Seasonal color and texture that provides habitat and maintains visibility of historic facade.

Woodland
Multi-layered forest including a focus on a regenerative forest floor.

NW forest understory plantings create a rich tapestry of texture and color.
CURRENT SITE CONCEPT - LIGHTING & MATERIALITY

Lighting Considerations
- Exterior and site lighting to address code requirements and safety concerns
- Dark sky compliant
- Reduce the types of light poles used in this area of campus and utilize the UW standard light pole
- Refurbish historic exterior light fixtures at north building entry
Compulsory & Historic Work
LANDMARK DESIGNATED ENCLOSURE
ENCLOSURE ASSESSMENT & RECOMMENDATION

LEGEND

MATERIALS
- Brick Masonry
- Cast Stone
- Slate Roof
- Copper cresting
- Original steel window
- Replacement window/door

CONDITIONS
- Leaded glass repair/stabilization required
- Exterior water damage
- Interior water damage
- Plants in contact with building

GENERAL NOTES
1. Clean brick and cast stone using the gentlest means possible (water or steam), no chemical cleaners. D2 Biological Solution at sky-facing surfaces for biogrowth.
2. Prep and paint all steel window sash and frames.
3. Remove tree and plants in contact with the building.

LOCATION KEY

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LOCATION KEY

Remove non-compatible plywood shed structure. If equipment requires an enclosure, the design will need to meet the Secretary of the Interior’s Standards for compatible additions.

Prepare and paint metal railings.

Resecure loose slates, do not disturb underlayment, maintain existing flashings, assume 5%.

Replace bowed window sash, typ this bay.

Replace existing membrane with new gutter liner and flashing system.

Resecure loose slates, do not disturb underlayment, maintain existing flashings, assume 5%.

Leaded glass repair/stabilization required.

Exterior water damage.

Interior water damage.

Plants in contact with building.
Leaded glass repair/ stabilization required

Exterior water damage

Interior water damage

Plants in contact with building

Brick Masonry

Cast Stone

Slate Roof

Copper cresting

Original steel window

Replacement window

INTERNAL DOWNSPOUT:
Scoping confirmed minimal corrosion and 52' of clear pipe

Copper cresting in good condition

Resecure loose slates, do not disturb underlayment, maintain existing flashings, assume 5%

Replace existing membrane with new gutter liner and flashing system

Remove sealant from cast stone joints, repoint with mortar, typ

Replace/patch spalled bricks (2 locations)

Remove ivy remnants

Repaint at coping stones

Carefully remove mastic spill from cast stone

Spot point where mortar is missing at parapet (1 locations)

Remove plants from joint

Resecure loose slates, do not disturb underlayment, maintain existing flashings, assume 5%
Resecure loose slates, do not disturb underlayment, maintain existing flashings, assume 5%
Replace existing membrane with new gutter liner and flashing system
Remove vent and repair glass pane
Repaint sheet metal infill at 3 vents
Replace/patch spalled brick (3 locations)
Replace sealant from cast stone joints, repoint with mortar, typ
Repair sky-facing cracks in cast stone
Replace sealant at replacement window
Reinstate historic entry

Leaded glass repair/stabilization required
Exterior water damage
Interior water damage
Plants in contact with building

1. Clean brick and cast stone using the gentlest means possible (water or steam), no chemical cleaners. D2 Biological Solution at sky-facing surfaces for biogrowth.
2. Prep and paint all steel window sash and frames.
3. Remove tree and plants in contact with the building.
- Seismic reinforcement of brick and cast stone elements above building entries
- Improve thermal performance of building enclosure by adding insulation on the interior of non-landmark designated spaces and at 3rd Floor ceiling
ADDITIONAL COMPULSORY WORK

- Improved Accessibility:
  - New elevator providing access from Ground Floor through the 3rd Floor
  - New ramp to access lower level of the Ground Floor
  - Gender neutral accessible restrooms
- HVAC system upgraded to meet Code
- New sprinkler system
- Seismic upgrade to building structure to meet Code
NOT TO SCALE

Second Floor

ZONE 1 - HIGH VALUE
Significant spaces worthy of preservation (if intact) and restoration (if not). Alterations may have occurred over time but do not preclude zoning an otherwise significant space as a restoration zone, as long as the space remains essentially intact and can be restored without extensive reconstruction.

ZONE 2 - MODERATE VALUE
Spaces of secondary significance that contain historic materials or features worthy of preservation. Rehabilitation zones may also include spaces where alterations have occurred but significant original materials remain.

ZONE 3 - LOW VALUE
Spaces that do not contribute to the significance of a building, such as attics, basements, utilitarian office space, and areas which have been so altered that little or no original material or design remains.

ADDITIONAL COMPULSORY WORK - SEISMIC UPGRADE

Second Floor

NOT TO SCALE
LANDMARK DESIGNATED INTERIOR SPACES

1st Floor Historic Entry Foyer and Central Corridor

2nd Floor Historic Auditorium

2nd Floor Historic Reading Room

Historic Stairs
NORTH ENTRY & 1ST FLOOR CENTRAL CORRIDOR

- Retain groin vaults and shape of entry vestibule and central corridor
- Repair plaster and repaint decorative plaster groin vaults
- Replace lighting
- Clean/buff historic terrazzo floors
HISTORIC STAIRS

- Retain historic stair
- Address non-compliant handrail/guardrail
- Replace lighting
- Replace ceiling soffits
- Maintain existing volume, wall locations and historic elements
- Refresh of all finishes
- Repair of historic finishes
- Modify instructional area to meet UW requirements
- Reinforcement of original hollow clay tile walls & exterior masonry/stone anchorage
- Replace non-historic light fixtures with simple, contemporary light fixture
- Consider uplight component to highlight decorative wood ceiling
- Maintain existing volume, wall locations and historic elements
- Refresh of all finishes
- Repair of historic finishes
- Reinforcement of original hollow clay tile walls & exterior masonry/stone anchorage

HISTORIC FOREST CLUB ROOM - RECOMMENDATIONS
Program & Space Planning
TARGET PROGRAM

Proposed Program

Existing Program

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<th>Proposed</th>
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Collaborative spaces and research centers and labs are centralized to encourage cross-pollination of students, research staff and faculty:

- Instructional spaces are on each level
- Labs/interest groups are clustered around SEFS commons
- SEFS spaces are on lower floors
Q + A