

ARCHITECTURAL / LANDSCAPE COMMISSION
January 22, 2018

PROJECT: Population Health Facility

PROJECT NUMBER: 205430

PROJECT MANAGER: Jeannie Natta

ACTION: Design Guidance

OBJECTIVE: The 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, and provide a 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 population health concerns.

PROJECT GOALS:

1. Foster collaboration and connectivity amongst those working within the facility, with other programs and with researchers at the UW, local and global partners, and students;
2. Promote healthy living within and around the new facility;
3. Design space that is flexible and adaptable to meet the evolving needs of IHME, DGH, and SPH;
4. Employ best practices in sustainable building to reduce energy and water use, lower life cycle costs, and improve occupant satisfaction and health; and
5. Support and further the institution-wide Population Health Vision.

PROJECT UPDATE

Design

The team reached a significant milestone at the end of December by submitting the Phase I permit set to the city. These drawings represented 50% design development for the site, core and shell and 100% schematic design for the interior fit out. Starting at the end of January the design build team will collocate for a full day each week. We plan to be full time in the "Big Room" this spring. The UW Process Partners in Facilities, Environmental Health and Safety, Information Technology, as well as the University Architect and Landscape Architect are teamed with their respective design build disciplines and encouraged to innovate and find the best design solutions. The result of this integration are intentional decisions about how we invest in the facility.

Budget

The integrated design effort is supported by the Target Value Design approach to the budget. Lease Crutcher Lewis and the trade partners provide real time estimates throughout the design process, allowing the team to recognize savings and adjust the budget as the design evolves.

The list below captures the changes to the base target scope and budget as a result of the design evolution.

- Building Massing reduced 10,000 GSF. This resulted in savings of \$675K
- MEP innovation recognized savings of \$600K
- Successful design progression resulted in reduced project contingency of \$975K
- Interior fit out budget decreased by \$1M to support enhanced exterior wall.
- Increase budget for exterior wall system by \$3.25M

These changes explain how the team responded to the desire for greater building modulation and an enhanced façade while maintaining the project budget. As the project progresses we are working toward continued savings and the ability to release project contingency in time to ensure the interior fit out achieves the project goals.

Schedule Update

The permitting process is a significant schedule driver. The City of Seattle permit review is taking longer than anticipated during project definition. We are currently 3 weeks behind schedule, and we will know more in March about other possible permit review delays. The following is an update on the permit process. We are on target to start abatement and demolition of the existing buildings in February 2018.

- Master Use Permit 1. Streamlined design guidance complete 6 weeks later than anticipated.
- 60% street improvement permit approved.
- Demolition permit submitted and approved.
- Early utility permit submitted.
- Shoring permit submitted.
- Below grade structural permit submitted.
- Building permit submittal scheduled for April 23, 2018.

Phase I Construction Schedule

February – Mid April, 2018	Demolition and clearing
April 25, 2018	Ground breaking ceremony
April – August, 2018	Below grade utilities, shoring and excavation
August 2018 – June 2019	Structure