

UNIVERSITY OF WASHINGTON ARCHITECTURAL COMMISSION
9/12/2023

Project Title	Haggett Hall Demolition and Site Restoration	
CPD Project #	207313	
Project Manager	Patrick Finnell	Account Manager Kristine Kenney
Design Team	Design-Build Team: Andersen Construction and Mahlum + TenBerke Landscape: GGN	
Action	Project Definition Summary and Design Preview	
Goals & Objectives	<p>Safely abate & demolish the existing Haggett hall, providing a temporary/permanent restored site that achieves SDCI and SFD's code compliance requirements.</p> <p>Provide a new residence hall that compliments the recently completed north campus housing architectural character and landscape quality.</p> <p>Provide a welcoming and inviting facility that includes a minimum of 800 student beds, fitness and wellness center.</p> <p>Revitalize and expand student community space including those that support equity and wellness and align with the future demand for on campus residential housing.</p> <p>Demonstrate innovation in design, technology, and materials that support the UW Green Building Standards.</p>	
Project Scope	<p>Haggett Hall is beyond its useful life expectancy and was identified for demolition and replacement as part of the 2011 Seattle Campus Housing Master Plan. The cost to renovate versus redevelop was studied in detail for Lander and Terry Halls and the conclusion was that there was a significant premium to renovate. That premium would be even greater for Haggett. Due to funding constraints and the COVID pandemic, the planned replacement of Haggett Hall as part of the North Campus Housing projects was suspended.</p> <p>The existing grades between Willow and Haggett Halls are non-compliant with SDCI codes and the Mason Road width adjacent to Haggett Hall does not satisfy Seattle Fire Department (SFD) required road widths. The Willow Hall design assumed an imminent demolition of Haggett Hall and the eventual compliance with City of Seattle Code as well as SFD. The city grandfathered the Willow Hall project accordingly. Without a redeveloped Haggett Hall site and revisions to the service road, Willow Hall eventually will not be allowed to have its top floor occupied, and the service road will require modification to provide code-compliant fire vehicle access.</p> <p>This project includes full abatement, demolition, site restoration, and design and construction of a replacement Haggett Hall. Funding for the construction of a replacement Haggett Hall is dependent on potential transactions for several student housing complexes and is subject to Board of Regents Approval. The replacement</p>	

Haggett Hall design will feature 6 over 2 podium construction designed to accommodate 800 student beds, communal spaces to support equity and wellness, are warehouse space. To meet project timelines, demolition permit to be in-hand no later than December 5th, 2023, with abatement to start in October 2023. Construction is slated for completion in spring of 2027 with opening planned in Fall 2027.

Target Budget \$188 Million pending BOR approval (\$22.5 million approved for Phase 1)

Schedule

Project Definition	April 2023 – August 2023
Demo Permitting	July 2023 – November 2023
Design Start	August 2023
Abatement Start	October 2023
Demo Start	December 2023
New Haggett Hall Complete	May 2027

Delivery Method Design-Build

Attachments Andersen and Mahlum + TenBerke Design Preview