

ARCHITECTURAL COMMISSION
February 17, 2015

PROJECT SUMMARY: West Campus Utility Plant (West CUP)

PROJECT NUMBER: 204685

PROJECT MANAGER: Steve Harrison

ARCHITECT: Miller Hull Architects

ACTION REQUIRED: Interim Design Review

PROJECT DESCRIPTION:

The West Campus Utility Plant (West CUP) will provide process chilled water (PCW) and emergency power to selected buildings in the south and west portions of the Seattle campus. The building site is adjacent to the University's West Receiving Station (electrical substation) and fronts on University Way near Pacific Street just north of the Burke-Gilman Trail. Phase 1 (this project) will include construction of all or part of the plant building, installation of chillers, diesel generators and related equipment, and improvements to chilled water and emergency power distribution systems. The new plant will be an unmanned industrial quality facility designed for maximum reliability and service life.

The West CUP is envisioned to be an architecturally significant building, given its prominent location within west campus. Careful attention is being given to ensuring that the design fits contextually with the surrounding community and is representative of its importance as a gateway building at the southwest approach to the campus. The design will incorporate an interpretive element that will enable access by students and the public to gain an understanding of the University's commitment to the environment and energy conservation.

The project is being delivered through the progressive design-build method. The design-build team was selected largely based on qualifications. A collaborative design process is currently being conducted under a Preliminary Agreement, with a more traditional design-build contract to follow in April 2015. Scope is being defined to fit the established project budget. Final scope and other terms of the second (design build) contract will be negotiated with the design-builder at such time as the design has advanced sufficiently to price the work.

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| Project Budget: | \$30.5 million* |
| Design & Construction Budget: | \$28.3 million* |
| Construction Start: | March 2015 |
| In Service: | February 2017 |

*Budgets include both the new plant and related distribution-system improvements.

DESIGN-RELATED ISSUES:

- The design must satisfy the plant's functional purpose, while achieving an architectural expression appropriate for its site, within the available budget.
- The plant must be in service in time to provide PCW and emergency power to the newly constructed Animal Research and Care Facility.
- The interpretive element must be thoughtfully executed.

PREVIOUS ARCHITECTURAL COMMISSION ACTION:

The Architectural Commission participated in the selection of the design build team and reviewed progress via a web-based meeting during November 2014.

ATTACHMENT: Site Map