

UNIVERSITY OF WASHINGTON ARCHITECTURAL COMMISSION
5/6/2024

Project Title	Haggett Hall Demolition and Replacement	
CPD Project #	207313	
Project Manager	Patrick Finnell	Account Manager Kristine Kenney
Design Team	Design-Build Team: Andersen Construction and Mahlum + TenBerke Landscape: GGN	
Action	50% Design Check-In (Final UWAC check-in)	
Goals & Objectives	<p>Safely abate & demolish the existing Haggett hall, providing a 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 and wellness center.</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 and demolition of the existing Haggett Hall and design and construction of a new Haggett Hall including site restoration. The replacement Haggett Hall design is to feature 6 over 2 podium construction designed to accommodate 800 student beds and communal spaces to support</p>	

equity and wellness and accommodate the storage needs of Housing and Food Services. To meet project timelines, demolition permit to be in-hand no later than December 5th, 2023 with abatement starting no later than January 2024. The new Haggett Hall is to be completed by Summer of 2027 with opening scheduled for the Fall Semester of 2027.

Target Budget \$196 Million

Schedule

50% Design	March 2024
70% Design and GMP	June 2024
Demo Completion	January 2025
New Construction Start	November 2024
New Haggett Hall Complete	May 2027

Delivery Method Design-Build

Attachments 50% Design Updates