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Haggett Hall Demolition and Site Restoration

UW Project #207313



**UWAC Meeting
March 6th, 2023**

TEAM INTRODUCTIONS

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MEETING OVERVIEW

- > **Project Overview**
 - **Scope**
 - **Budget**
 - **Schedule**

- > **Architect Selection Process**

SCOPE OF WORK

Abate, demolish, redesign and construct a replacement Haggett Hall utilizing single integrated design-build process.

Bring existing grades and roadways surrounding Willow Hall into SDCI and SFD compliance.

Provide a new Haggett Hall to include, fitness and wellness center, entry lounge areas and 800 Student beds.

HAGGETT HALL - SITE



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PHASE 1 PROJECT

Abatement and demolition

- Demo permit in-hand no later than December 5th 2023
- Abatement starting no later than January 2024
- Demolition starting no sooner than June 2024

Site Improvements

- Achieve deferred code compliance
 - > Satisfy the Willow Hall grade-plane criteria per the SDCI requirements.
 - > Satisfy Mason Road, road width criteria east of Haggett Hall per SFD requirements.

Design of new Haggett Hall

- New residence hall to seamlessly integrate with North Campus Housing area and expand on student community spaces

SITE IMPROVEMENT



Demolition of Haggett Hall will facilitate UW's ability to achieve outstanding code-compliance:

- Satisfy the Willow Hall grade-plane criteria per SDCI requirements.
- Satisfy Mason Road, road width criteria east of Haggett Hall per SFD requirements.

PHASE 2 PROJECT

**Proceeds upon Board of Regents approval in
Fall 2023**

Permitting and Construction of new Haggett Hall

- **Conform with UW and Housing and Food Services (HFS) design standards and integrates with the surrounding North Campus residences**

REPLACEMENT HAGGETT HALL



BUDGET

Current Funding: \$22,500,000
Anticipated Funding: \$142,500,000 (per BOR approval Fall 2023)
Total Project Funding: \$165,000,000 (owner FFE included)

Anticipated Design-Builder Contract value of \$115 million exclusive of WA State sales tax

SCHEDULE

Architect Selection	Jan 2023 – Mar 2023
Demo Design and Permitting	Start Jan 2023
Target Abatement Work Start	Q3 2023
Demolition and Site Work Start	Q2 2024
New Haggett Hall Complete	No Later Apr 2027*

***Based on current cash flow**

ARCHITECT SELECTION: PART 1

Primary Pool of 23 Firms Comprised of:

- > UWAC Recommend List
- > All DJC Advertisement Responders

Evaluation:

- > 5 Firms did not confirm interest to submit
- > 18 remaining firms scored/ranked by Andersen and UW teams based on portfolios
- > Scoring Yielded 12 Firms to receive the RFQ
 - ARO; Collins Woerman; Deborah Berke Partners; EHDD; Gensler; Hanbury; Hewitt; KT+GGLO; Lever; Mahlum; Mithun; Weber Thompson

ARCHITECT SELECTIO: PART 2

Evaluation of Secondary Pool of 12 Firms:

- > 1 Firm withdrew intent to submit
- > 11 remaining firms scored/ranked by Andersen and UW teams based on RFQ's.
- > Scoring yielded 4 firms to participate in office visits
 - EHDD
 - KT + GGLO
 - Mahlum + DBP
 - Mithun

ARCHITECT SELECTIO: PART 3

Evaluation of Tertiary Pool of 4 Firms:

- > **4 remaining firms scored/ranked by Andersen and UW teams based on RFQ's and office visits.**
 - Approach to Project
 - Approach to Design-Build
 - Team Dynamic and integration with Andersen and UW
 - Applicable experience and Big Ideas
- > **Scoring yielded 3 firms to participate in today's UWAC meeting**
 - EHDD
 - Mahlum +DB
 - Mithun

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Questions?