ARCHITECTUAL COMMISSION
June 29, 2015

PROJECT SUMMARY: **UWMC Main Entrance Upgrade**

PROJECT NUMBER: **203747**

PROJECT MANAGER: **Ross Pouley**

ARCHITECT: **LMN**

ACTION REQUIRED: **Design Development Design Approval**

PROJECT DESCRIPTION:
The UWMC seeks to upgrade and modernize its main entrance on Pacific Street to create a more welcoming and accessible environment for patients and their families, and to better reflect its status as one of the nation's premiere academic medical centers. Goals for the project include improved visibility from Pacific Street, a lighter, more contemporary look and feel that will compliment the new inpatient bed tower, improved pedestrian and vehicular traffic flow and creation of a sense of arrival.

The design effort has been informed by and developed in context with the other developments in the Montlake vicinity, including the Sound Transit station, the renovated Husky Stadium, the SR 520 project, and the Montlake Triangle and Rainier Vista project. The project may be executed in phases, though the first phase is the only one which is scheduled and funded. This work includes the New Entry Drive, Canopy, Lobby, the water intrusion membrane repair, and the expansion of the Emergency Department below the new Lobby at Level 2 of the facility. The site, street, and frontage improvements in the Public R.O.W. at Pacific Street have been developed to a concept level of design in this project, but will not be carried further or constructed as a part of the current project due to funding.

- Estimated Project Budget: $22,300,000
- Design Phase January 2015- October 2015
- Construction schedule December 2015 – March 2017

DESIGN RELATED ISSUES:
This project presents an opportunity to coordinate the design of the new entry with major adjacent projects and to implement two critical components that interface with the UWMC Montlake Tower Phase II project that is currently under construction, namely the repair of the existing weather protection membrane that is failing, and the expansion of the Emergency Department on Level 2 beneath the proposed New Entry Lobby and Drive.

Major challenges will continue to be an expedited design and permitting schedule, and the rapid increase in construction pricing that is currently impacting the Puget Sound Region. The construction start date is critical to meet the target interface dates with the Montlake Tower Phase II construction and the work must be phased in a manner that maintains acceptable access to UWMC. Skanska was selected as the GC/CM for the project in late May and is working with the Design Team and the University on pricing and sequencing strategies.

PREVIOUS LANDSCAPE / ARCHITECTURAL COMMISSION ACTION:
A Predesign Analysis for the project occurred in 2011-2012 and the University Architectural Commission viewed the results of that original Predesign Analysis in June 2012. Shortly after the June 2012 presentation, the project was suspended by UWMC until March of 2014. When the project was restarted, LMN was re- engaged to validate the overall programmatic objectives and assess the feasibility and impacts of two new program elements: the repair of the existing weather protection membrane beneath the existing entry plaza and adding new space for an Emergency Department Expansion on Level 2 beneath the proposed New Entry Lobby and Drive configuration.

In March of 2015, both ULAC and the Architectural Commission provided Schematic Design Approval for the project.

ATTACHMENT: Site Plan