

# Anderson Hall Renovation

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University of Washington | UWAC

## **UW - Project Delivery Group:**

Jeannie Natta

Lara Sirois

## **Design-Build Team:**

Duncan Howard, Lease Crutcher Lewis

Pearl Kang, Hennebery Eddy Architects

Vinita Sidhu, SiteWorkshop

# TODAY'S AGENDA

Introductions	9:00 to 9:05 am
Project Goals & Overview	9:05 to 9:15 am
Site Analysis & Concept	9:15 to 9:40 am
Compulsory & Historic Work	9:40 to 9:55 am
Program & Space Planning	9:55 to 10:00 am
Q+A	10:00 to 10:15 am

# Project Goals & Overview

The Anderson Hall Renovation will celebrate the building's historic significance while embodying the collaborative and innovative spirit of the School of Environmental and Forestry Sciences. This will be achieved by maximizing programmatic improvements within the limitations of the available budget, balancing program and infrastructure needs (including accessibility upgrades and targeted seismic and system upgrades as able).

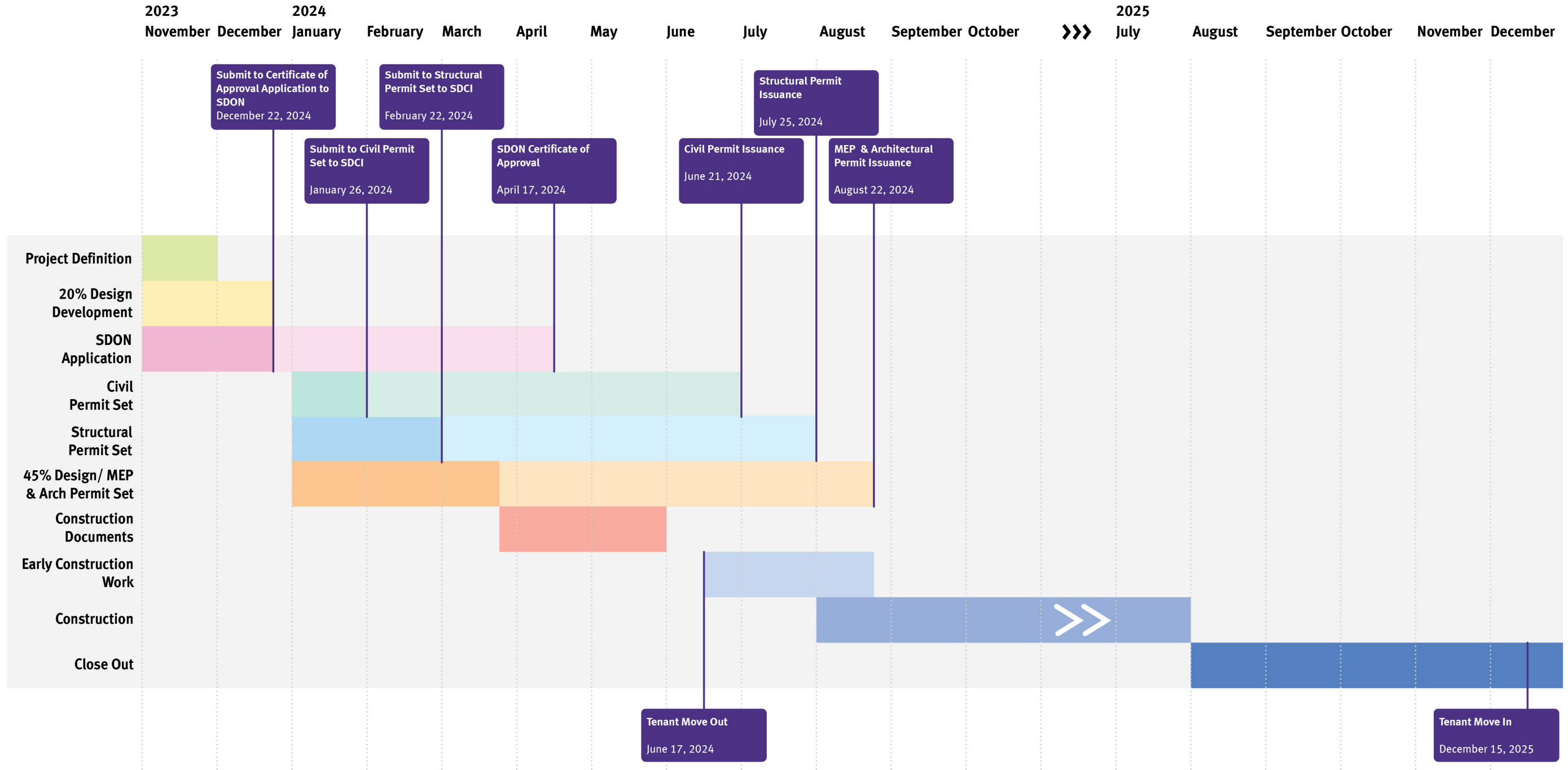
1. To provide welcoming and inclusive spaces enabling the brightest minds in science to work across disciplinary boundaries
2. To modernize classroom and office space, supporting impactful research cultivating a sense of community
3. To create flexible learning environments that promote innovation, engineering, and analysis in support of forest-dependent industries and culturally significant uses by Western and Indigenous population
4. To respectfully, thoughtfully, and strategically renovate this historic building
5. To strategically reinvigorate the plaza between Anderson Hall, Winkenwerder Hall & Bloedel Hall

# PROJECT BUDGET & SCHEDULE

Design-Build Contract: \$28 million  
Total Project Budget: \$41 million

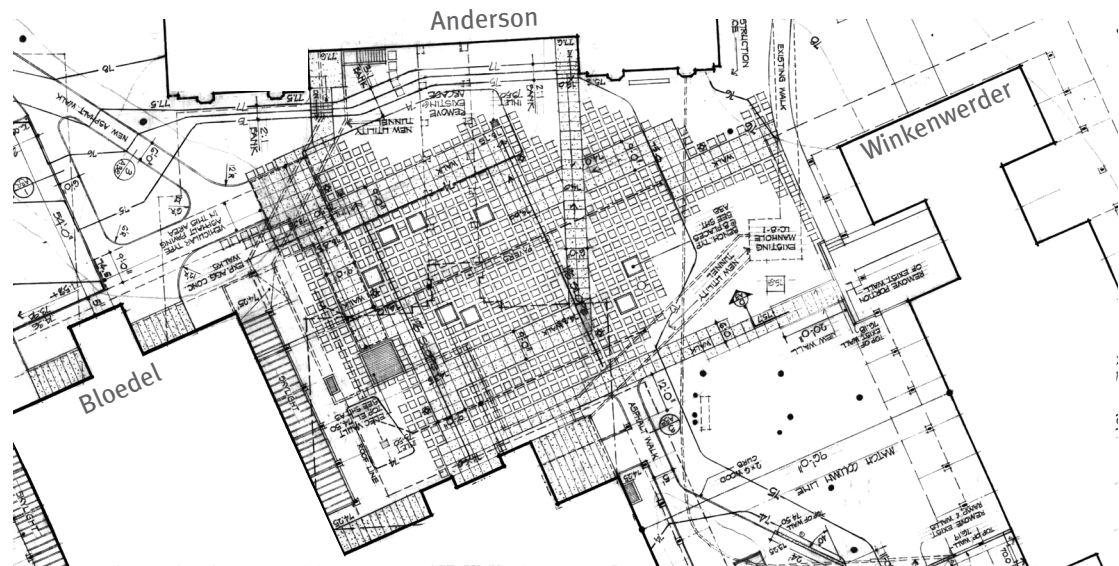
Project Definition: June 2023 to December 2023  
Design/Preconstruction: October 2023 to June 2024  
Construction: June 2024 to December 2025  
Occupancy: December 2025

# PROJECT SCHEDULE

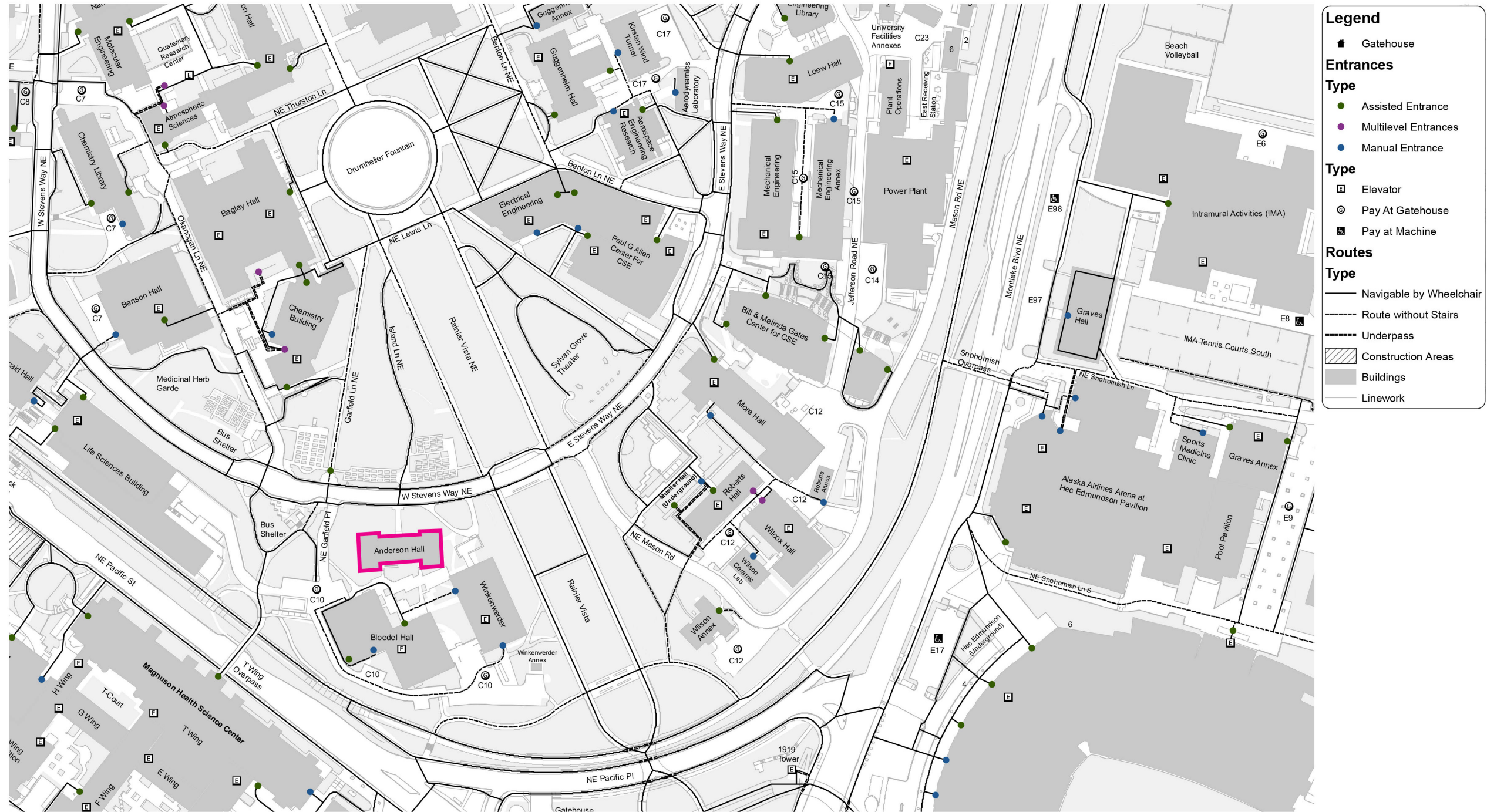


# Site Analysis & Concept

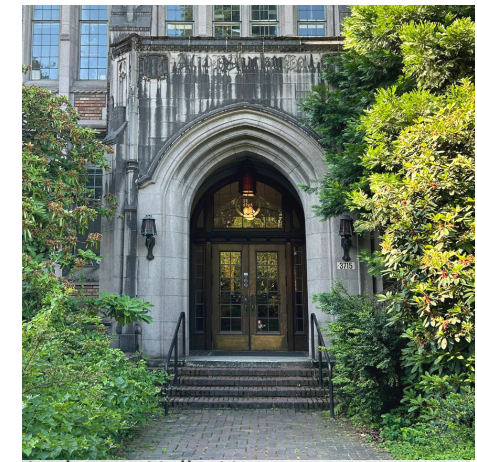




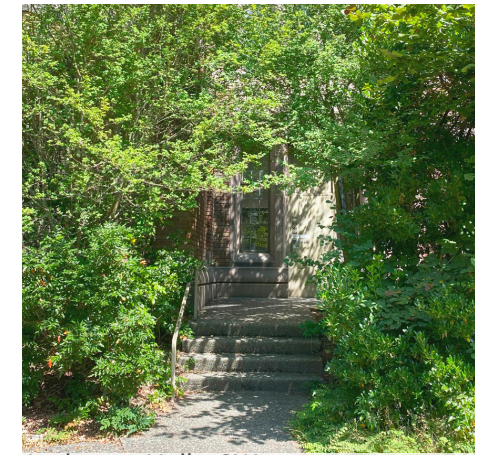
# EXISTING CAMPUS ACCESSIBILITY



# EXISTING SITE ACCESSIBILITY CHALLENGES



Anderson Hall - N entrance

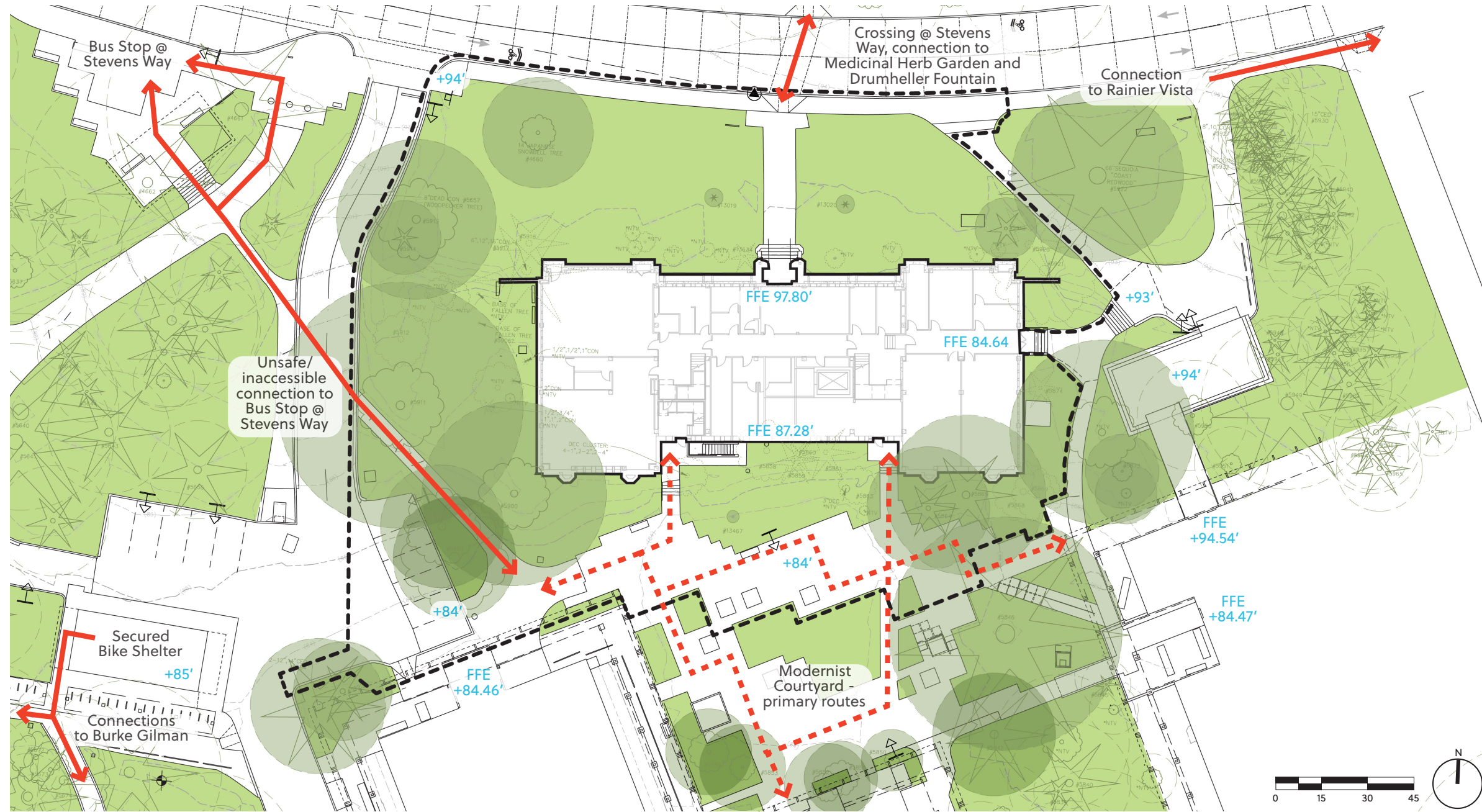


Anderson Hall - SW entrance

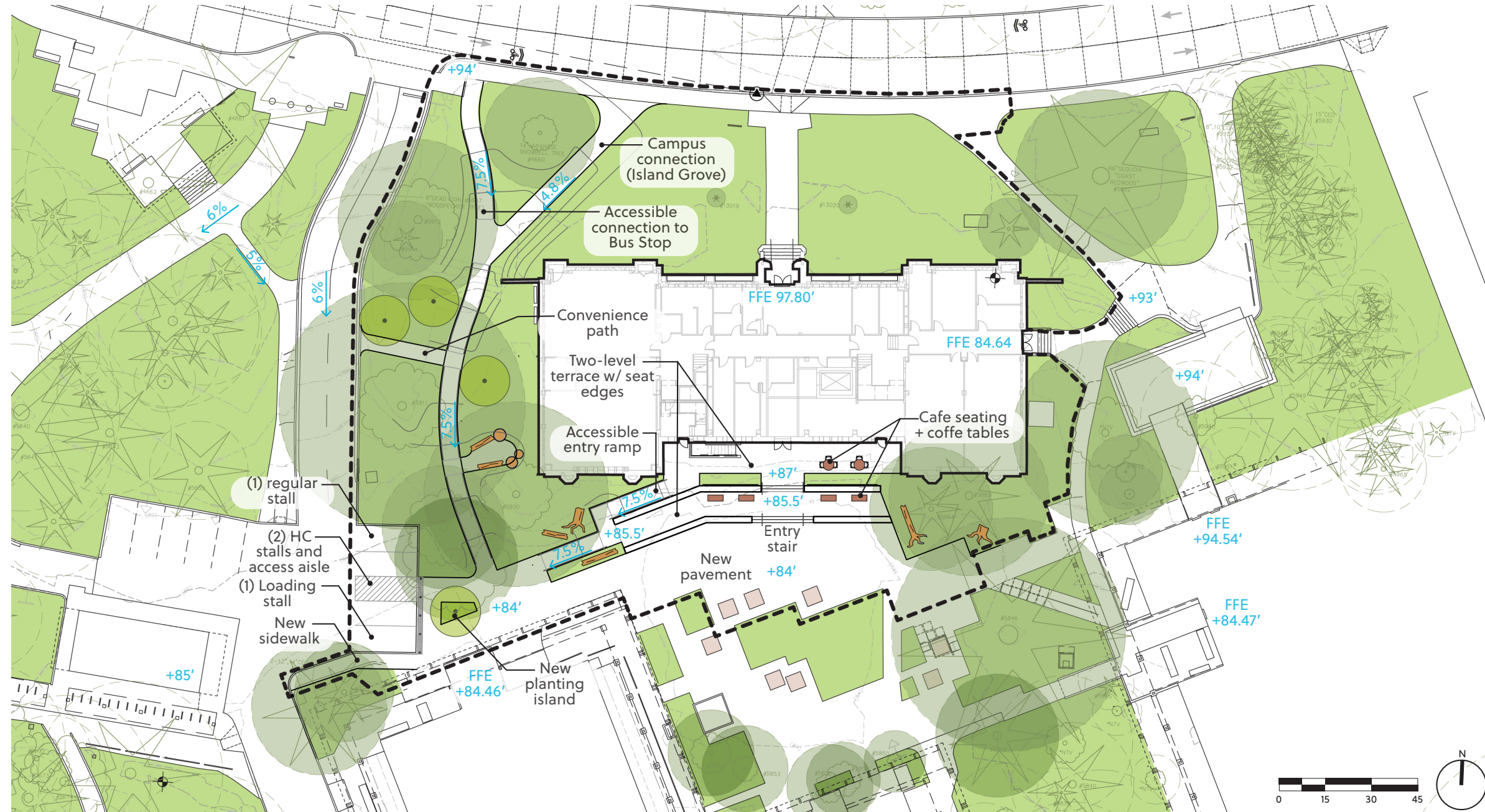


Central courtyard - heaving pavers

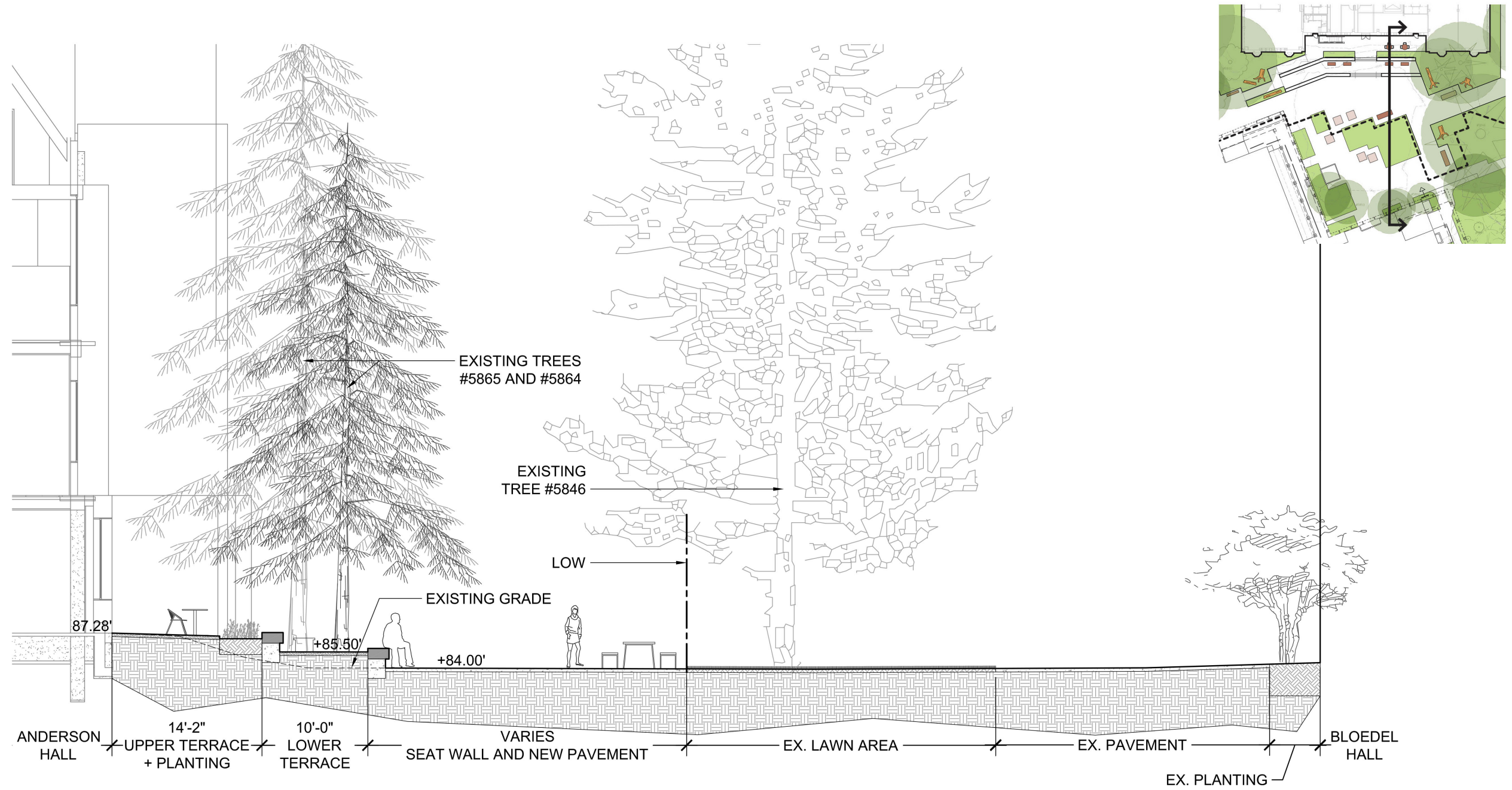
# EXISTING SITE INVESTIGATIONS



# CURRENT SITE CONCEPT - SITE PLAN

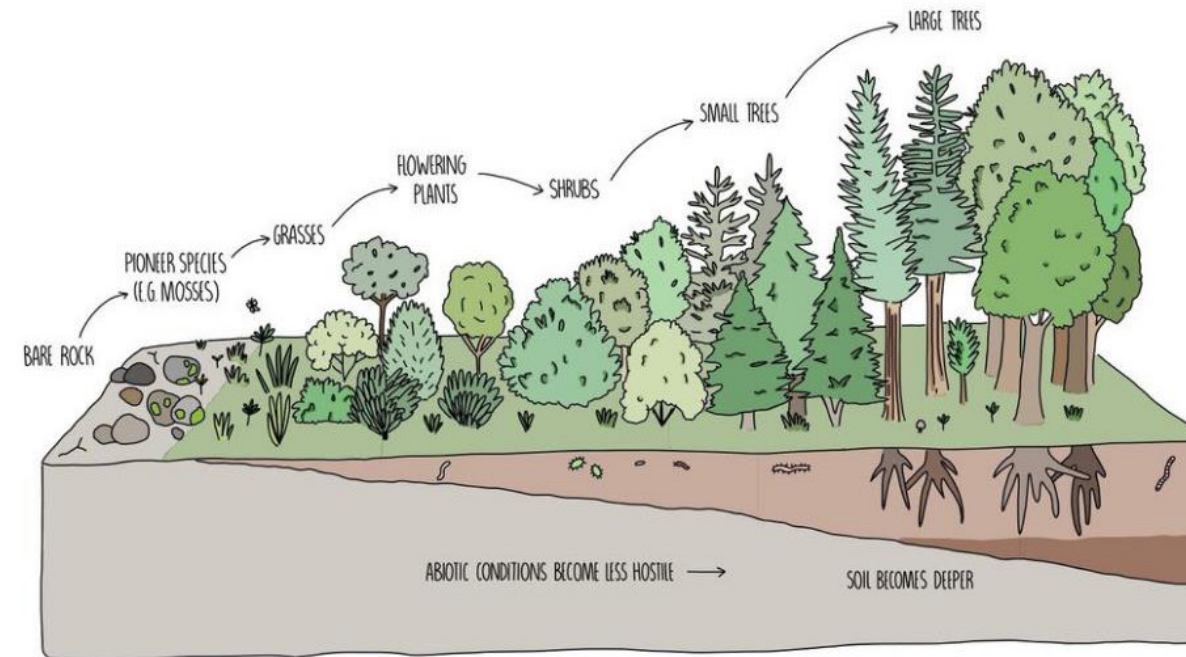
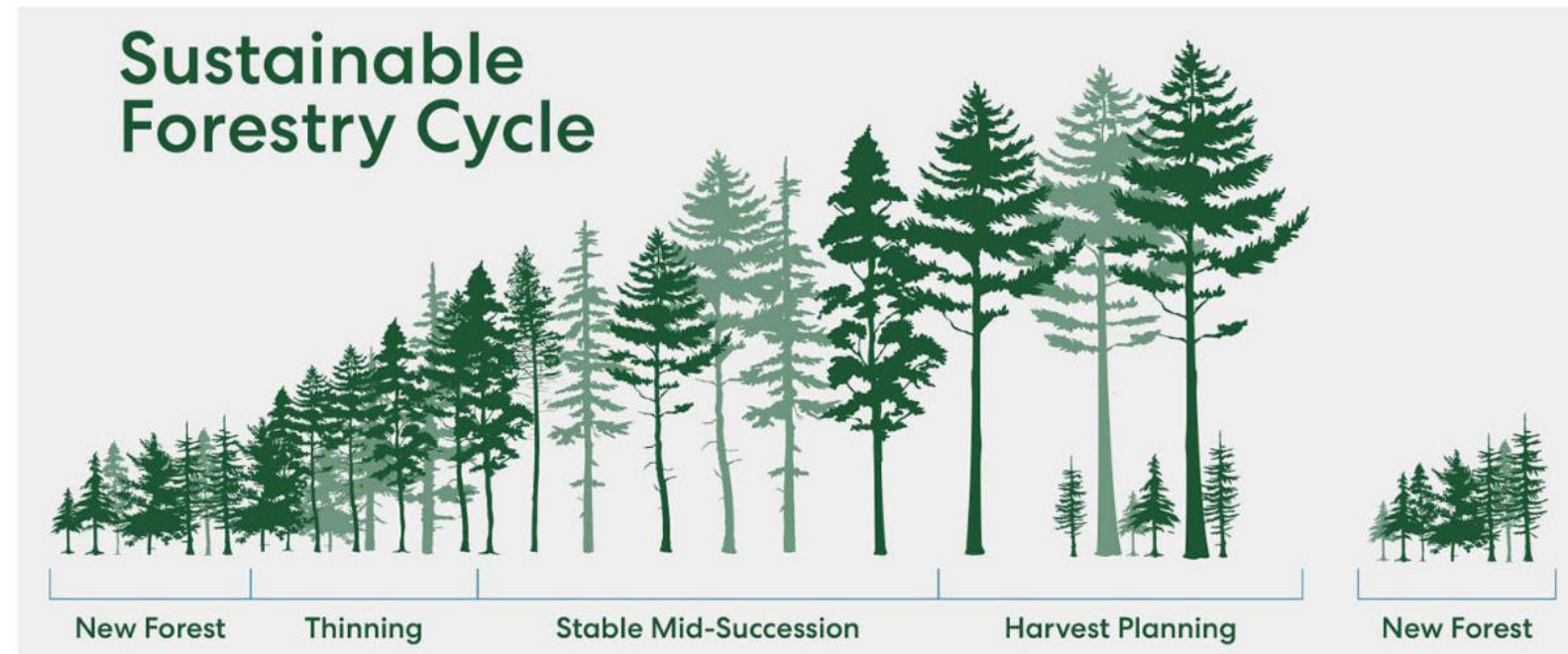


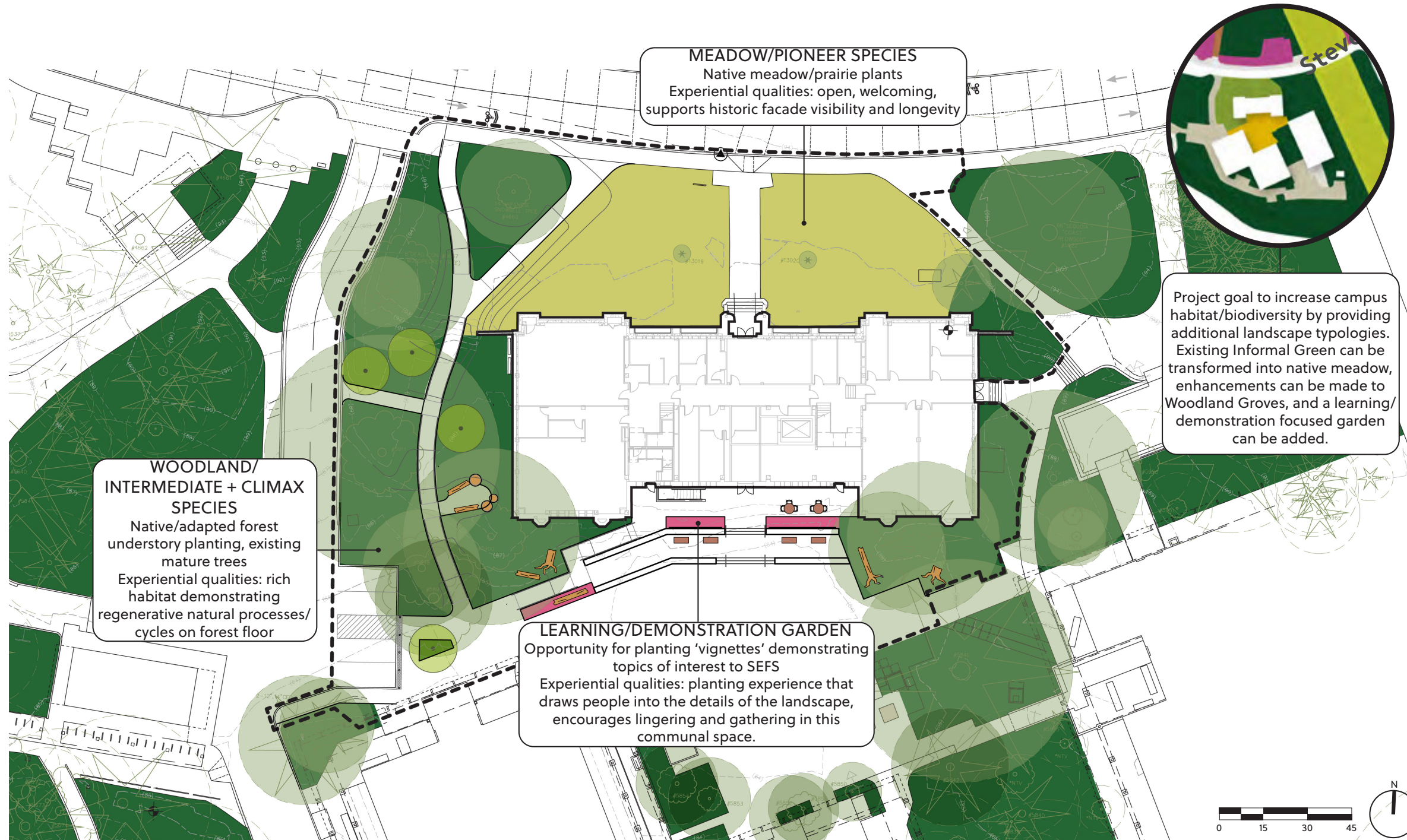
# CURRENT SITE CONCEPT - SITE SECTION



# CURRENT SITE CONCEPT - PLANTING

- How can a forest focused planting concept support the historic renovation requirements of Anderson Hall and provide educational opportunities for SEFS students?
- Planting design will aim to highlight the various stages of forest growth - demonstrating both natural and managed processes
- Through capturing different phases of forest growth, the site planting can support building renovation and increased biodiversity/resilience





UW Anderson Hall | October 2023



# CURRENT SITE CONCEPT - PLANTING

*Meadow*  
Demonstrate early forest succession and provide habitat and host plants for native species



Seasonal color and texture that provides habitat and maintains visibility of historic facade

*Demonstration Garden*  
Create a unique landscape experience that supports a sense of discovery



Stumps and snags are key elements in maintaining biodiversity

*Woodland*  
Multi-layered forest including a focus on a regenerative forest floor

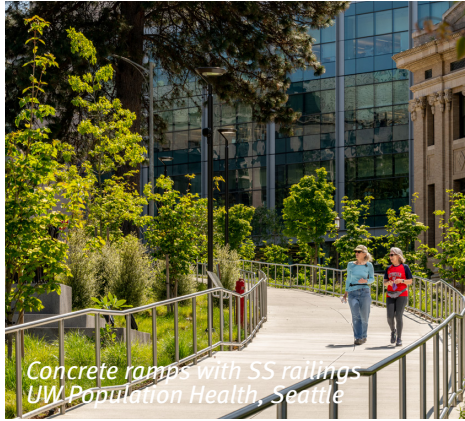
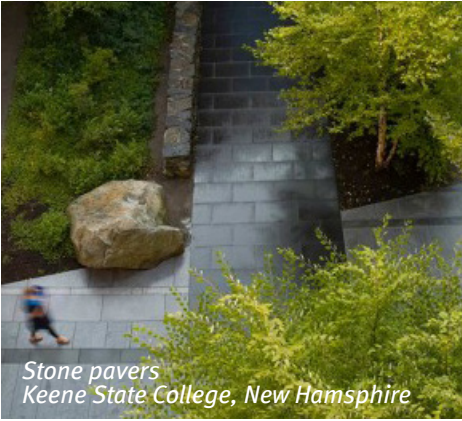


NW forest understory plantings create a rich tapestry of texture and color

# CURRENT SITE CONCEPT - LIGHTING & MATERIALITY

## Lighting Considerations

- Exterior and site lighting to address code requirements and safety concerns
- Dark sky compliant
- Reduce the types of light poles used in this area of campus and utilize the UW standard light pole
- Refurbish historic exterior light fixtures at north building entry

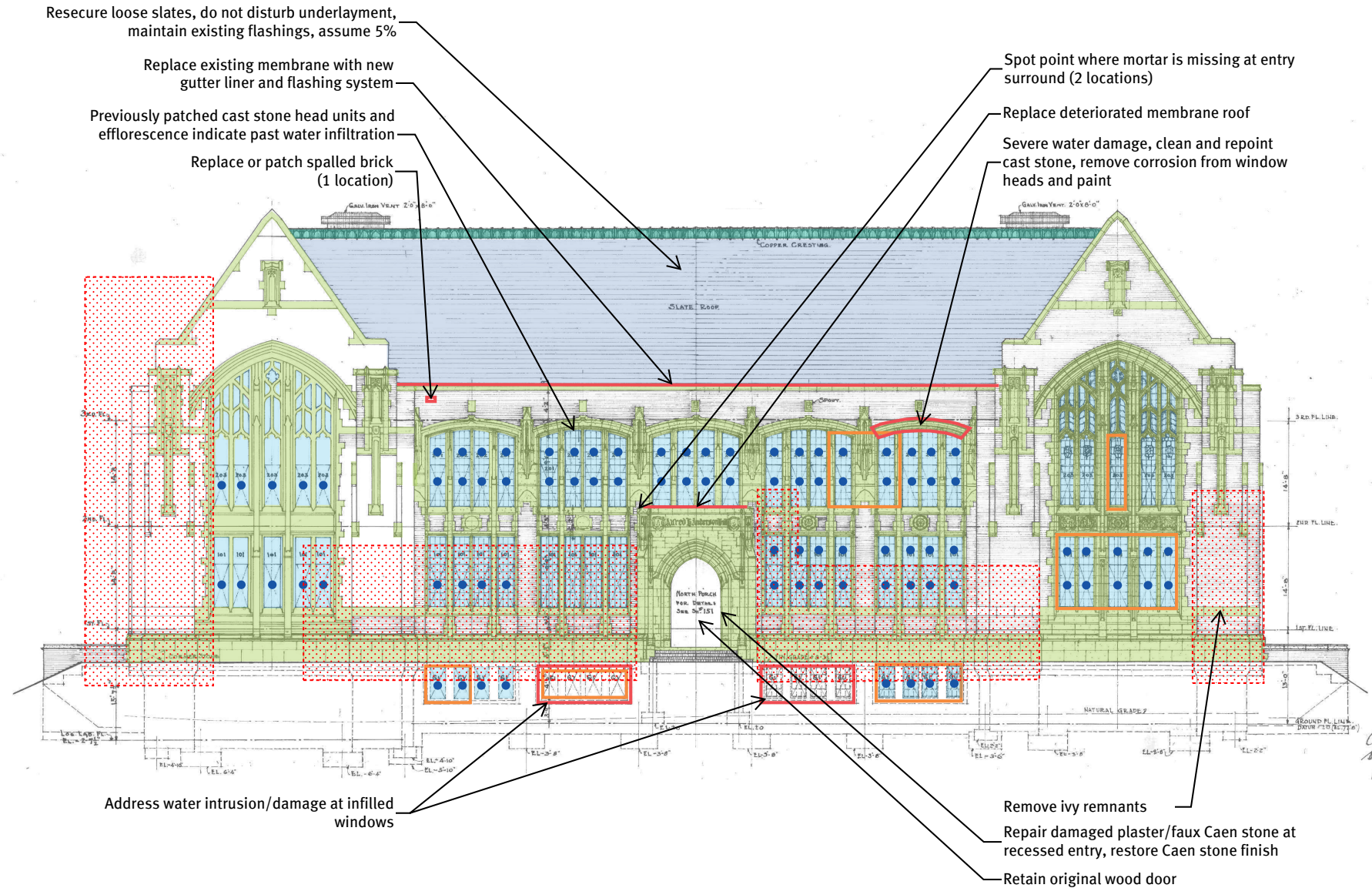


# Compulsory & Historic Work

# LANDMARK DESIGNATED ENCLOSURE



# ENCLOSURE ASSESSMENT & RECOMMENDATION



## LEGEND

### MATERIALS

- Brick Masonry
- Cast Stone
- Slate Roof
- Copper cresting
- Original steel window
- Replacement window/door

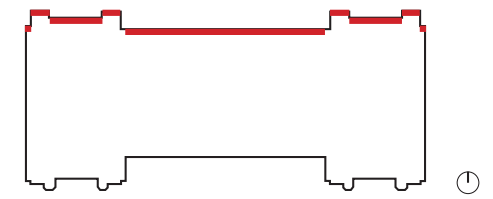
### CONDITIONS

- Leaded glass repair/stabilization required
- Exterior water damage
- Interior water damage
- Plants in contact with building

### GENERAL NOTES

1. Clean brick and cast stone using the gentlest means possible (water or steam), no chemical cleaners, D2 Biological Solution at skyfacing surfaces for biogrowth.
2. Prep and paint all steel window sash and frames.
3. Remove tree and plants in contact with the building.

## LOCATION KEY



## NORTH ELEVATION



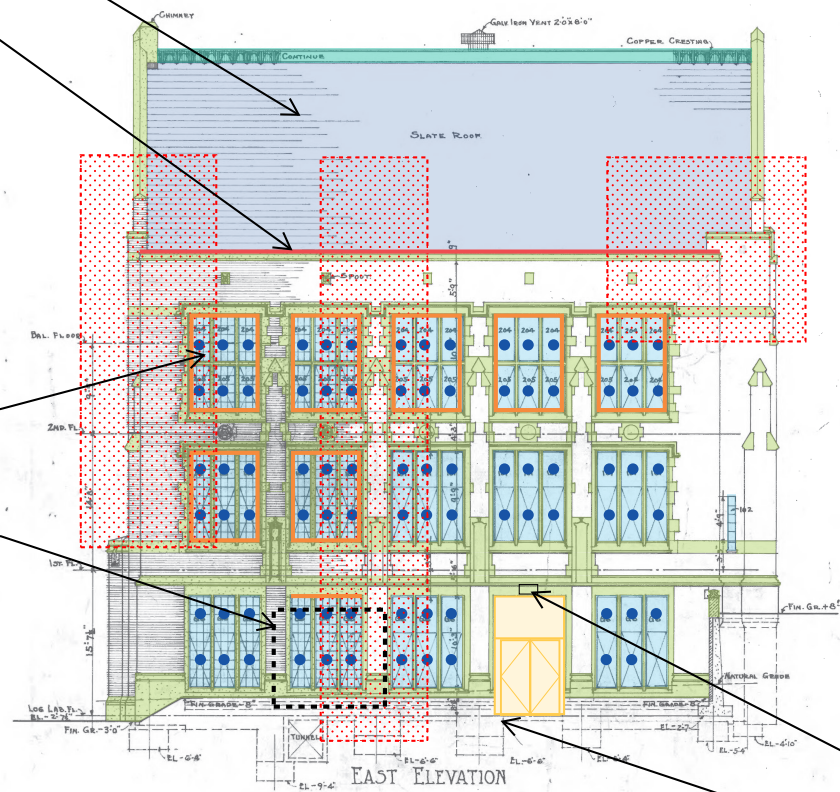
# ENCLOSURE ASSESSMENT & RECOMMENDATION

Resecure loose slates, do not disturb underlayment, maintain existing flashings, assume 5%

Replace existing membrane with new gutter liner and flashing system

Repair bowed window sash, typ this bay

Remove non-compatible plywood shed structure. If equipment requires an enclosure, the design will need to meet the Secretary of the Interior's Standards for compatible additions









Replace non-compatible security light fixture with compatible light





Prep & paint metal railings

## LEGEND

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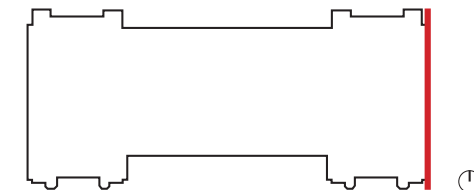
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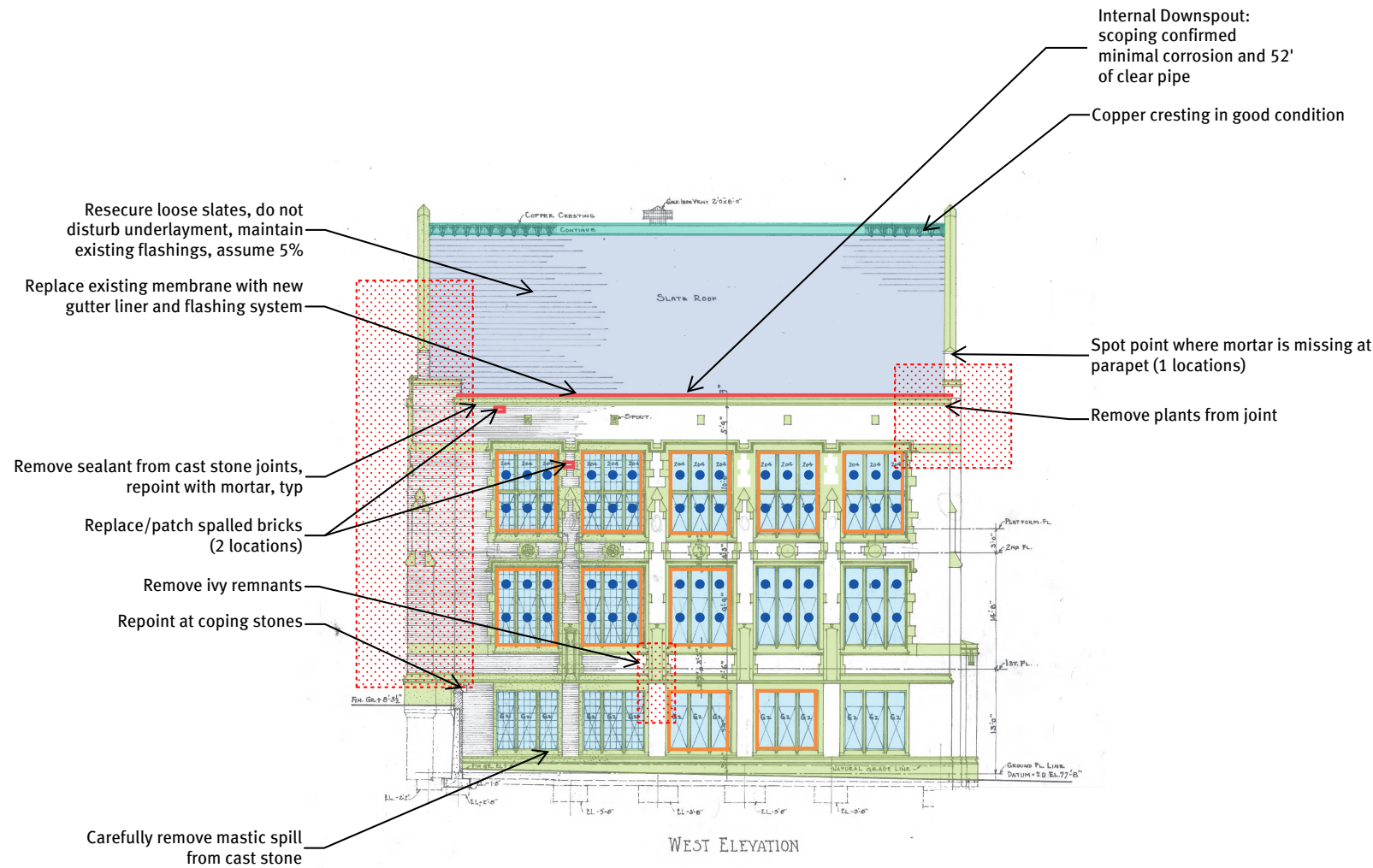
### LOCATION KEY



EAST ELEVATION



# ENCLOSURE ASSESSMENT & RECOMMENDATION



## LEGEND

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- Replacement window

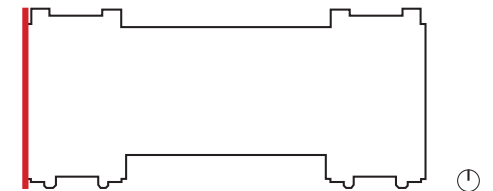
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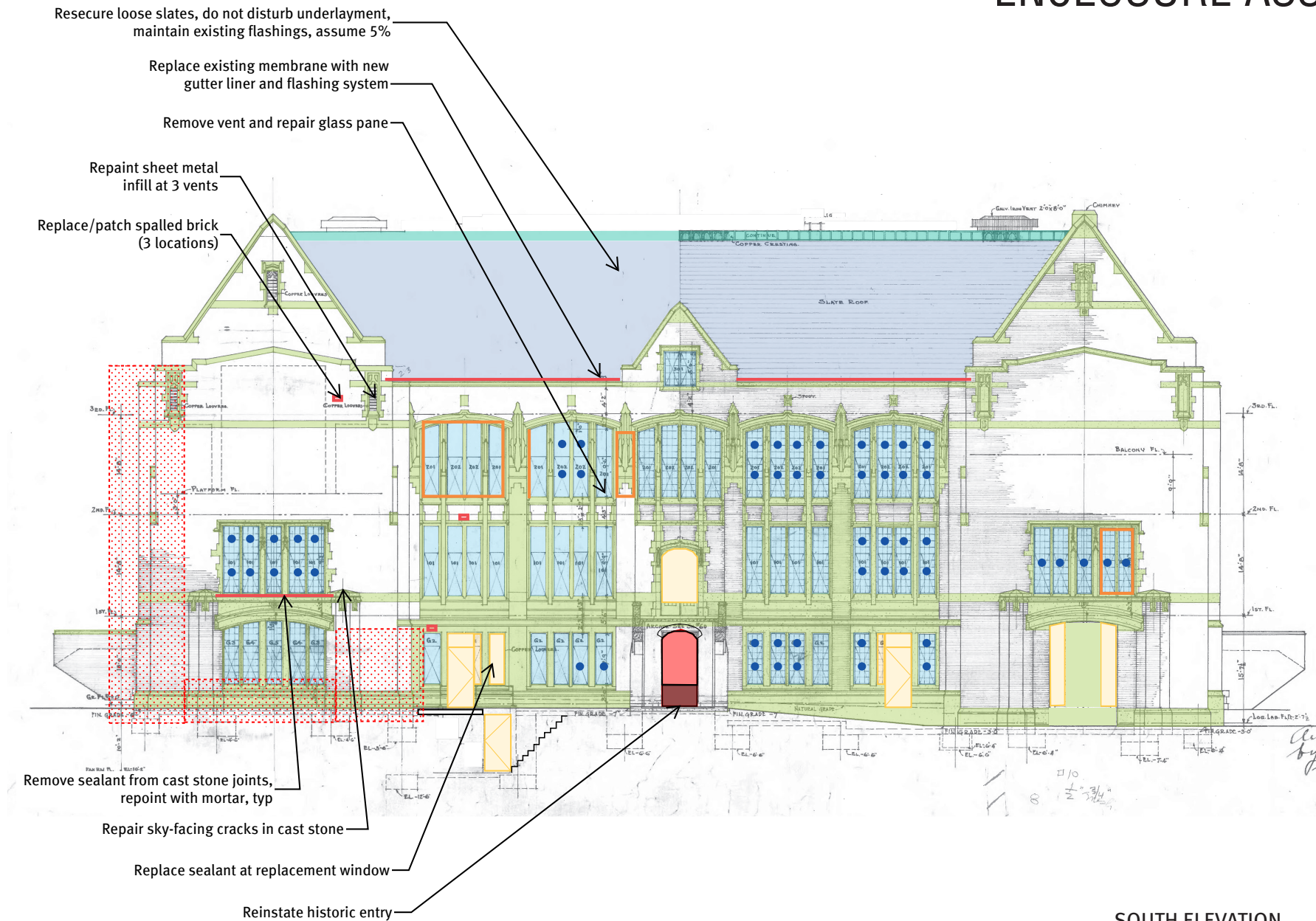
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## LOCATION KEY



# ENCLOSURE ASSESSMENT & RECOMMENDATION



## LEGEND

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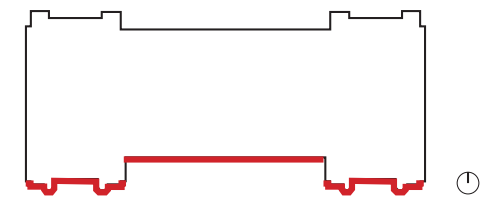
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### LOCATION KEY



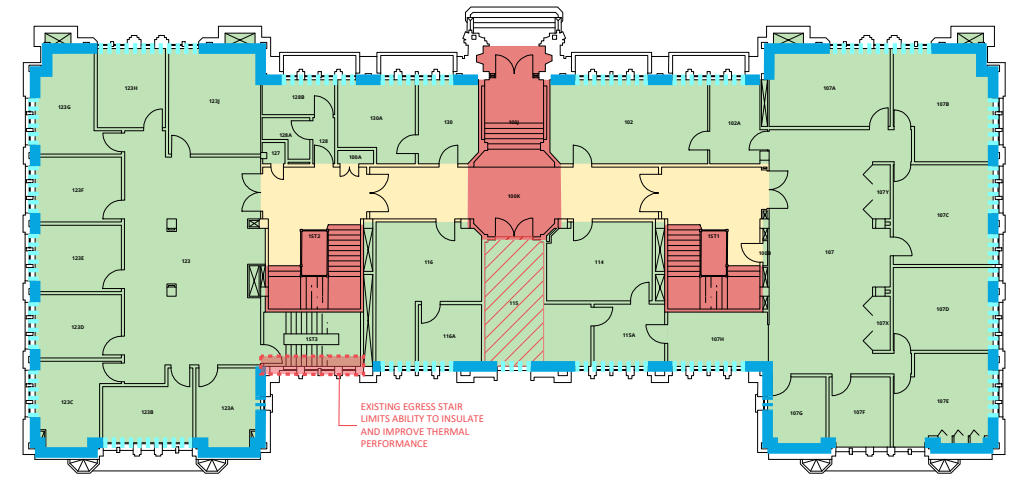
SOUTH ELEVATION



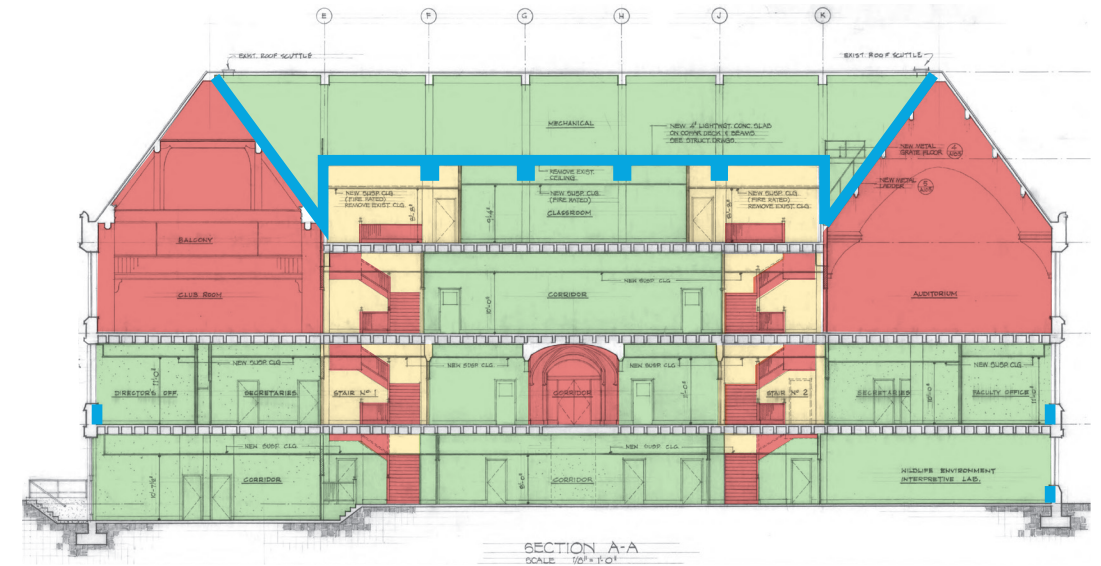


# ADDITIONAL COMPULSORY WORK ON BUILDING ENCLOSURE

- Seismic reinforcement of brick and cast stone elements above building entries
- Improve thermal performance of building enclosure by adding insulation on the interior of non-landmark designated spaces and at 3rd Floor ceiling



First Floor ⊕  
NOT TO SCALE

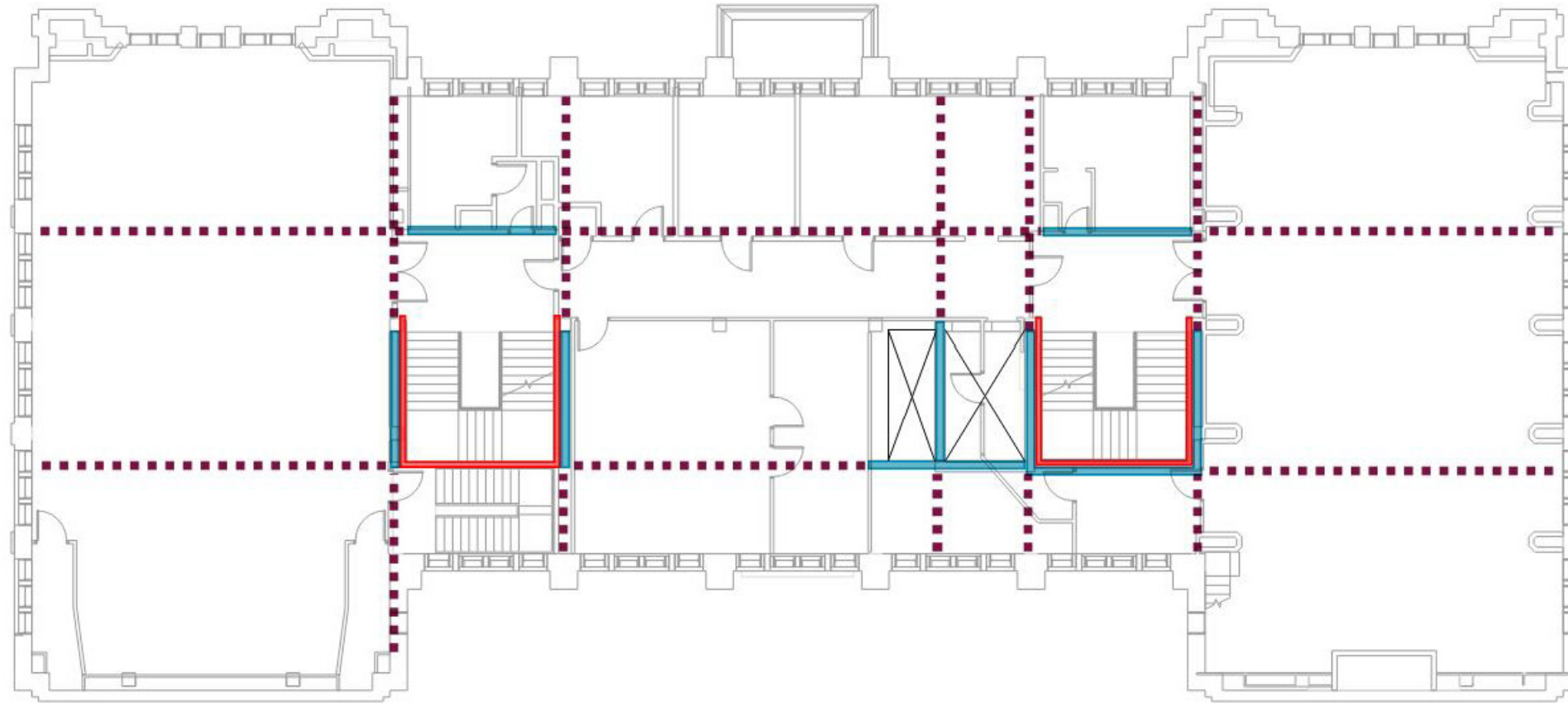


Section - Longitudinal  
NOT TO SCALE

## ADDITIONAL COMPULSORY WORK

- Improved Accessibility:
  - New elevator providing access from Ground Floor through the 3rd Floor
  - New ramp to access lower level of the Ground Floor
  - Gender neutral accessible restrooms
- HVAC system upgraded to meet Code
- New sprinkler system
- Seismic upgrade to building structure to meet Code

# ADDITIONAL COMPULSORY WORK - SEISMIC UPGRADE



**Second Floor** ⊕  
NOT TO SCALE

# LANDMARK DESIGNATED INTERIOR SPACES



1st Floor Historic Entry Foyer and Central Corridor

2nd Floor Historic Auditorium

2nd Floor Historic Reading Room

Historic Stairs

## NORTH ENTRY & 1ST FLOOR CENTRAL CORRIDOR

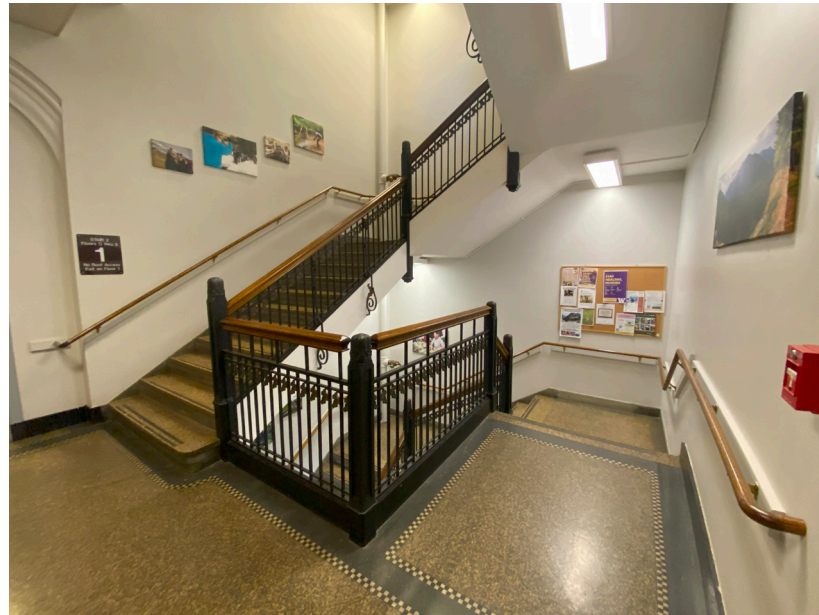


- Retain groin vaults and shape of entry vestibule and central corridor
- Repair plaster and repaint decorative plaster groin vaults
- Replace lighting
- Clean/buff historic terrazzo floors



# HISTORIC STAIRS

- Retain historic stair
- Address non-compliant handrail/guardrail
- Replace lighting
- Replace ceiling soffits

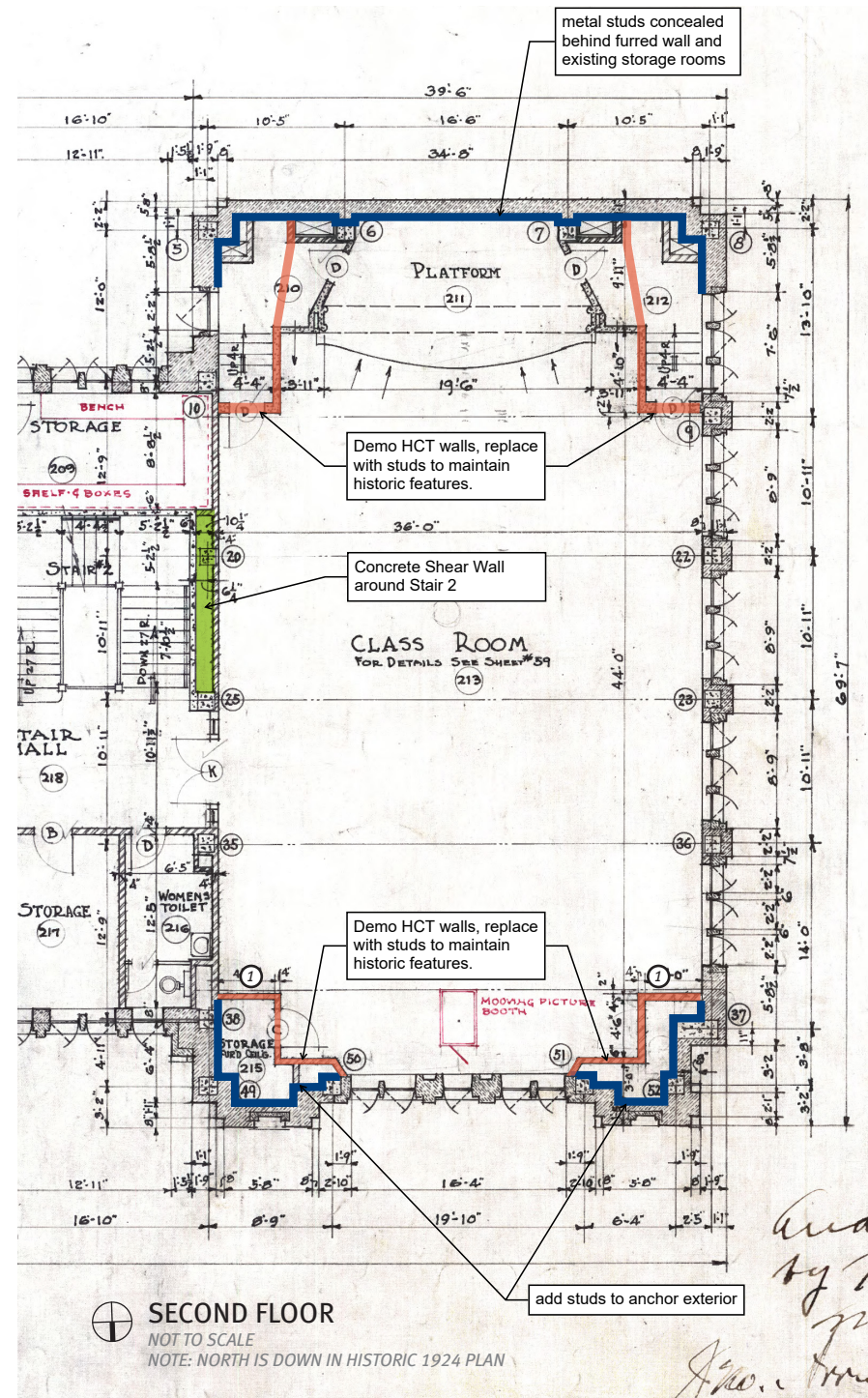


# HISTORIC AUDITORIUM



# HISTORIC AUDITORIUM - RECOMMENDATIONS

- Maintain existing volume, wall locations and historic elements
- Refresh of all finishes
- Repair of historic finishes
- Modify instructional area to meet UW requirements
- Reinforcement of original hollow clay tile walls & exterior masonry/stone anchorage



SHEAR WALL BEYOND

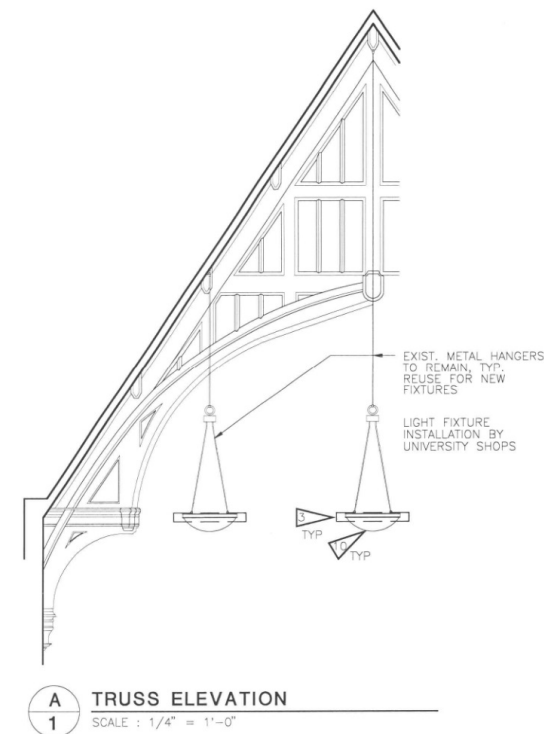


# HISTORIC AUDITORIUM - EXISTING & HISTORIC LIGHTING

- Replace non-historic light fixtures with simple, contemporary light fixture
- Consider uplight component to highlight decorative wood ceiling



Existing Pendant Light Fixture



Truss Detail with Light Fixture from 1999 Renovation



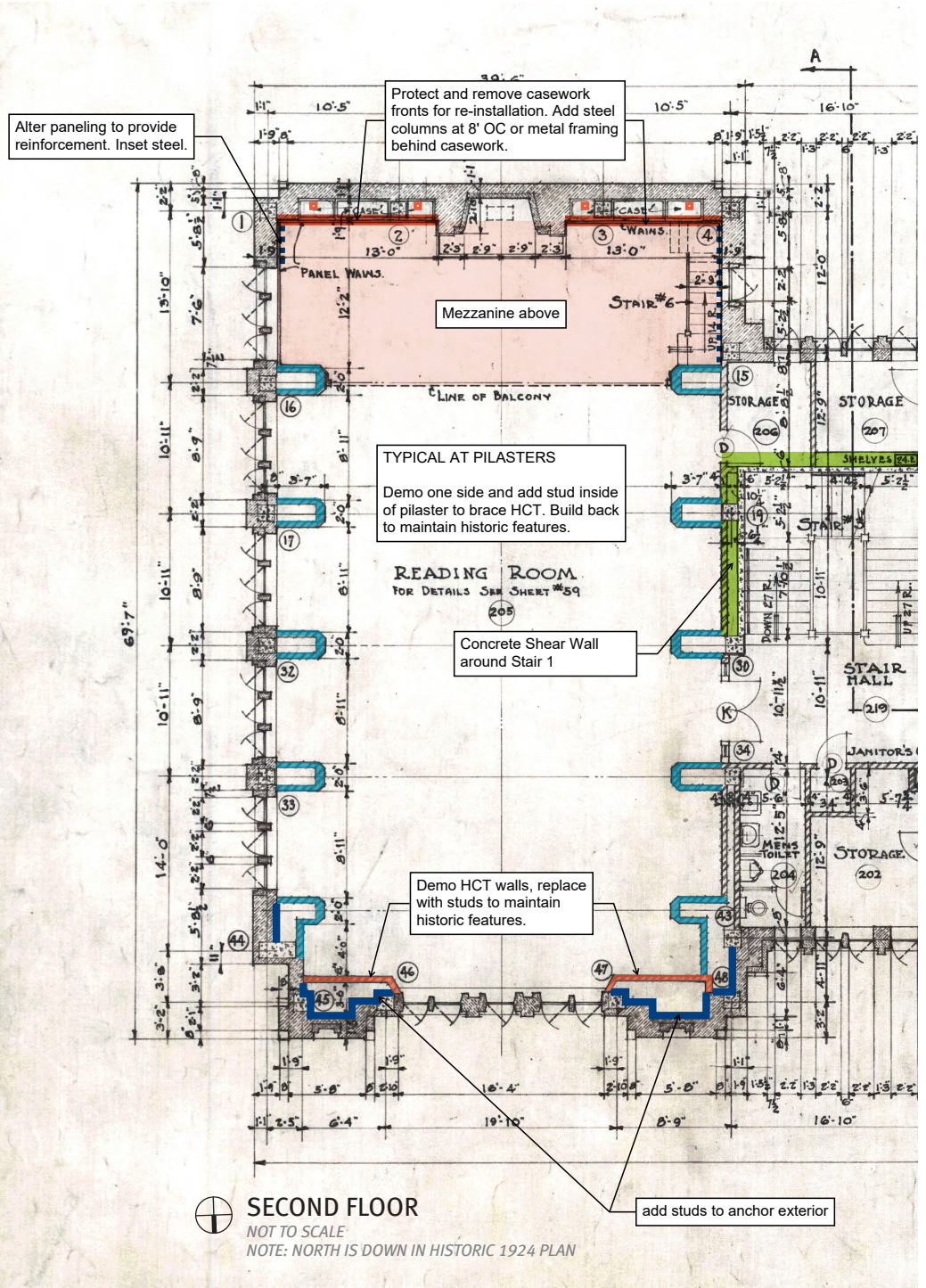
Original Light Fixture c. 1930 to 1952

# HISTORIC FOREST CLUB ROOM



# HISTORIC FOREST CLUB ROOM - RECOMMENDATIONS

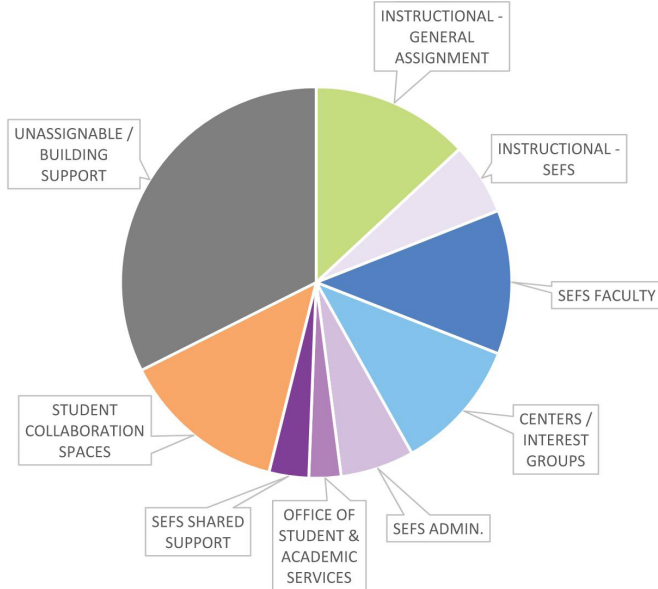
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- Repair of historic finishes
- Reinforcement of original hollow clay tile walls & exterior masonry/stone anchorage



SHEAR WALL BEYOND

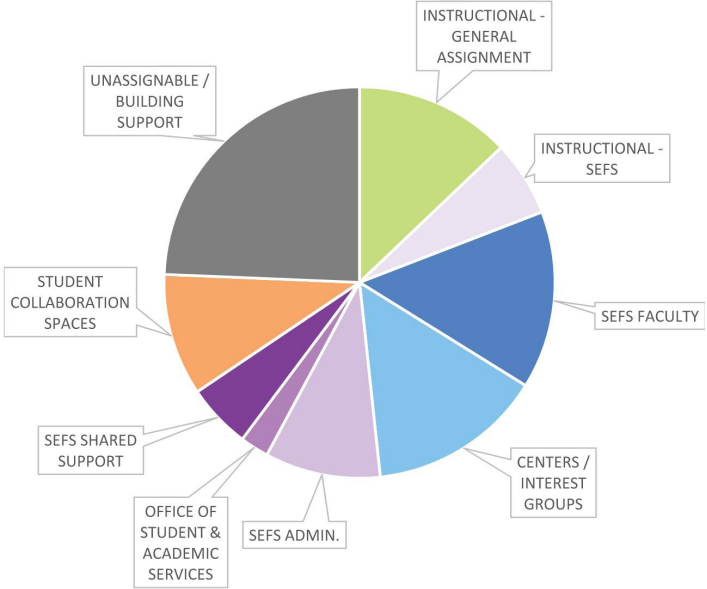
# Program & Space Planning

Proposed Program



INSTRUCTIONAL - GENERAL ASSIGNMENT	3,744 sf
INSTRUCTIONAL - SEFS	1,700 sf
SEFS FACULTY	3,410 sf
CENTERS / INTEREST GROUPS	3,130 sf
SEFS ADMIN.	1,744 sf
OFFICE OF STUDENT & ACADEMIC SERVICES	760 sf
SEFS SHARED SUPPORT	940 sf
STUDENT COLLABORATION SPACES	3,924 sf
UNASSIGNABLE / BUILDING SUPPORT	9,273 sf
<b>TOTAL ASSIGNABLE AREA</b>	<b>19,352 sf</b>
<b>TOTAL UNASSIGNABLE AREA</b>	<b>9,273 sf</b>
<b>TOTAL ENCLOSURE AREA</b>	<b>TBC</b>
<b>TOTAL BUILDING GROSS</b>	<b>28,625 sf</b>

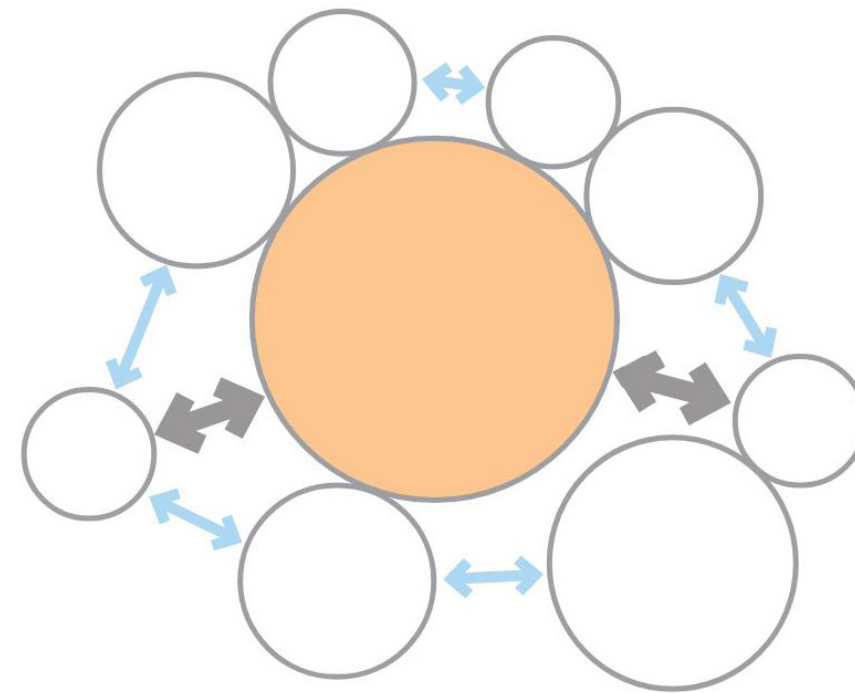
Existing Program



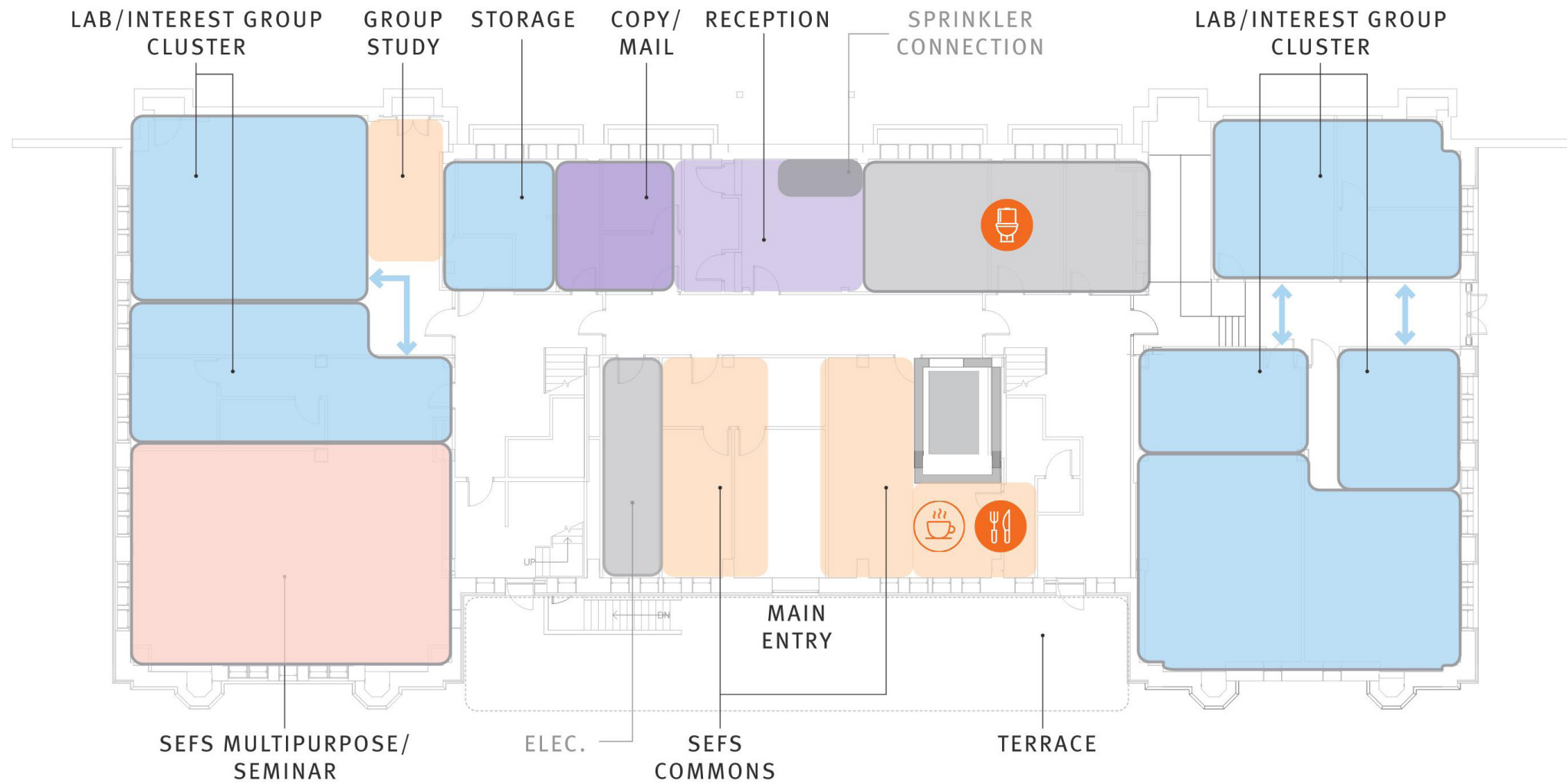
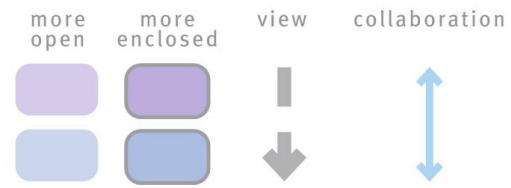
INSTRUCTIONAL - GENERAL ASSIGNMENT	3,588 sf	156 sf
INSTRUCTIONAL - SEFS	1,742 sf	-42 sf
SEFS FACULTY	4,091 sf	-681 sf
CENTERS / INTEREST GROUPS	4,025 sf	-895 sf
SEFS ADMIN.	2,661 sf	-918 sf
OFFICE OF STUDENT & ACADEMIC SERVICES	661 sf	99 sf
SEFS SHARED SUPPORT	1,486 sf	-546 sf
STUDENT COLLABORATION SPACES	2,808 sf	1,116 sf
UNASSIGNABLE / BUILDING SUPPORT	6,777 sf	0 sf
<b>TOTAL ASSIGNABLE AREA</b>	<b>21,062 sf</b>	<b>-1,711 sf</b>
<b>TOTAL UNASSIGNABLE AREA</b>	<b>6,777 sf</b>	<b>2,496 sf</b>
<b>TOTAL ENCLOSURE AREA</b>	<b>TBC</b>	
<b>TOTAL BUILDING GROSS</b>	<b>27,839 sf</b>	<b>786 sf</b>

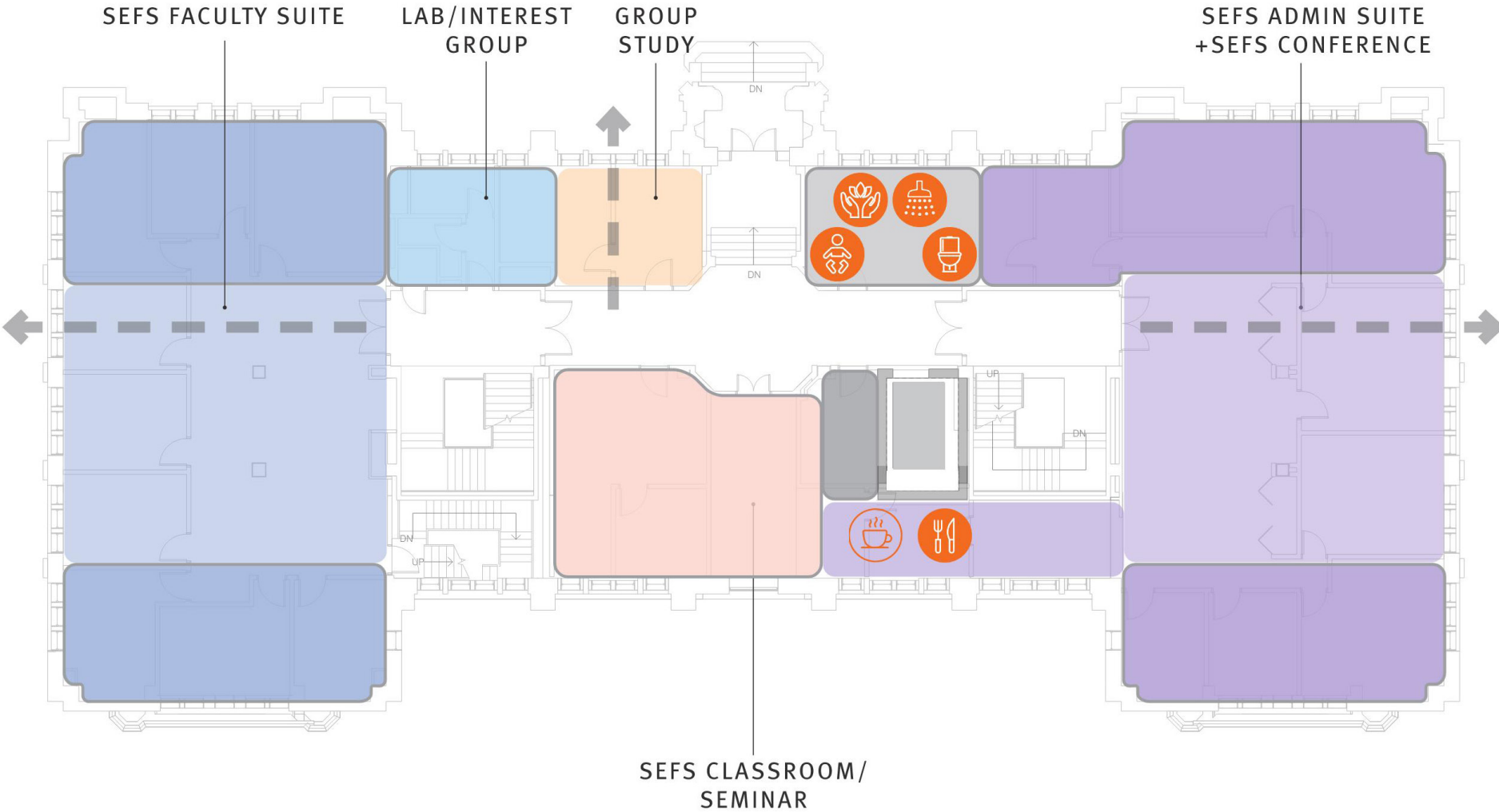
Collaborative spaces and research centers and labs are centralized to encourage cross-pollination of students, research staff and faculty

- Instructional spaces are on each level
- Labs/interest groups are clustered around SEFS commons
- SEFS spaces are on lower floors

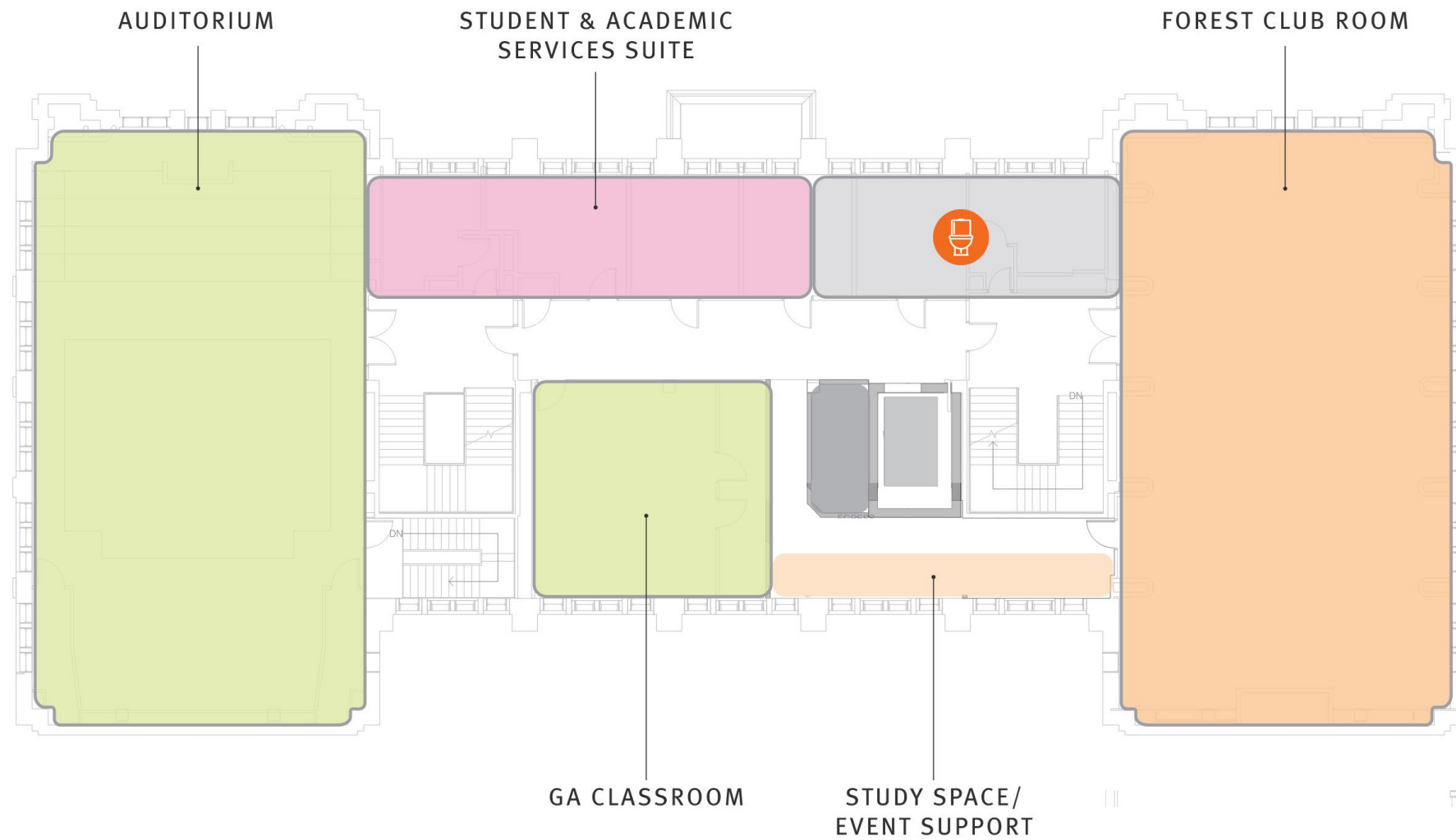


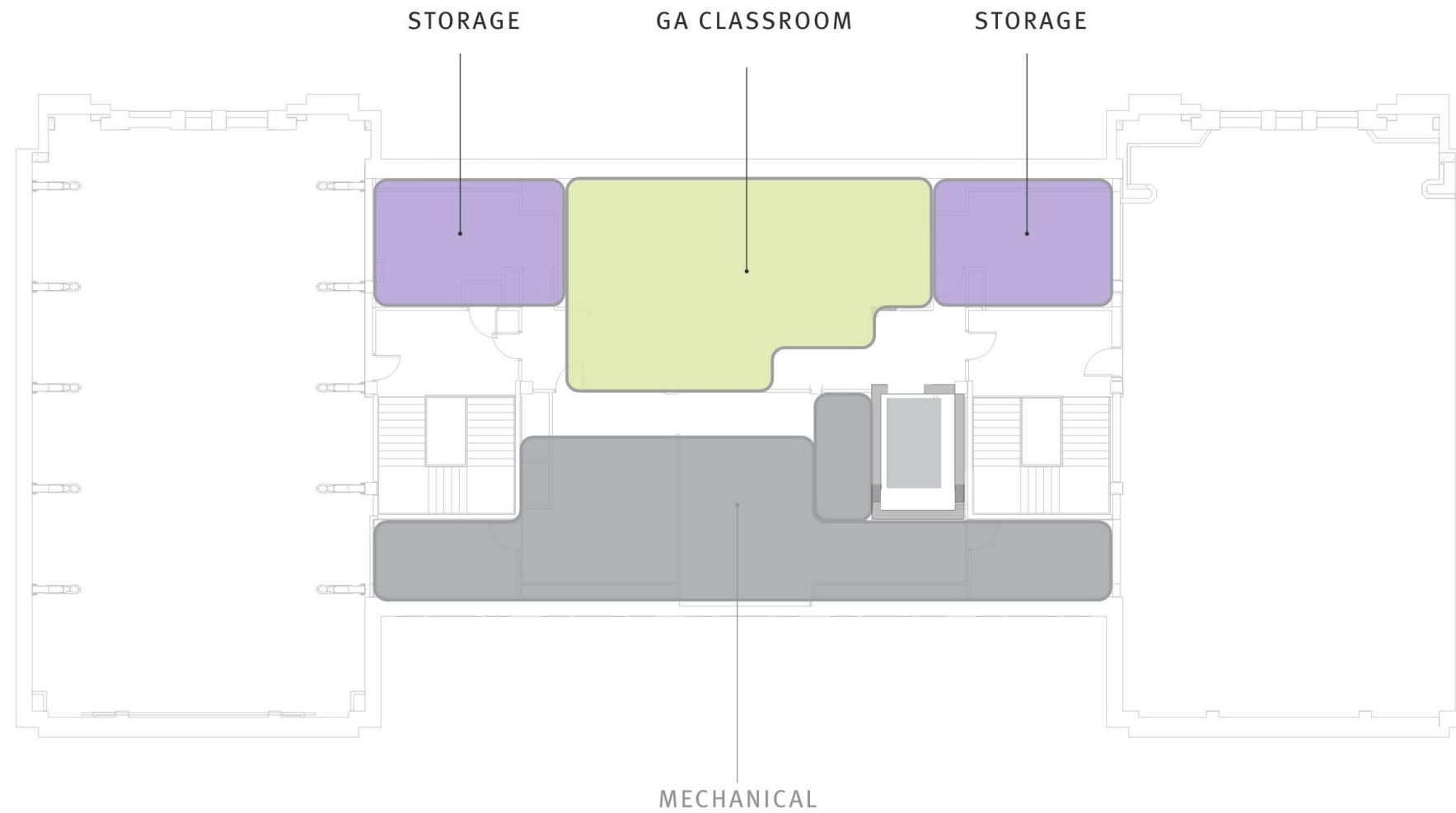
# GROUND FLOOR











# Q + A

END

