ARCHITECTURAL COMMISSION
April 10, 2017

PROJECT: **North Campus Student Housing**

PROJECT NUMBER: **204350**

PROJECT MANAGER: **Shane Ruegamer**

ACTION: **North Campus Student Housing Phase IV(a) – Project Update**

PROJECT DESCRIPTION:

The North Campus Student Housing, Phase IV(a) replaces McCarty Hall with three new buildings, identified as building B, C and D on the attachment with occupancy planned for the start of Autumn Quarter 2018. The buildings will feature two floors of concrete construction with 5 floors of wood frame construction on top. The three new buildings will have approximately 1,800 beds.

A new dining facility in Building D will replace the dining currently located in McMahon Hall. This new dining facility will support the North Campus area. Other amenity program spaces include the regional desk, fitness center and learning resource center. The new resident halls in the North Campus will have a variety of room types for 2, 3, and 4 persons as well as suites with private bathrooms and floors where bathrooms are shared between multiple rooms.

Landscape improvements include new internal courtyards, a central urban plaza, new pedestrian access enhancing circulation between residential buildings, interconnections to the campus community, open spaces for passive and active recreational uses, and the relocation of a portion of Whitman Court road. The changes developed in Phase IV(a) along with Phase IV(b) will create a new character for this part of the campus that retains the woodland nature of the existing area, while better serving connections within and to the broader campus.

Project Budget	North Campus Student Housing Phase IV(a)	$240M
Project Forecast Cost		$255M

Schedule

Design	March 2015 – November 2016
Construction	February 2016 – August 2018
Occupancy	September 2018

Discussion Topics

- Budget Recovery Plan - $15.0M
- Architectural Revisions to help reduce the over run include: siding and metal canopies revisions.

PREVIOUS ARCHITECTURAL COMMISSION ITEMS:

• Architect Selection	September, 2013
• NCH Site Study	June, 2014
• Schematic Design Update	June, 2015
• Schematic Design Approval	September, 2015
• Design Development Approval	December 2015

ATTACHMENTS:

North Campus Housing Phase IV(a) & IV(b) Phased Site Plan

North Campus Housing Phase IV Rendered Site Plan