UW Architectural Commission
&
University Landscape Advisory Committee

Minutes Meeting
January 22 & 23, 2017

Sunday, January 22, 2017
Boardroom, 22nd floor
UW Tower, 4333 Brooklyn Ave NE

Present

☑	John Schaufelberger, Chair	Dean, College of Built Environments	Voting
☑	Richard Christie, Vice Chair	Associate Professor, Electrical Engineering, College of Engineering	Voting
☑	Linda Jewell	Partner, Freeman & Jewell	Voting
☑	Andrea Leers	Principal, Leers Wienzapfel Associates	Voting
☑	Cathy Simon	Design Principal, Perkins+Will	Voting
☑	John Syvertsen	Chairman, Board of Regents, American Architectural Foundation	Voting
☑	Riley Coghlan	Student Representative, College of Built Environments	Voting
☑	Rebecca Barnes	University Architect, Ofc of the University Architect	Ex Officio
☑	Charles Kennedy	Associate Vice President, Facilities Services	Ex Officio
☑	Kristine Kenney	University Landscape Architect, Ofc of the University Architect	Ex Officio
☑	Mike McCormick	Associate Vice President, Capital Planning & Development	Ex Officio
☑	Jeff Scott	Executive Vice President, Finance and Administration	Ex Officio
☎	Margaret Johnson, Chair	Principal, Johnson Southerland College of Built Environments	Guest
☑	David M. Anderson	Chair, Population Health Facility Project Executive Committee	Guest

Chair of the Architectural Commission and Dean of the College of Built Environments, John Schaufelberger, called the meeting to order at 2:00 p.m. The meeting agenda was approved unanimously; due to technical difficulties in distributing the minutes of the September 26, 2016 Joint UWAC and ULAC meeting, their approval was deferred to the April meeting. The Chair introduced Jeff Scott, Executive Vice President for Finance and Administration.

Commissioners were made aware that the regular annual meeting schedule will be amended, with meetings to be held in January, April, July, and October (dates will be confirmed via email).

North Campus Housing Phase IV(b): Oak and Haggett Halls
Requested Action: Predesign Update
Jon Lebo, Director, Major Capital Projects, CPD
Shane Ruegamer, Project Manager, CPD
Pam Schreiber, Director, Housing & Food Services
Rob Lubin, Associate Director, Housing & Food Services

Overview:

The North Campus Student Housing will revitalize the northeast campus precinct with new student housing and landscape improvements. Phase IV(b) proposes to demolish existing Haggett Hall and construct two new buildings, identified as Oak and Haggett Halls. Also, the project will reconstruct Denny Field as a lighted, artificial surface, all-season field with lights. Similar to Phase IV(a), the new student residence halls will feature 1-3 floors of concrete construction with 4-5 floors of wood frame construction above. The new buildings, combined, will have approximately 1,050 beds.

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The buildings will include lounges, community space, study rooms, regional amenities including games areas, student services, and a "great room" with a capacity for a 300-person banquet configuration. A 50-72 parking spaces will be located below Haggett Hall. Other work includes landscape, underground utilities and street improvements to Whitman Lane. The new resident halls in the North Campus will have a variety of room types for 2, 3, and 4 persons with *en-suite* bathrooms.

Project Forecasted Cost	$140M
Schedule	
Design	May 2016 – July 2018
Construction	July 2018 – June 2019 (Oak Hall)
	April 2019 – August 2019 (Denny Field)
	July 2018 – June 2020 (Haggett Hall)
Occupancy	August 2019 (Oak Hall)
	August 2019 (Denny Field)
	August 2020 (Haggett Hall)

Comments:

- The Commission lauded a well-conceived response to the complex challenges posed by the project, site and program.
- Design and programming must insure that the Great Room is activated at all times, and not just for special events. The Maple Great Hall is an excellent example, being utilized at all times of the day with University, outside entity, and student activities. Consider a fireplace or other feature to draw students at off hours.
- Explore moves to make the Market Café feels more like a volume that slides out of the main structure and less like an appendage.
- Beginning to create a language of sliding forms that might be implemented and repeated on the rest of Chelan Way, beginning with the McKenzie Hall replacement project.
- Extend the glazing of the Market Café, opening the ground floor of the west wing of Oak Hall to mirror the east wing's Great Room.

Action:

A motion was tendered and seconded to recommend approval of schematic design. The motion carried, unanimously.

Population Health Facility Site Selection

Requested Action: Information
Steve Tatge, Executive Director, Major Capital Projects, CPD
Jeannie Natta, Project Manager, CPD
Lyndsey Cameron, Principal Architectural Associate, OUA
David M. Anderson, Chair, Project Executive Committee

Overview:

The Population Health Facility will serve as a powerful catalyst for the University's new Population Health Initiative and be an idea laboratory and collaboration incubator. It will house the Institute for Health Metrics and Evaluation, the Department of Global Health, and elements of the School of Public Health, all of which will greatly benefit from close proximity. The facility will also provide central gathering spaces for faculty, students, staff, partners, and visitors from a wide range of disciplines across campus, the region, the nation, and the world to address important global health concerns.

Project Budget	$230,000,000
Schedule	
EIS	September 2016 – April 2017
Site Selection	September 2016 – April 2017
Design	February 2017 – June 2018
Construction	May 2018 – May 2020
Closeout	May 2020 – October 2020

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The Project will be delivered via Integrated Design-Build method. Site selection continues during the design build team selection process.

Comments:

- Site selection is further complicated by the approval procedures for the ongoing 2018 Campus Master Plan process.
- Site A
  - Advantages:
    - Contributes to the development of West Campus
    - Under 2018 CMP, site A2 allows for the most growth
    - Neighboring development sites allow for future growth
  - Disadvantages:
    - Loss of potential future development capacity, under current master plan
    - Odd site geometry
- Site B
  - Advantages:
    - Brings the collaborative nature of the program to main campus and interfaces with the community
    - The site offers prominence and visibility for the flagship initiative
    - Build-out would be the same under either the current or the 2018 Campus Master Plan
    - Opportunity to move poorly-utilized temporary buildings
    - Proximity to light rail station
  - Disadvantages
    - Will pose a challenge for extraordinary architecture, given its visibility, gateway position and proximity to the New Burke
- Site C
  - Advantages
    - The project would begin to fulfill the vision of the recent South Campus Study, acting as a magnet, changing the relationship of campus to the waterfront and increasing the value of the area.
  - Disadvantages:
    - Sequestered in the Health Sciences community
    - Perpetuates the series of walls along the waterfront
    - Would bury a high-profile initiative
    - Replacing parking

Population Health Facility Design/Build Team Interview Process
Requested Action: Information
Steve Tatge, Executive Director, Major Capital Projects, CPD
Jeannie Natta, Project Manager, CPD
Lyndsey Cameron, Principal Architectural Associate, OUA
David M. Anderson, Chair, Project Executive Committee
Michael Macintyre, Project Executive Committee

A Request for Qualifications (RFQ) to Design Builders was advertised on October 26. Questions were answered through addendum, so that all interested parties received the same information. On December 9 2016, the Project Executive Team reviewed all submitted proposals and selected three teams to be interviewed by the Architectural Commission: Sellen and LMN Architects, Hoffman and NBBJ, and Lease Crutcher Lewis, and Miller Hull Partnership. These finalists were asked to engage the Commission is a 90-minute collaborative process to demonstrate their team work plan.

Submittals of qualifications (SOQs), request for proposal (RFPs) responses, selection guidelines, a memo to Project Executive Committee (PEC) and UW Architectural Commission (UWAC) describing the process, the RFP evaluation form and the finalist interview schedule were distributed as digital documents on the UW Catalyst secure web site. Non UW Commissioners were issued a temporary UW net id in order to access the password-protected project site. Members of UWAC and the PEC were asked to review the Finalists' proposals and come prepared to participate in the evaluation discussion following the interviews on January 23.

The Capital Planning & Development office developed a new Integrated Design/Build contract, which will stipulate final cost, an agreed-upon compensation sum, identify chargeable costs and value added incentives, and specify shared risk and reward between

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owner, contractors and subcontractors. The successful finalist will work closely with the University in amending and finalizing the contract.

In the weeks preceding the interviews, the Project Executive Committee made office visits to each of the three finalist teams. Chair David Anderson, Committee member Michael McIntyre and Project Manager Jeannie Nata reported insights from these visits to the Commission. Voting members of UWAC and the Chair of the PEC were asked to complete a draft score sheet prior to the interviews on January 23. The scoring process was reviewed, along with the relative weights of the business equity scores, to be released after the interviews.

Comments:

- The UW project governance must insure that the project does not run over budget.
- The shared risk/reward structure of the contract provides ample incentive for the entire team to insure the project is within budget.
- The Owner's share of the rewards will be added back in to the project scope.
- In future, individual reference questionnaire should request not only the referent's name, but firm, role, project, and scope, to supply context.

The meeting was adjourned at 5:45 pm.

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Monday, January 23, 2017
Husky Union Building, Room 334
4001 E. Stevens Way

Architectural Commission

Present			
☑	John Schaufelberger, Chair	Dean, College of Built Environments	Voting
☑	Richard Christie, Vice Chair	Associate Professor, Electrical Engineering, College of Engineering	Voting
☑	Linda Jewell	Partner, Freeman & Jewell	Voting
☑	Andrea Leers	Principal, Leers Wienzapfel Associates	Voting
☑	Cathy Simon	Design Principal, Perkins+Will	Voting
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☑	Mike McCormick	Associate Vice President, Capital Planning & Development	Ex Officio
☐	Jeff Scott	Executive Vice President, Finance and Administration	Ex Officio

Project Executive Committee

Present		
☑	David M. Anderson, Chair	Executive Director, Health Sciences Administration
☑	Damon Fetters	Director, Engineering Services
☑	Uli Haller	Director of Finance & Administration, School of Public Health
☑	King Holmes	Director, Research and Faculty Development, Global Health
☑	Mary Fran Joseph	Associate Dean for Administration and Finance, School of Medicine
☑	Michael Macintyre	Director of Strategy & Special Projects, Institute for Health Metrics & Evaluation
☑	John Sutherland	Interim Director, Finance & Administration, Global Health
☑	Steve Tatge	Executive Director, Major Capital Projects, Capital Planning & Development
☐	Judith Wasserheit	Chair & Professor, Global Health

Population Health Facility Design/Build Team Selection Interviews
Requested Action: Team Selection Recommendation
Steve Tatge, Executive Director, Major Capital Projects, CPD
Jeannie Natta, Project Manager, CPD
Lyndsey Cameron, Principal Architectural Associate, OUA
Judy Giniger, Contracts Manager, CPD

The Commission was reconvened, Monday morning, January 23, 2017, at 8:00 AM, joined by the Population Health Facility Project Executive Committee (PEC) for the purpose of design/build team selection recommendation. Each of the three finalist teams chosen by the Project Executive Committee, Sellen with LMN Architects, Hoffman with NBBJ, and Lease Crutcher Lewis with Miller Hull Partnership, engaged the Commission in a 90-minute collaborative interview process to demonstrate their team work plan, which included presentations, interactive activities and question and answer periods.

The Commission and PEC then updated their previously completed score sheets to reflect impressions of the interviews, and were made aware of the teams' Business Equity scores, developed by Jim Evans, Assistant Director for Business Equity, Capital Planning & Development, and a select evaluation panel, as well as combined the Price Factor scores, developed from the percent spread of sealed-submittal architect and contractor fee structures.

After due deliberation, final scoresheets were signed and entered into a tabulating spreadsheet, and a motion was tendered and seconded to recommend the high scoring design build team, Lease Crutcher Lewis with Miller Hull for the Population Health Facility project. The motion carried, unanimously.

The meeting was adjourned at 5:30 PM.

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