



NORTH CAMPUS HOUSING

UNIVERSITY OF WASHINGTON

10 APRIL 2017

KIERAN TIMBERLAKE **OLIN**



UWAC Update

10 April 2017

Agenda

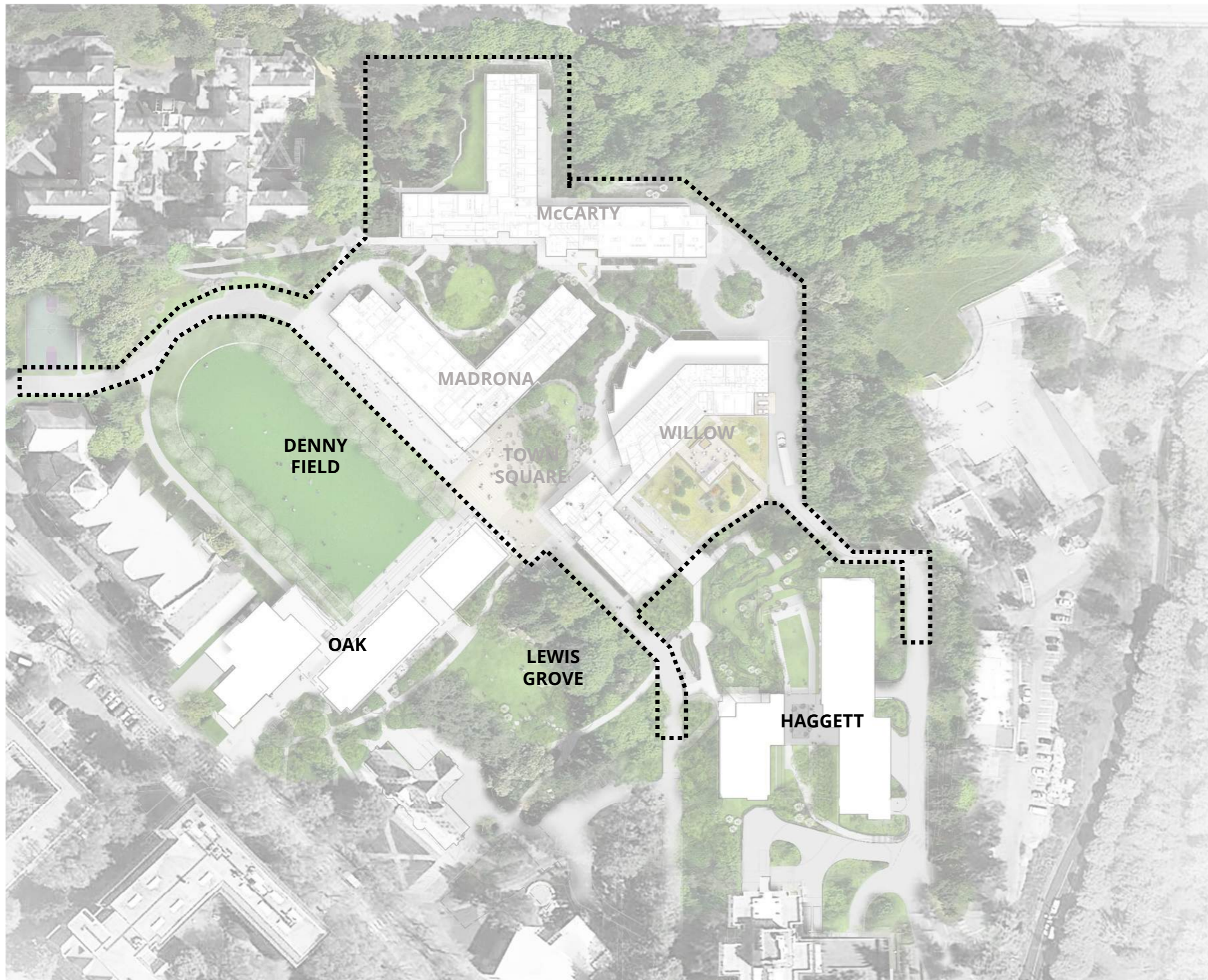
1 Phase IVa

Façade Metals – Change in Basis-of-Design
Lantern Metals – Rebid as Allowance
Brick Module – Rebid as Alternates
Building Canopies – Rebid as Alternates

2 Phase IVb

Haggett Building Massing – Cost Studies
Denny Field – Cost Savings Alternates

Phase IVa





HEAD FRIEZE PATTERN



HEAD FRIEZE PATTERN



Simplified panel type

Simplified panel type

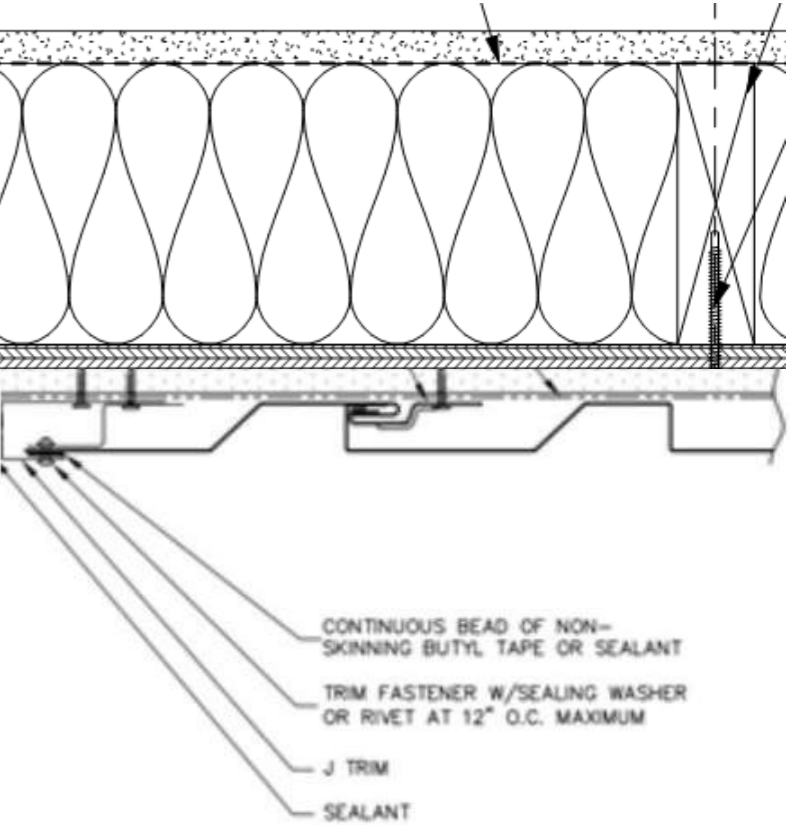
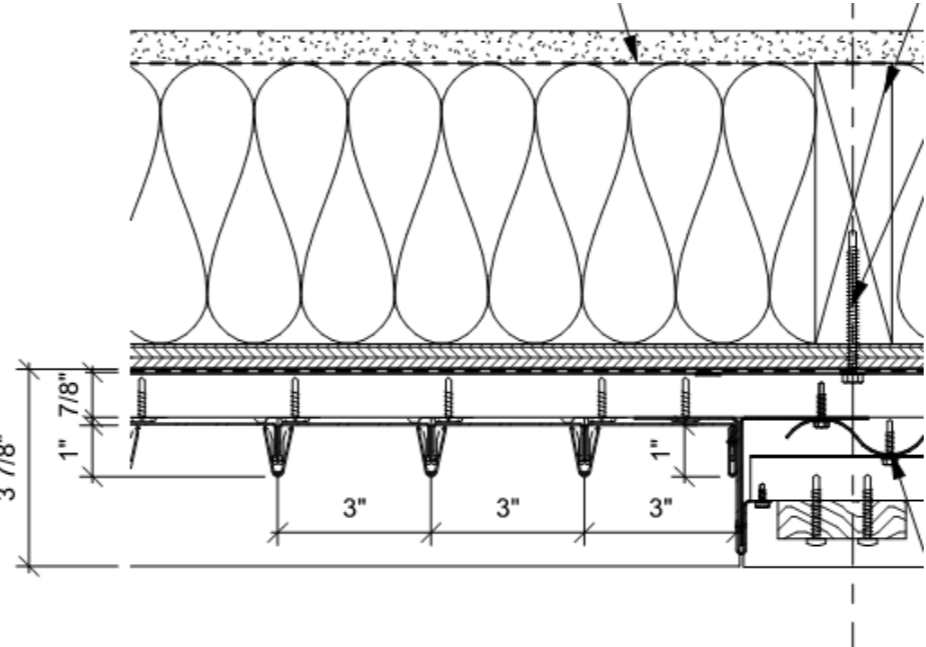
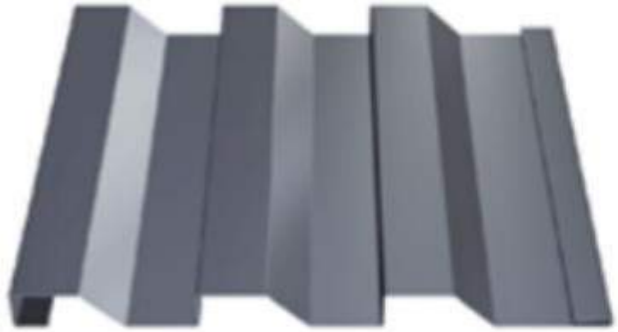
SIMPLIFIED PANEL TYPE

PRIOR BASIS-OF-DESIGN

RE-BID BASIS-OF-DESIGN

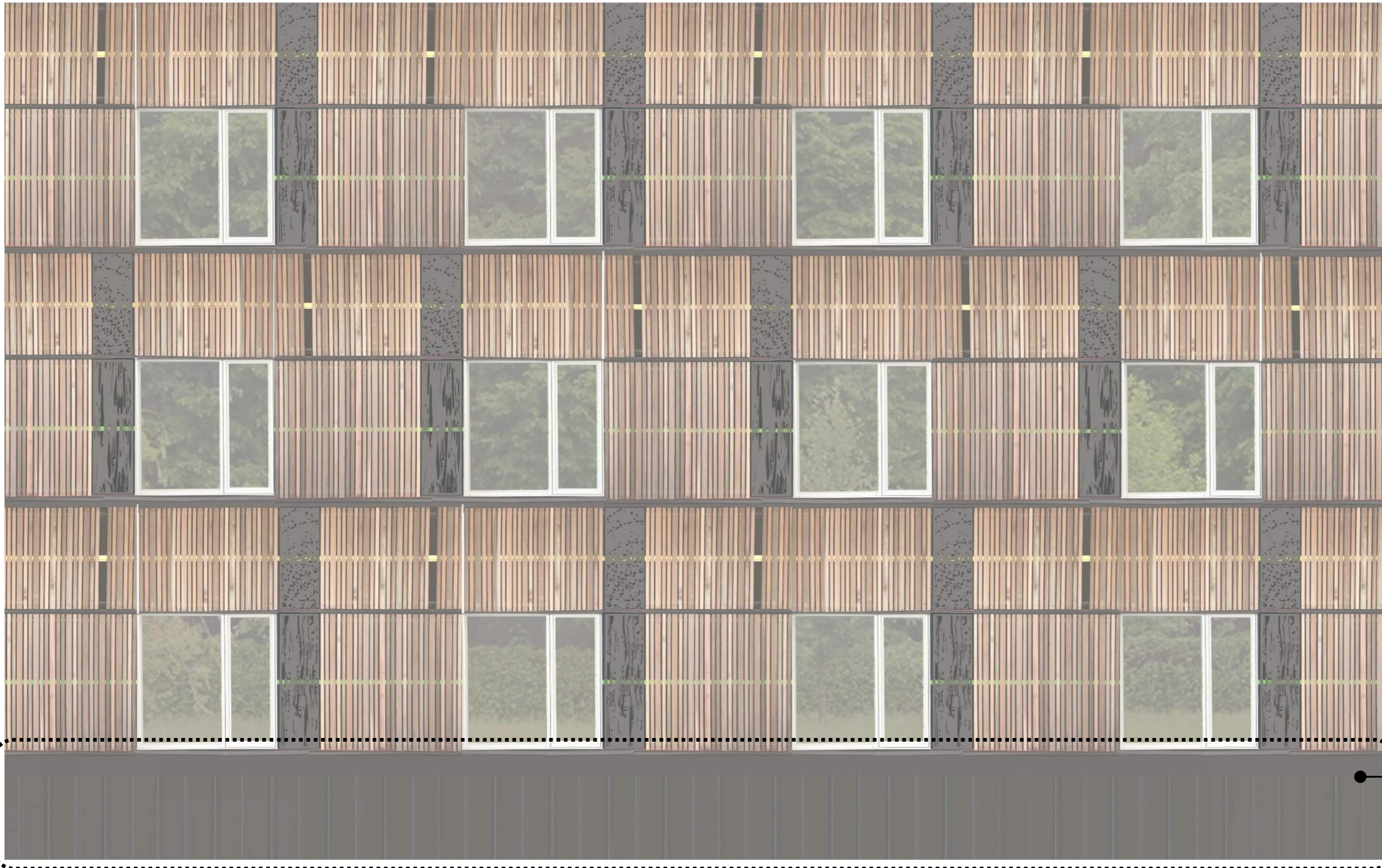
AEP SPAN
SELECT SEAM NARROW BATTEN

AEP SPAN
PERCEPTION SERIES

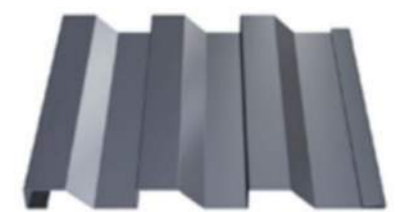




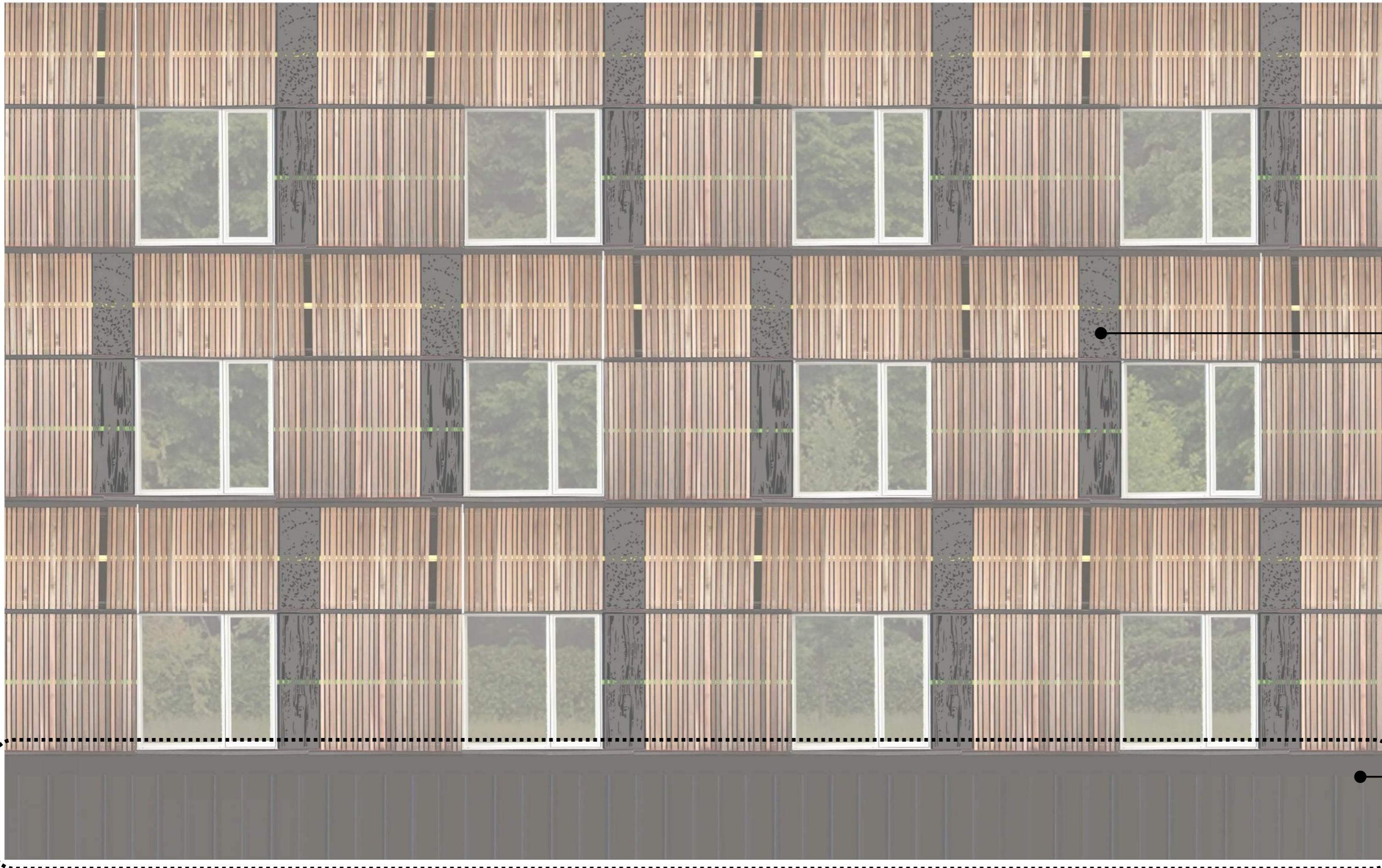
JAMB FRIEZE PATTERN



Simplified panel type

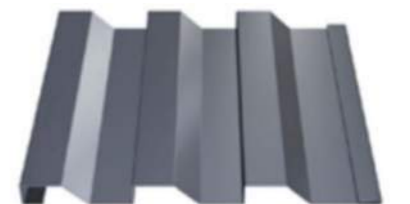


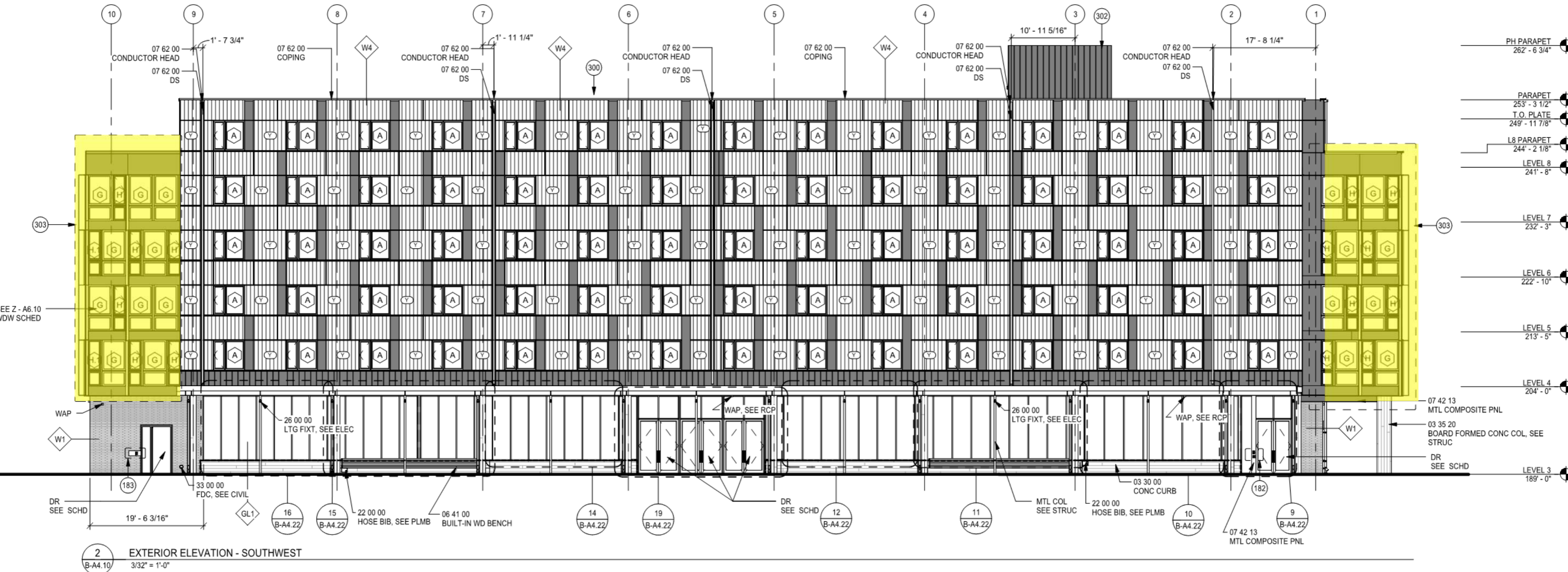
JAMB FRIEZE PATTERN

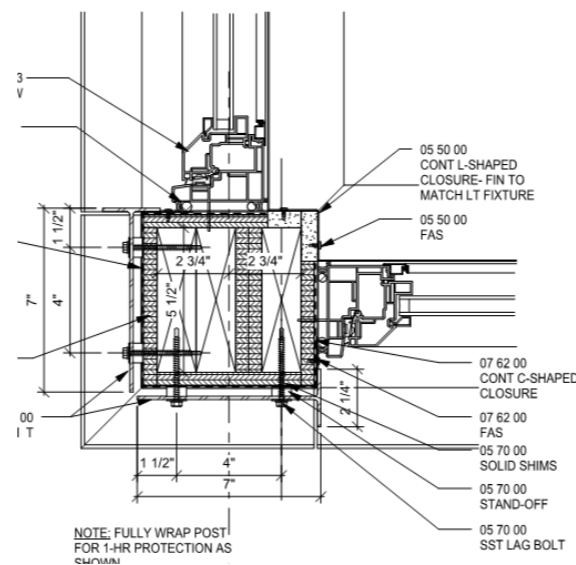
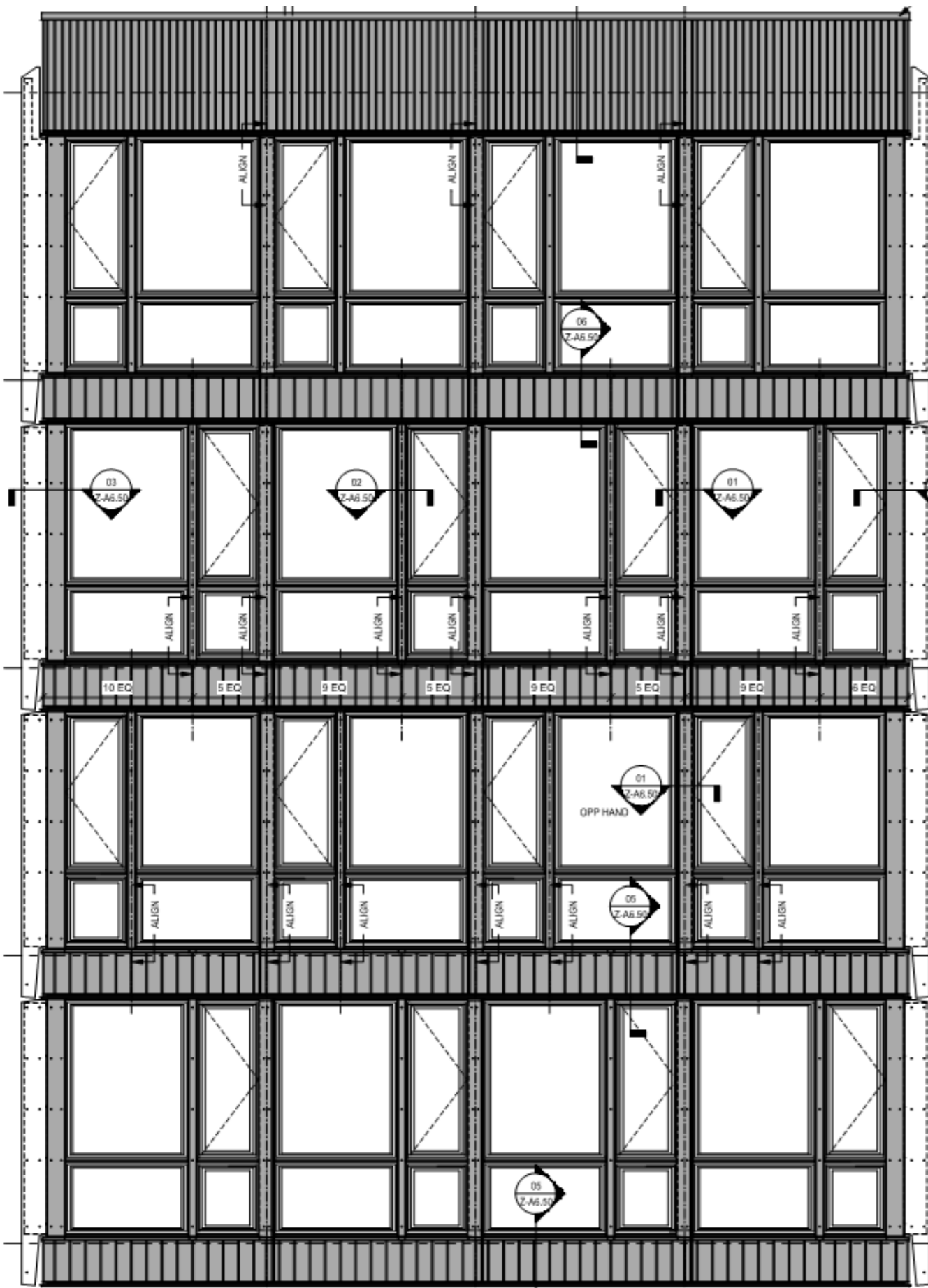


Decorative perf panels
re-bid as allowance

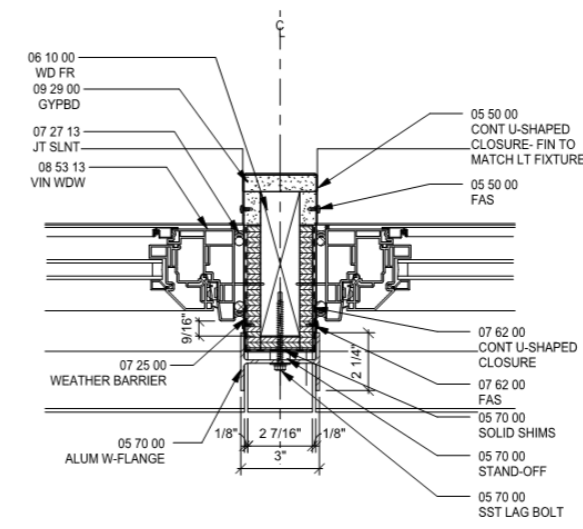
Simplified panel type



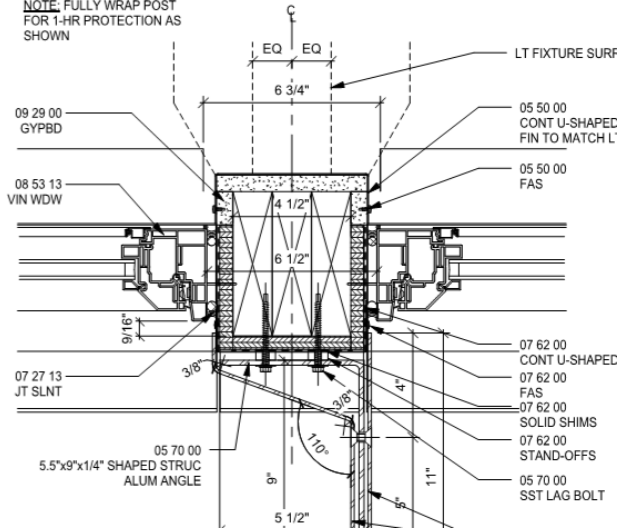


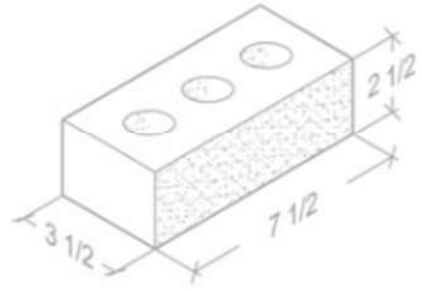


NOTE: FULLY WRAP POST FOR 1-HR PROTECTION AS SHOWN



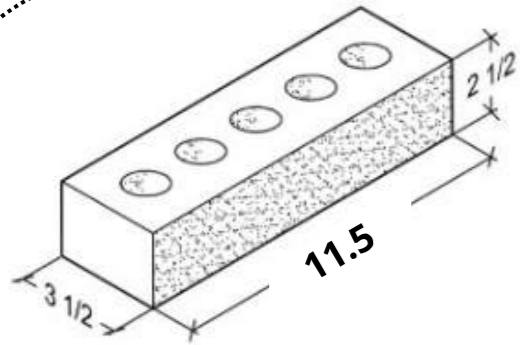
NOTE: FULLY WRAP POST FOR 1-HR PROTECTION AS SHOWN





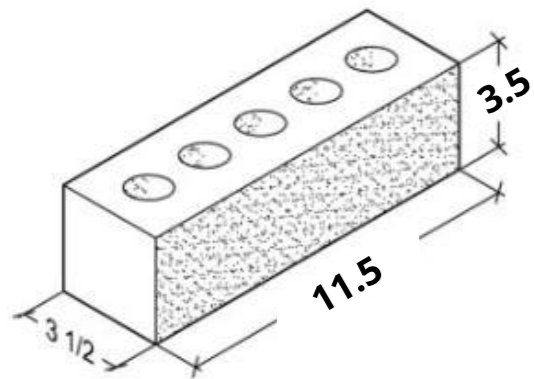
STANDARD
3.5" x 2.5" x 7.5"

STANDARD not been considered an option since 50% CD cost estimate.



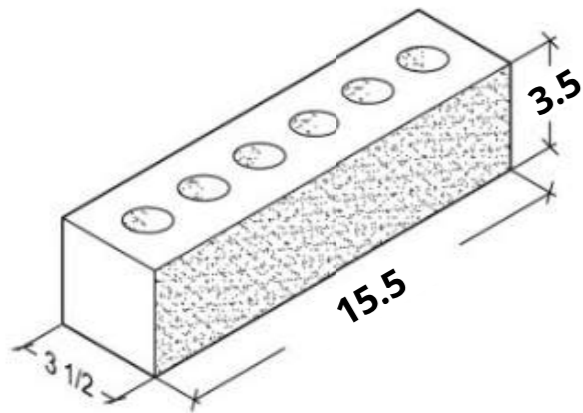
NORMAN
3.5" x 2.5" x **11.5"**

NORMAN was bid during the first round of bidding; pricing came in high.

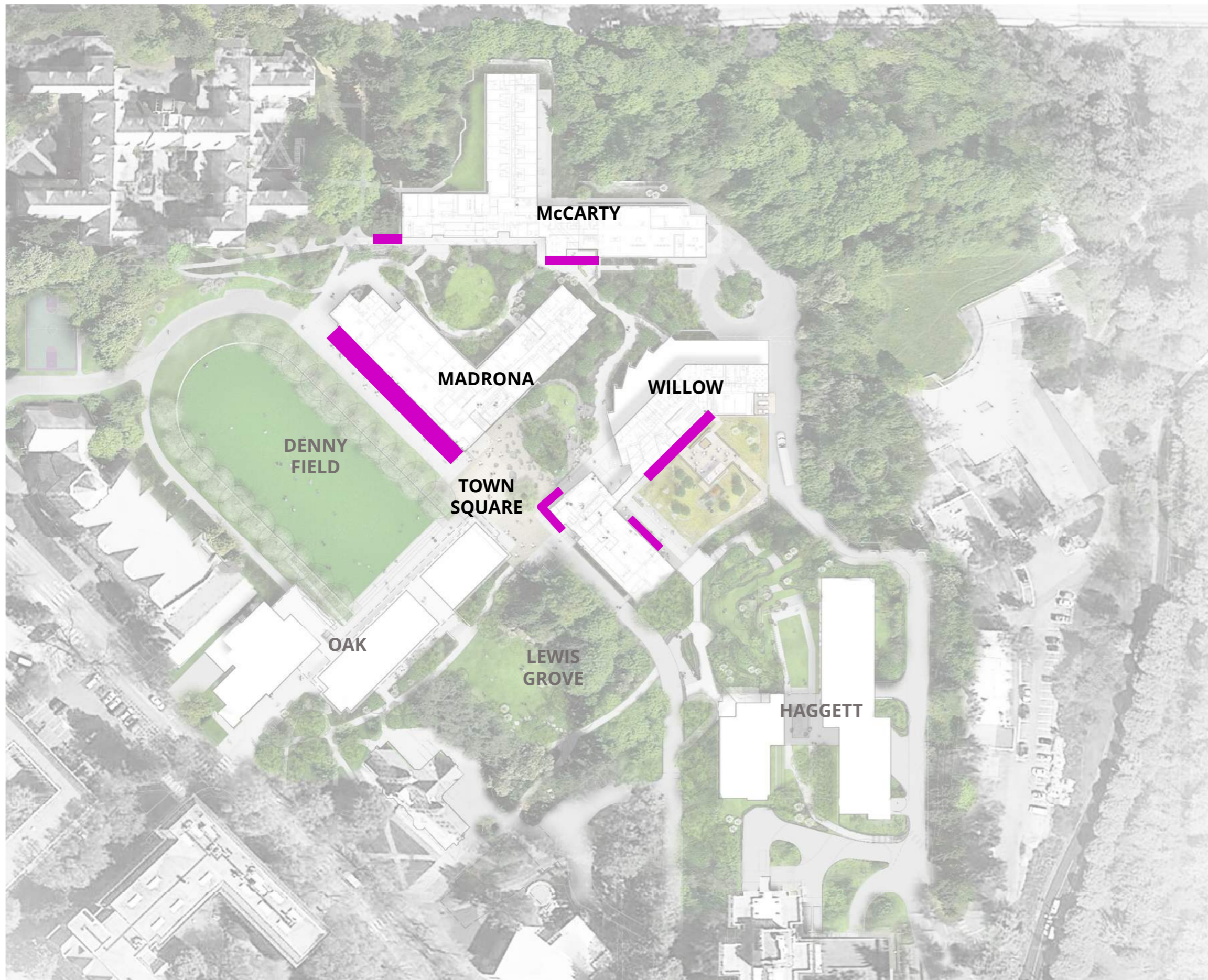


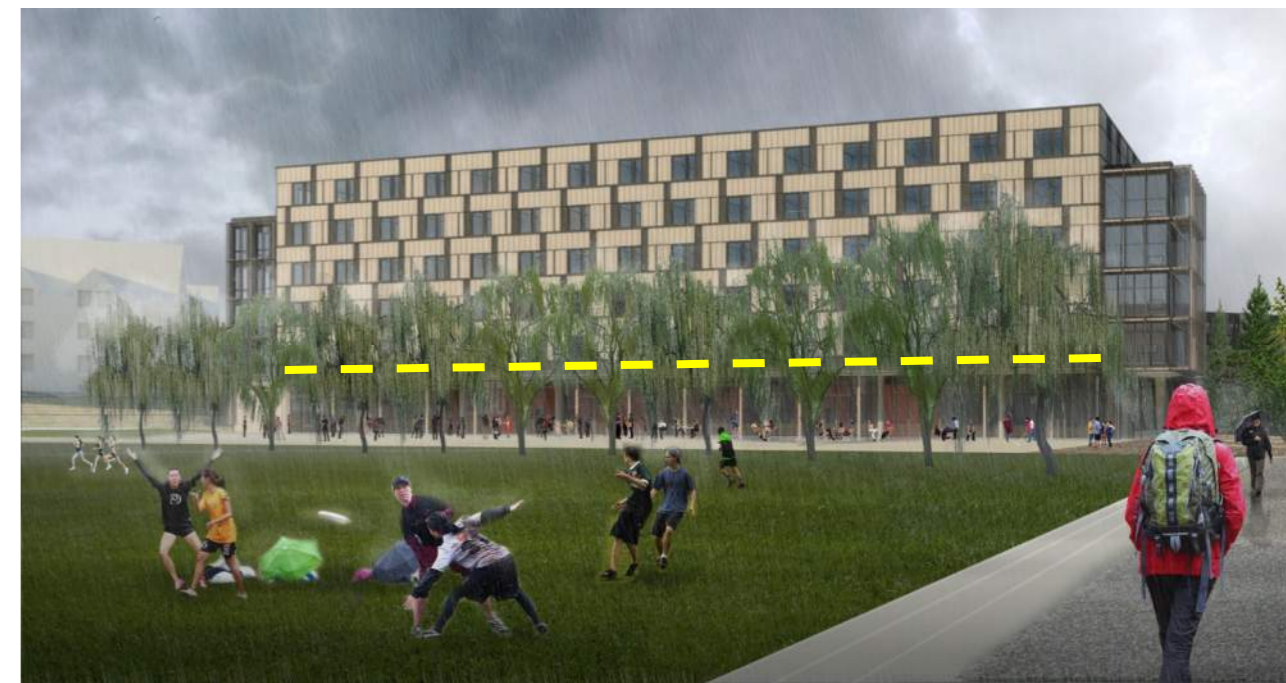
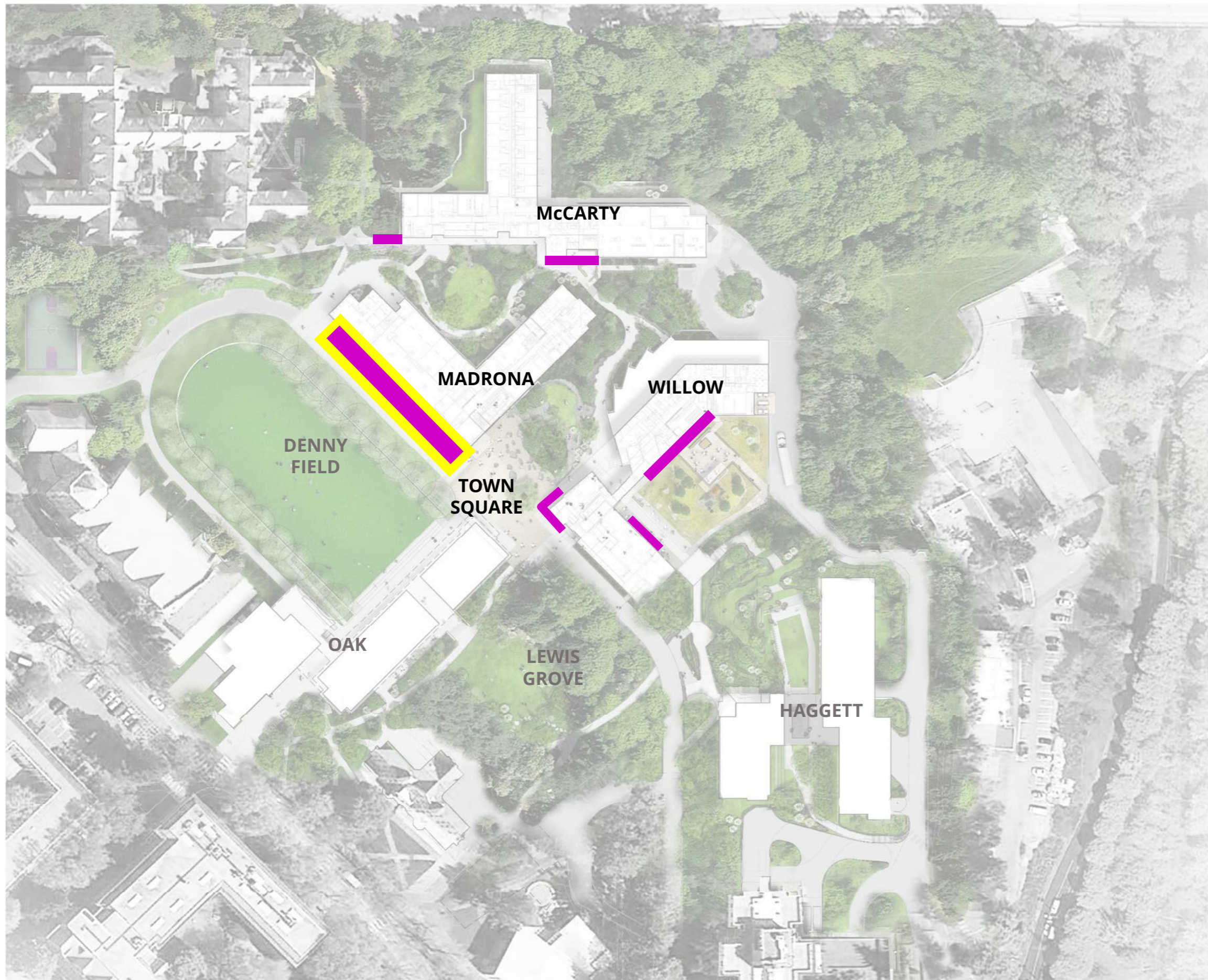
ECON
3.5" x **3.5"** x **11.5"**

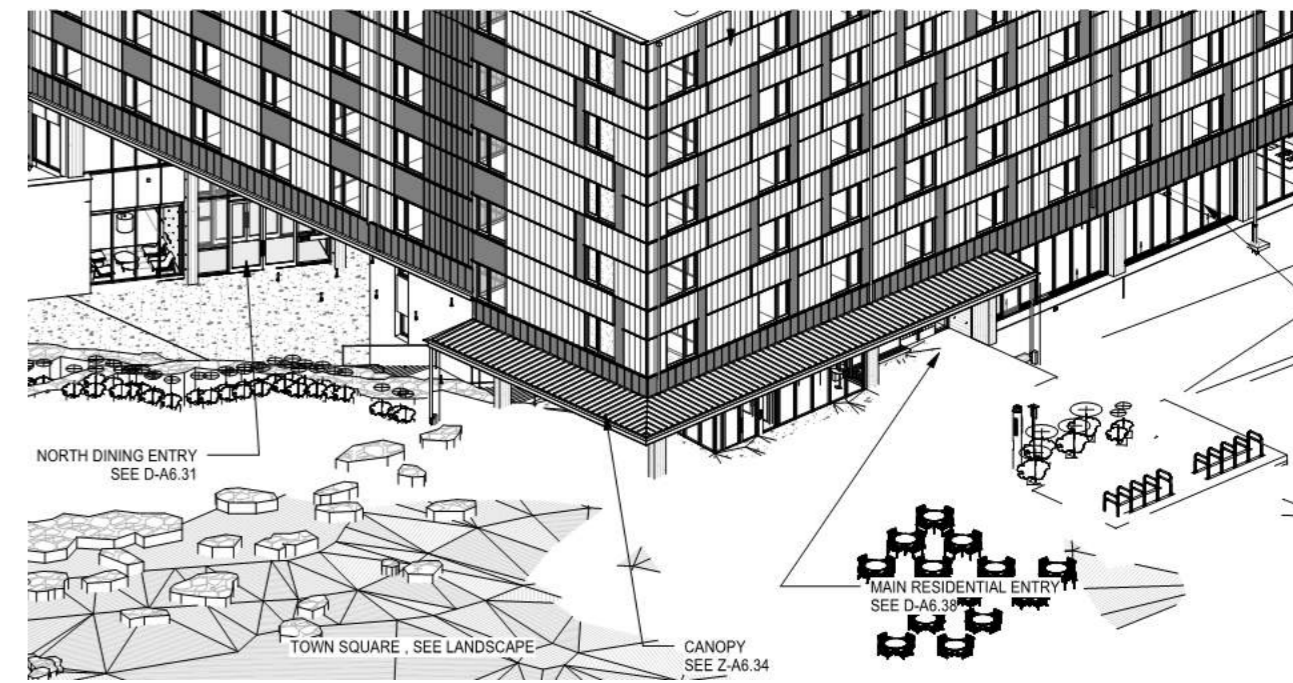
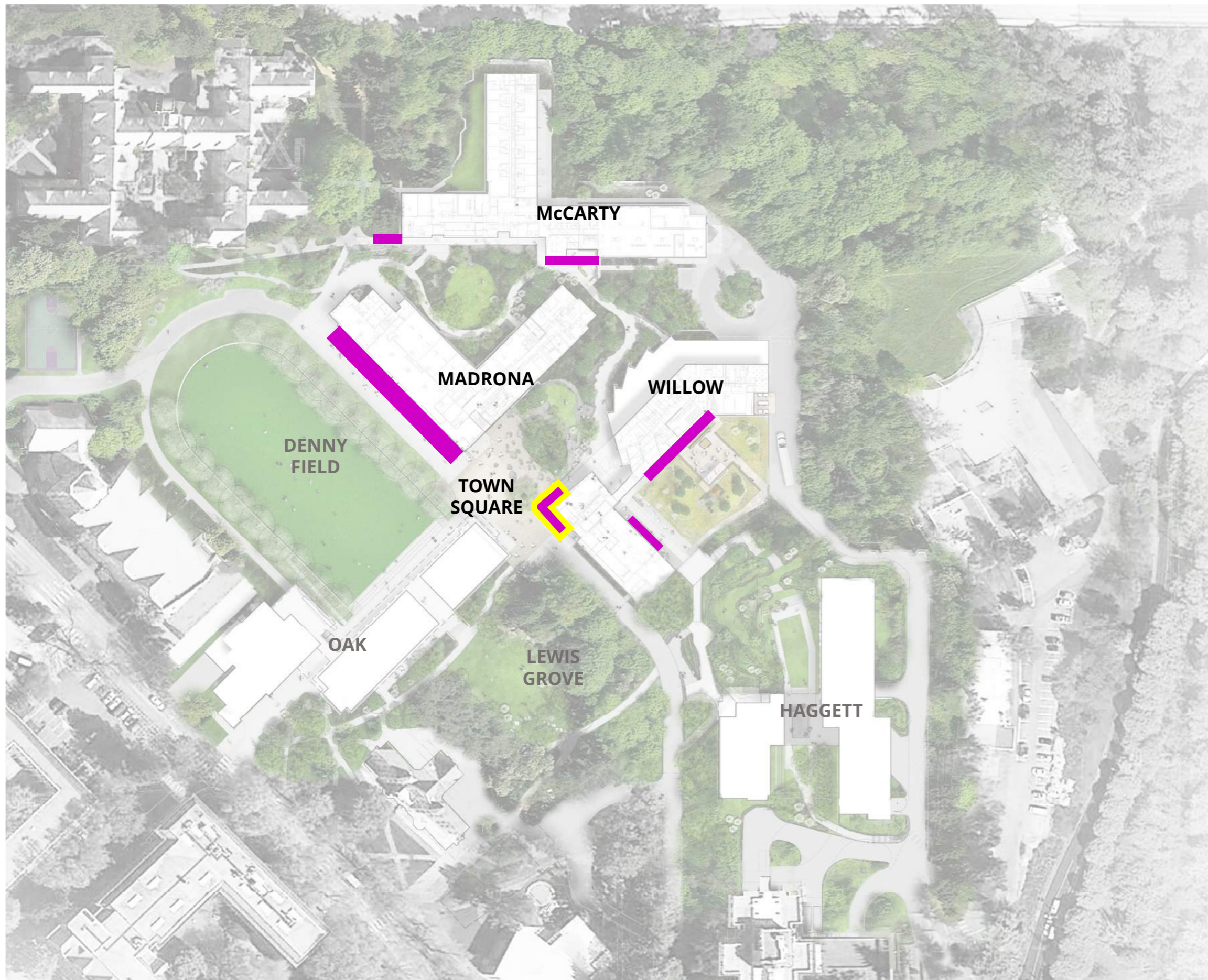
*These three modules are being rebid as alternates.
Selection to be made after the rebidding.*

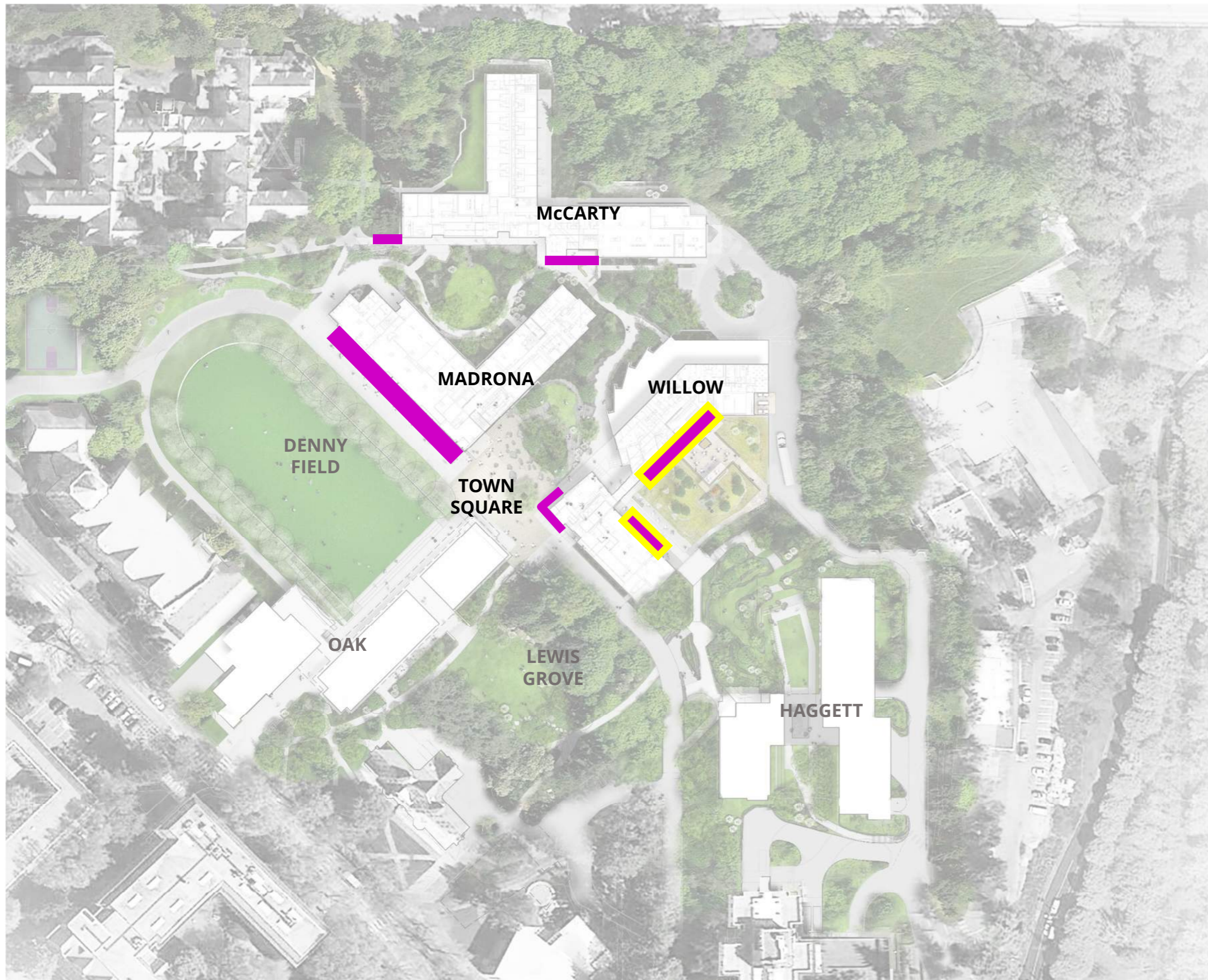


JUMBO
3.5" x **3.5"** x **15.5"**



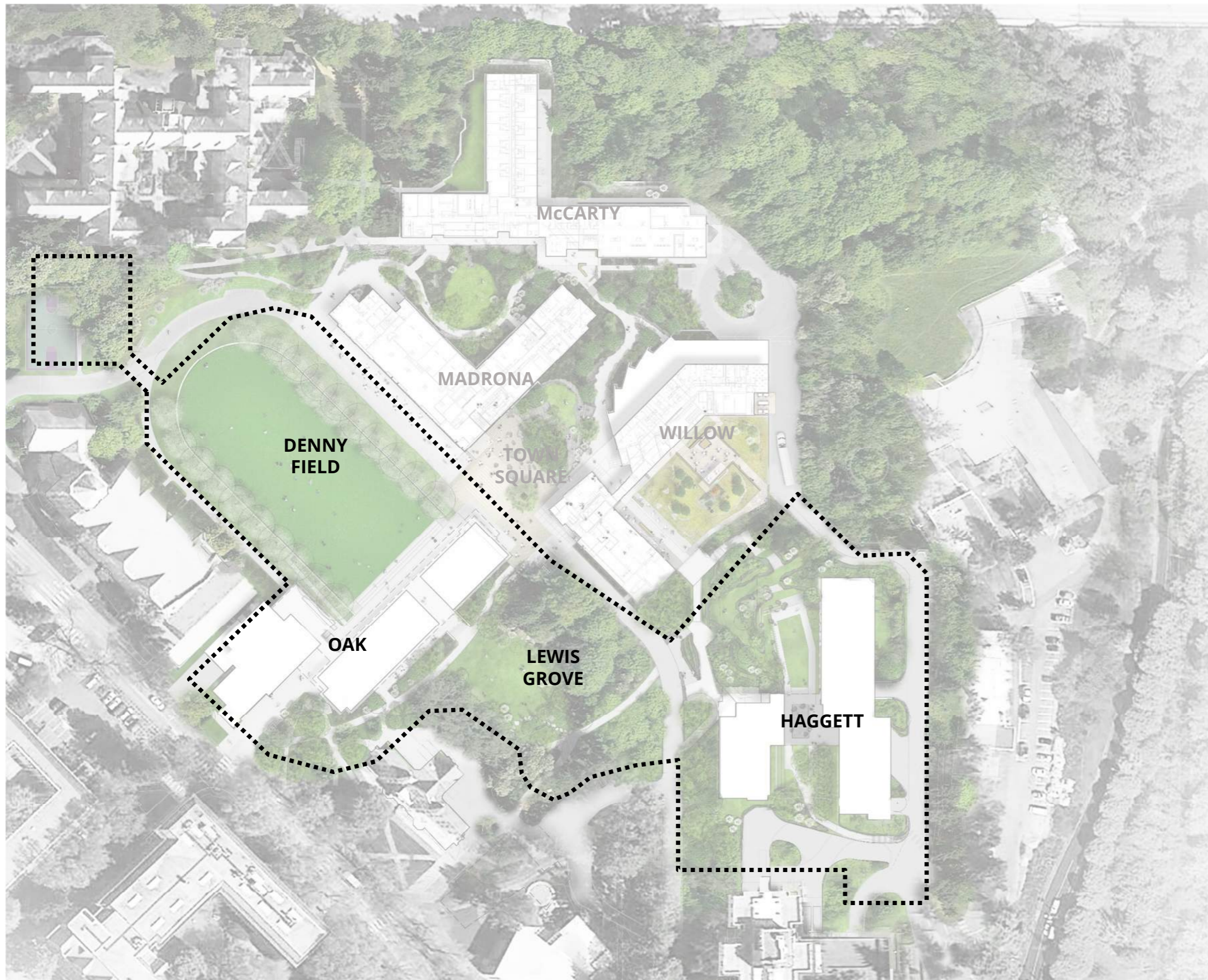


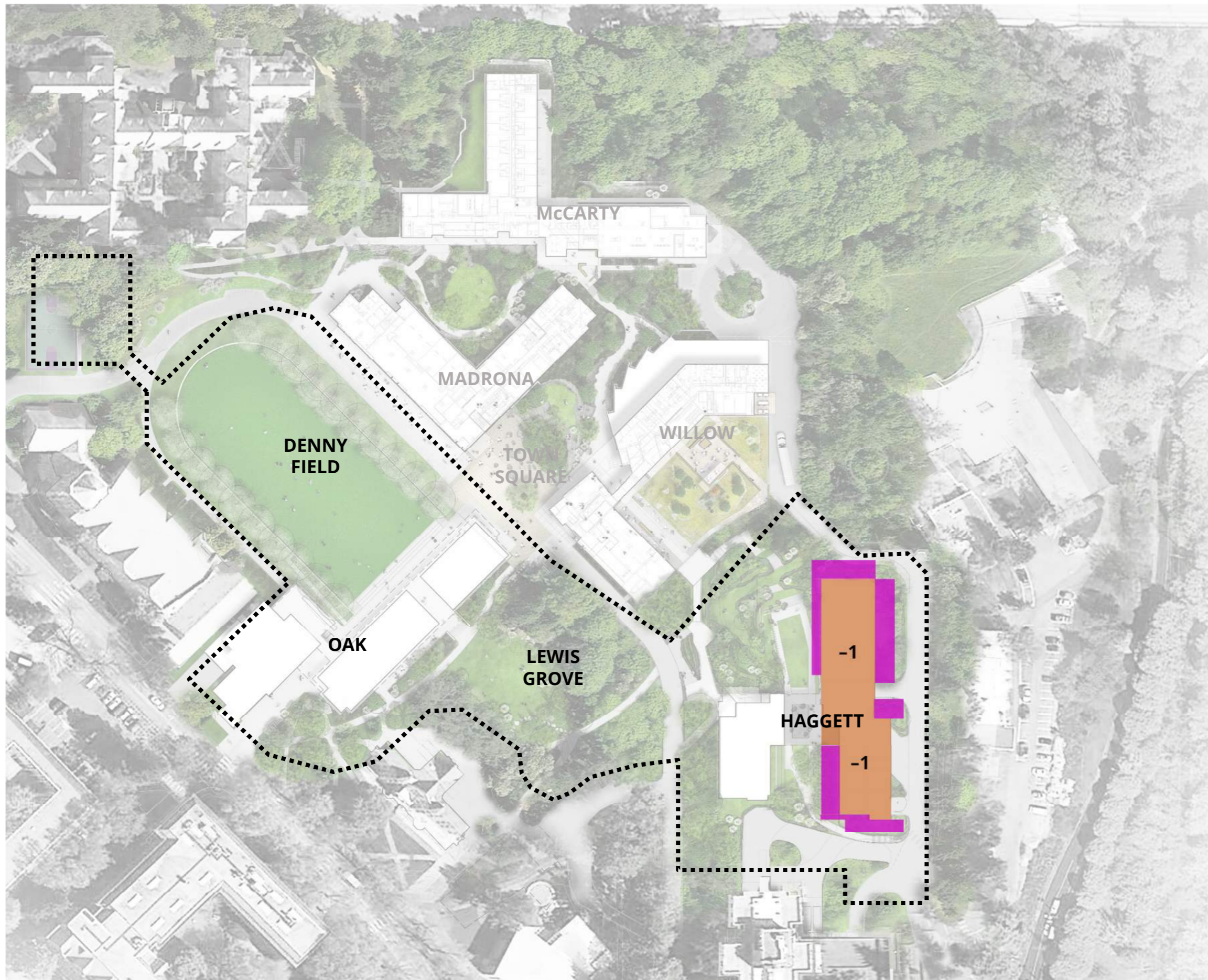




Phase IVb

Haggett Building Massing – Cost Studies





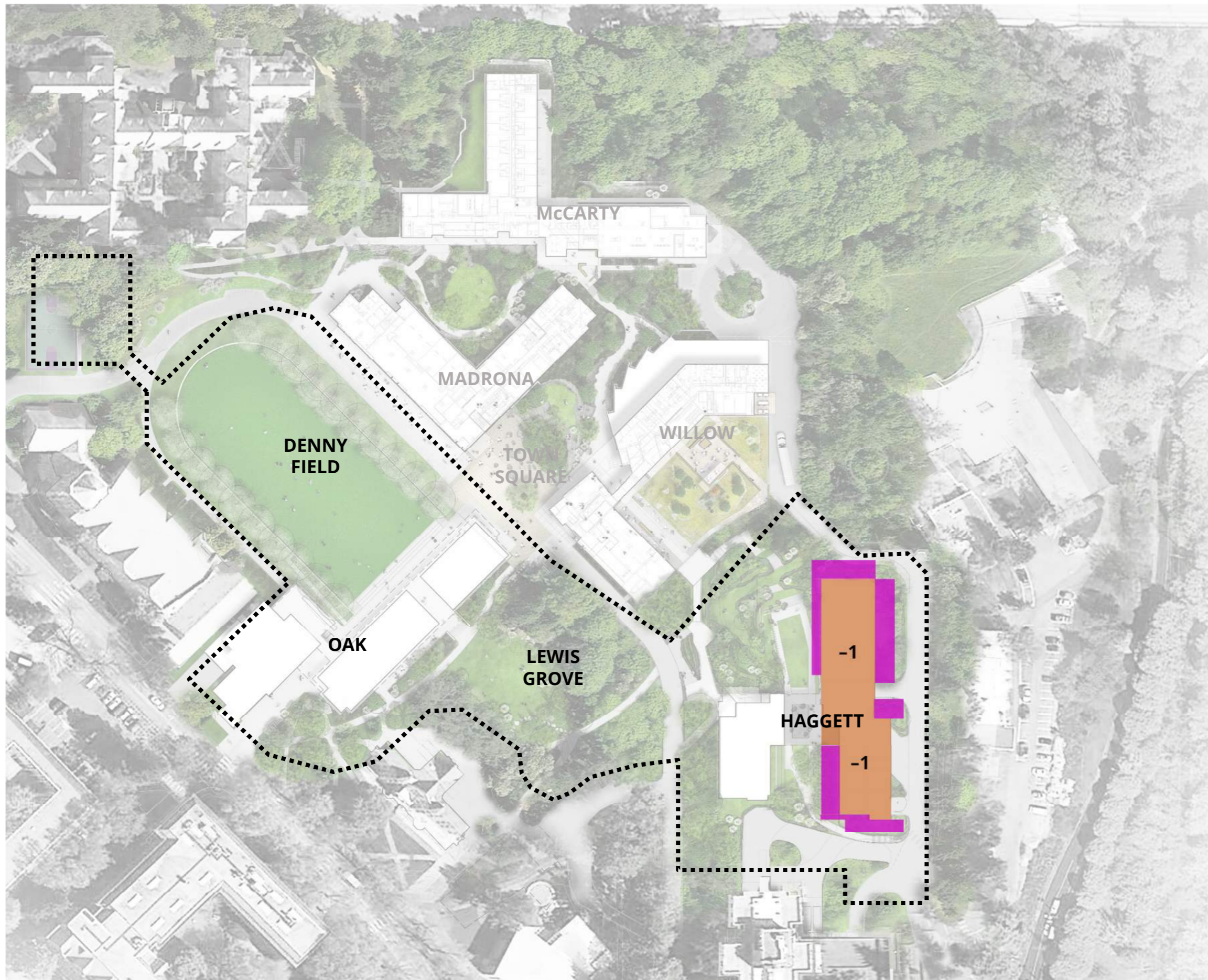
MOVE 1

ALREADY DEEMED VIABLE GIVEN HFS PRO FORMA

Delete top concrete level of Haggett's eastern side. **- 78 BEDS**
- \$3,150,000

Realize simplified grading and less fill at Haggett's east side. **0 BEDS**
- \$285,000

- 78 BEDS
- \$3,435,000



MOVE 1

ALREADY DEEMED VIABLE GIVEN HFS PRO FORMA

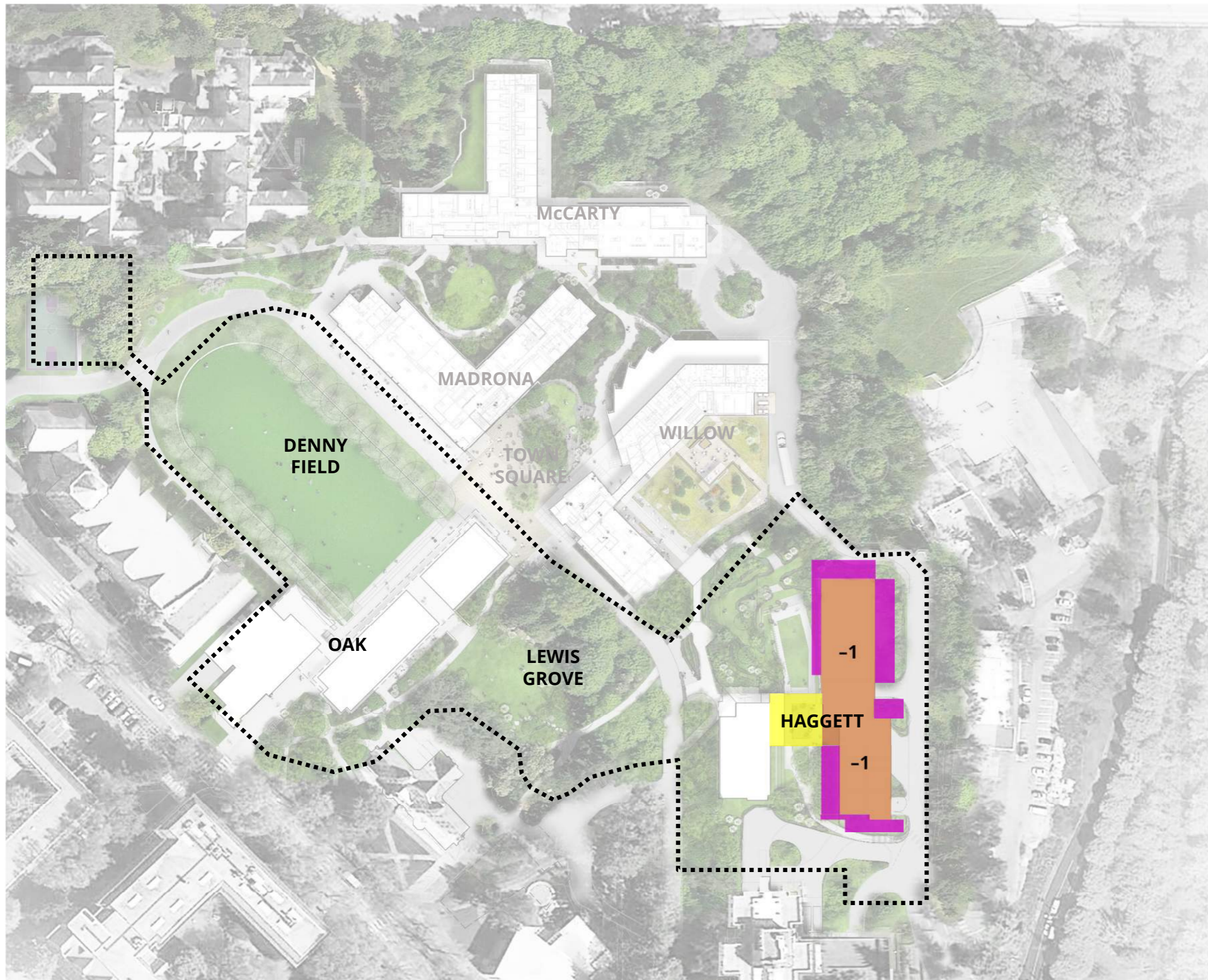
Delete top concrete level of Haggett's eastern side. **- 78 BEDS**
- \$3,150,000

Realize simplified grading and less fill at Haggett's east side. **0 BEDS**
- \$285,000

- 78 BEDS
- \$3,435,000

OTHER POTENTIAL MOVES

IF REQUIRED TO MEET BUDGET (AND IF VIABLE GIVEN HFS PRO FORMA)



MOVE 1

ALREADY DEEMED VIABLE GIVEN HFS PRO FORMA

Delete top concrete level of Haggett's eastern side. **- 78 BEDS**
- \$3,150,000

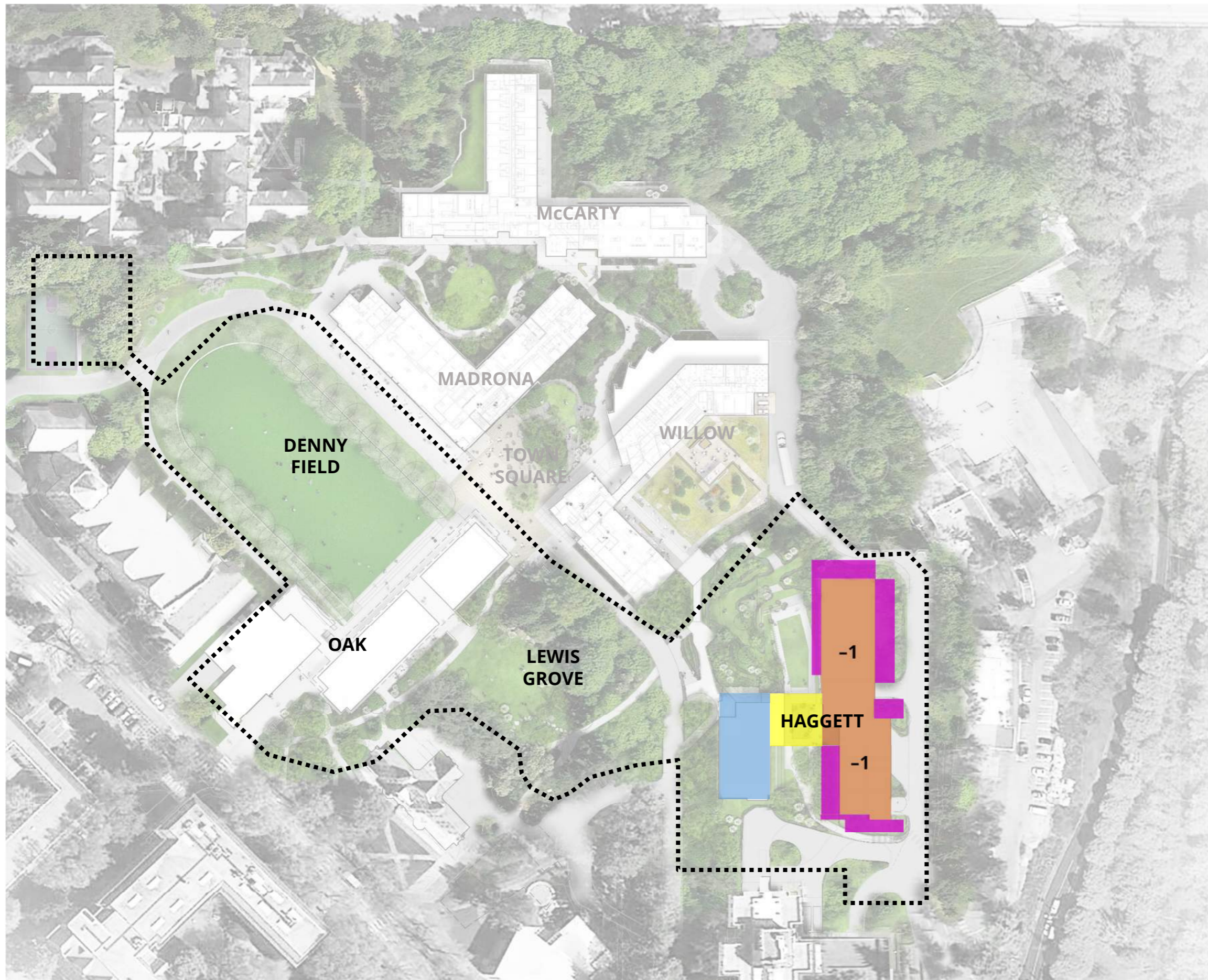
Realize simplified grading and less fill at Haggett's east side. **0 BEDS**
- \$285,000

- 78 BEDS
- \$3,435,000

OTHER POTENTIAL MOVES

IF REQUIRED TO MEET BUDGET (AND IF VIABLE GIVEN HFS PRO FORMA)

Delete one level of wood from this portion of the building. **- 20 BEDS**
- \$920,000



MOVE 1

ALREADY DEEMED VIABLE GIVEN HFS PRO FORMA

- Delete top concrete level of Haggett's eastern side.

- 78 BEDS
- \$3,150,000
- Realize simplified grading and less fill at Haggett's east side.

0 BEDS
- \$285,000

- 78 BEDS
- \$3,435,000

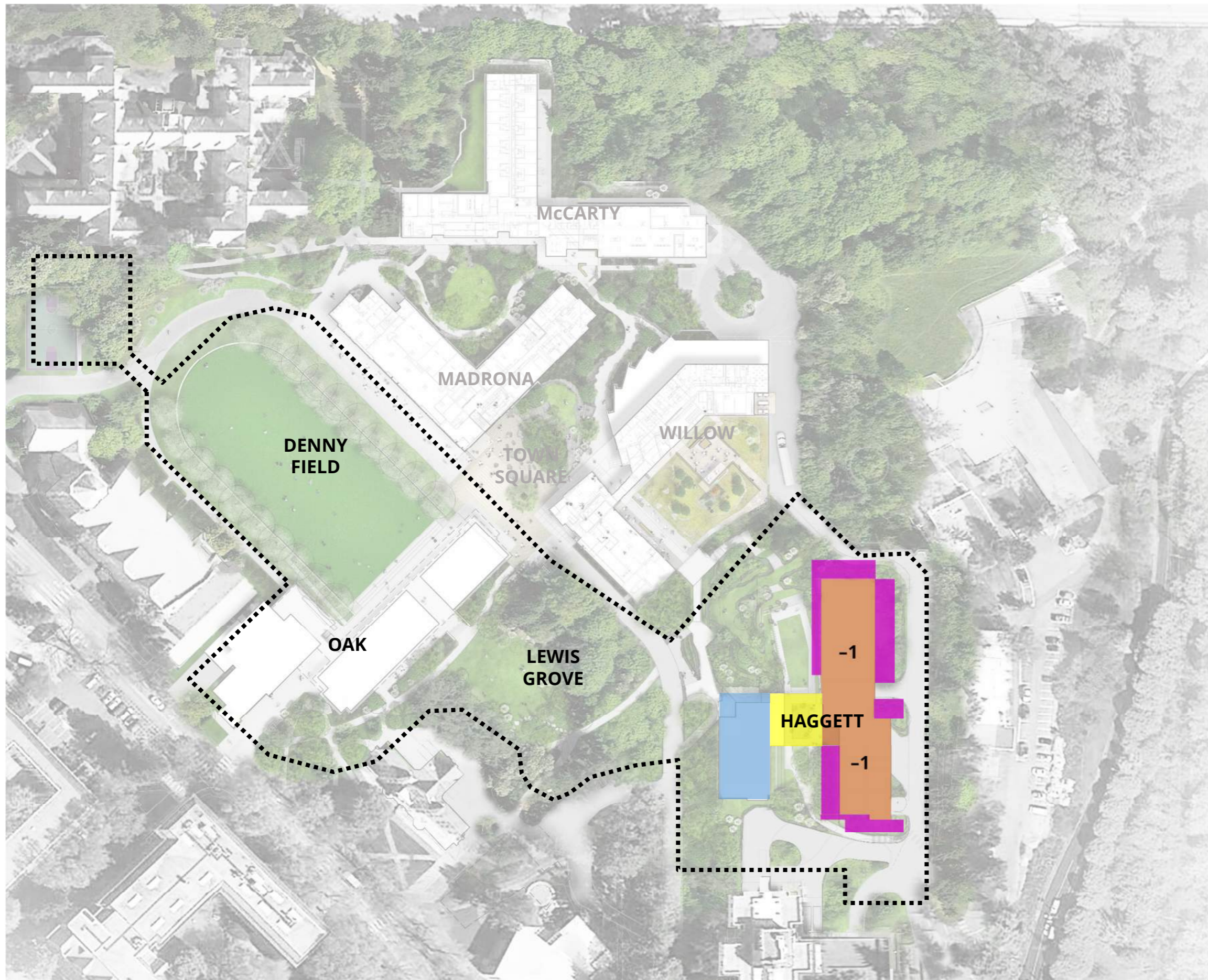
OTHER POTENTIAL MOVES

IF REQUIRED TO MEET BUDGET (AND IF VIABLE GIVEN HFS PRO FORMA)

- Delete one level of wood from this portion of the building.

- 20 BEDS
- \$920,000
- Delete one level of wood from this portion of the building.

- 30 BEDS
- \$1,380,000



MOVE 1

ALREADY DEEMED VIABLE GIVEN HFS PRO FORMA

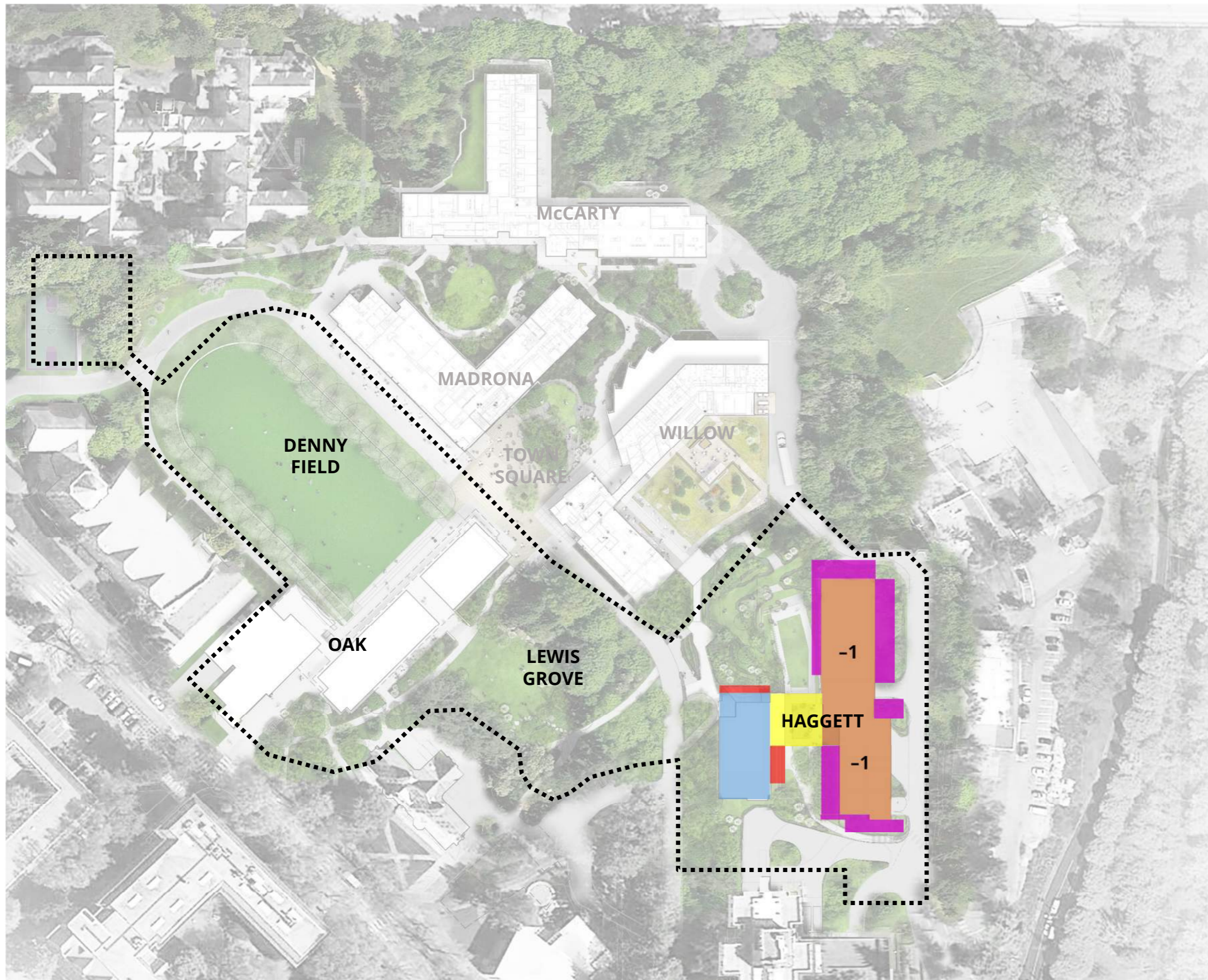
- Delete top concrete level of Haggett's eastern side. **- 78 BEDS**
- \$3,150,000
- Realize simplified grading and less fill at Haggett's east side. **0 BEDS**
- \$285,000

- 78 BEDS
- \$3,435,000

OTHER POTENTIAL MOVES

IF REQUIRED TO MEET BUDGET (AND IF VIABLE GIVEN HFS PRO FORMA)

- Delete one level of wood from this portion of the building. **- 20 BEDS**
- \$920,000
- Delete one level of wood from this portion of the building. **- 30 BEDS**
- \$1,380,000
- Delete a second level of wood from this portion of the building. **- 30 BEDS**
- \$1,380,000



MOVE 1

ALREADY DEEMED VIABLE GIVEN HFS PRO FORMA

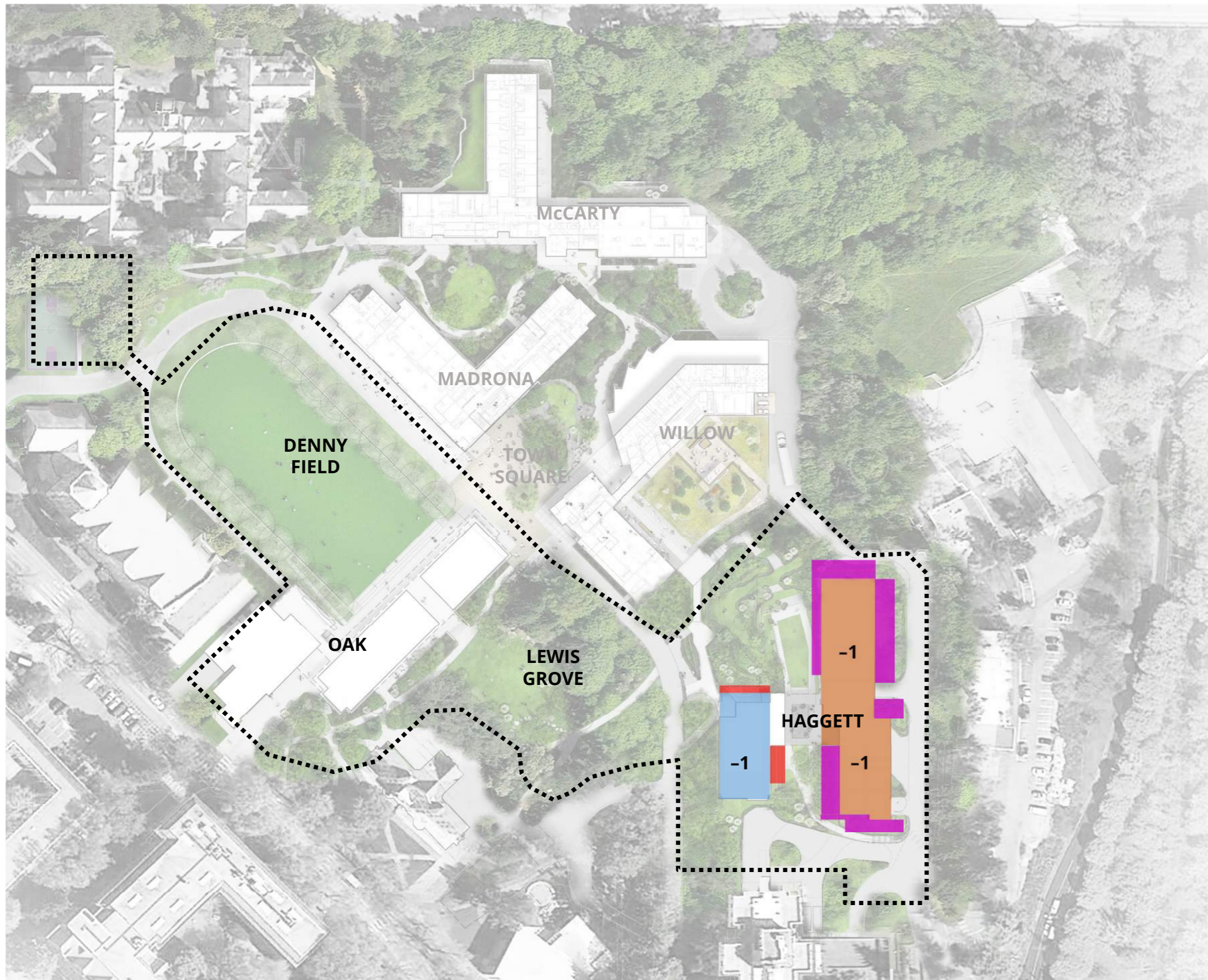
- Delete top concrete level of Haggett's eastern side. **- 78 BEDS**
- \$3,150,000
- Realize simplified grading and less fill at Haggett's east side. **0 BEDS**
- \$285,000

- 78 BEDS
- \$3,435,000

OTHER POTENTIAL MOVES

IF REQUIRED TO MEET BUDGET (AND IF VIABLE GIVEN HFS PRO FORMA)

- Delete one level of wood from this portion of the building. **- 20 BEDS**
- \$920,000
- Delete one level of wood from this portion of the building. **- 30 BEDS**
- \$1,380,000
- Delete a second level of wood from this portion of the building. **- 30 BEDS**
- \$1,380,000
- Realize simplified grading and less fill at Haggett's east side. **0 BEDS**
- \$215,000



MOVE 1

ALREADY DEEMED VIABLE GIVEN HFS PRO FORMA

- Delete top concrete level of Haggett's eastern side. - 78 BEDS
- \$3,150,000
- Realize simplified grading and less fill at Haggett's east side. 0 BEDS
- \$285,000

- 78 BEDS
- \$3,435,000

OTHER POTENTIAL MOVES

IF REQUIRED TO MEET BUDGET (AND IF VIABLE GIVEN HFS PRO FORMA)

- Delete one level of wood from this portion of the building. - 30 BEDS
- \$1,380,000
- Realize simplified grading and less fill at Haggett's east side. 0 BEDS
- \$215,000

AGGREGATED TOTAL

- 108 BEDS
- \$5,030,000

Visualization Studies – Hagggett Hall

MOVE 1

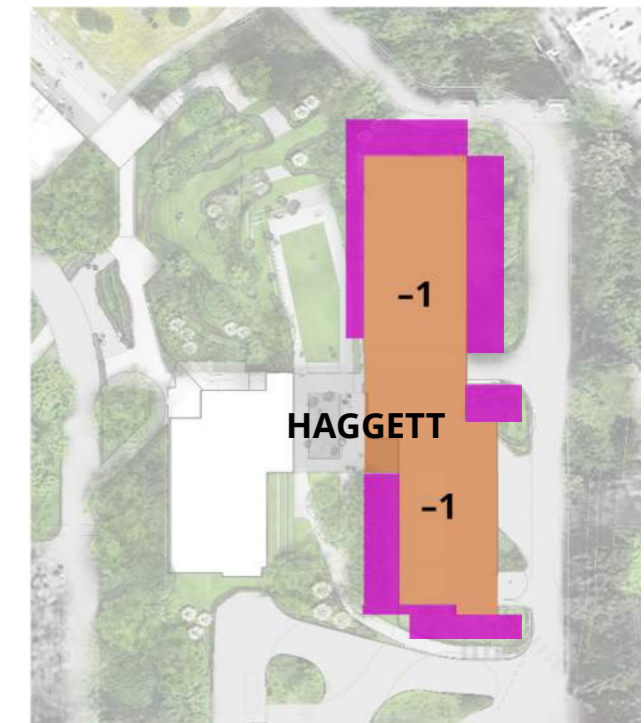
already deemed viable given HFS pro forma



JANUARY 2016 SCHEME



SHOWING MOVE 1 ALREADY ACCEPTED

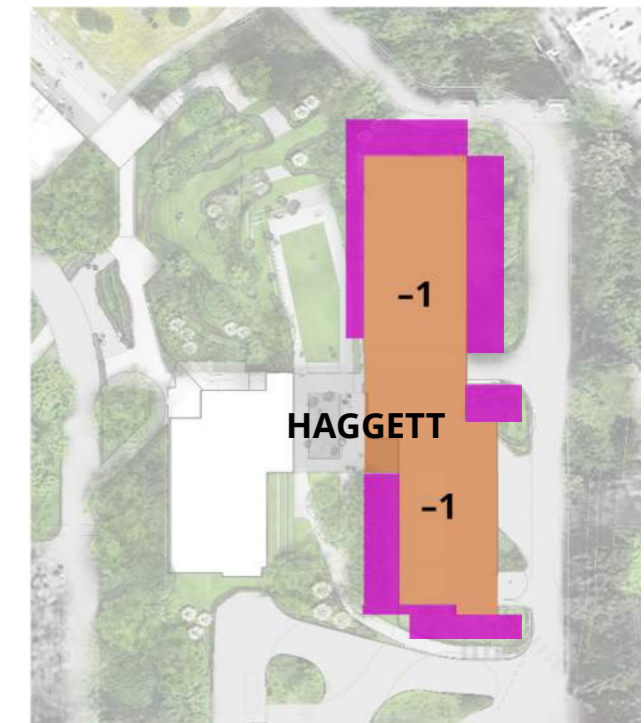




JANUARY 2016 SCHEME



SHOWING MOVE 1 ALREADY ACCEPTED

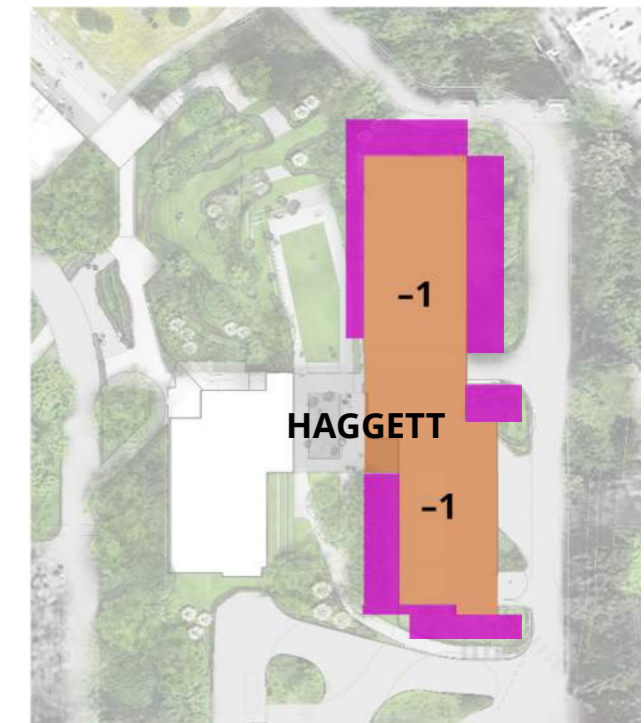




JANUARY 2016 SCHEME



SHOWING MOVE 1 ALREADY ACCEPTED

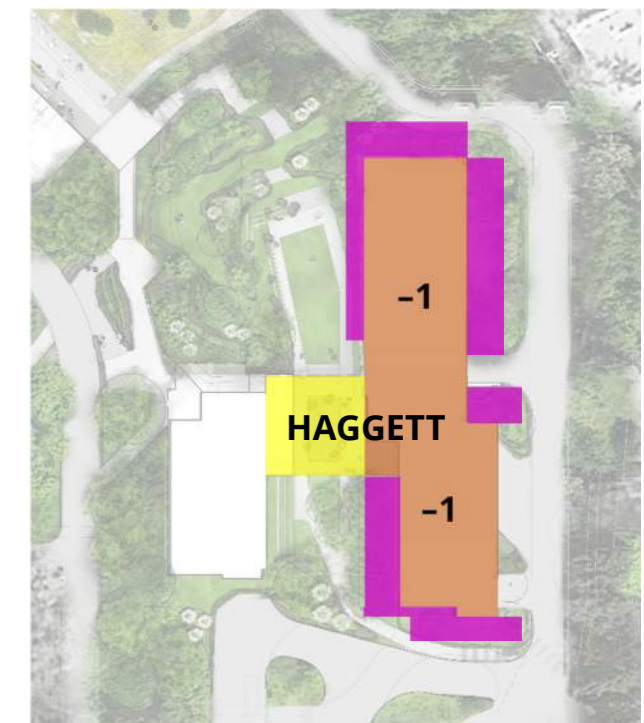


Visualization Studies – Hagggett Hall

OTHER POTENTIAL MOVES

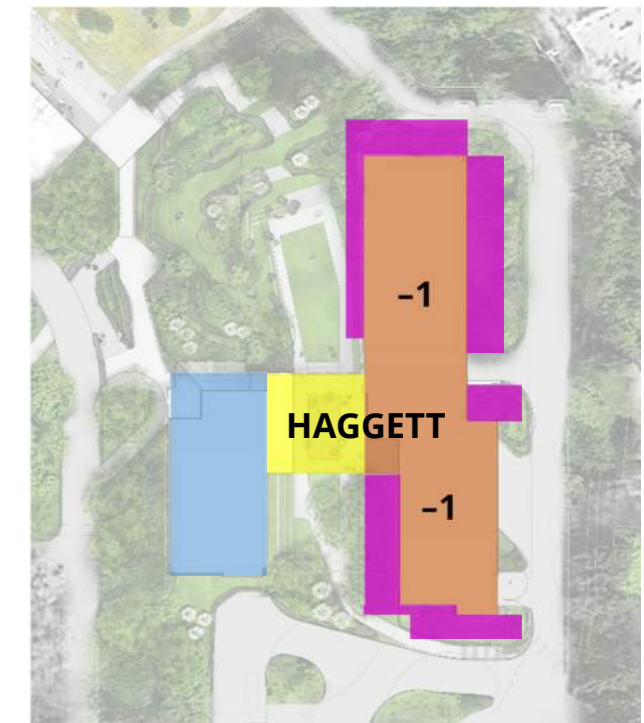


SHOWING YELLOW AREA SHORTENED BY ONE LEVEL



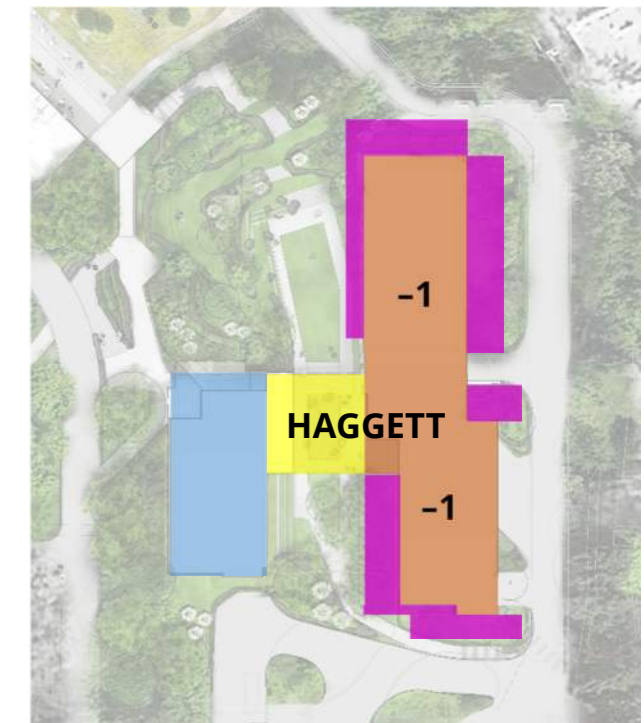


SHOWING YELLOW AREA SHORTENED BY ONE LEVEL
AND BLUE AREA SHORTENED BY ONE LEVEL



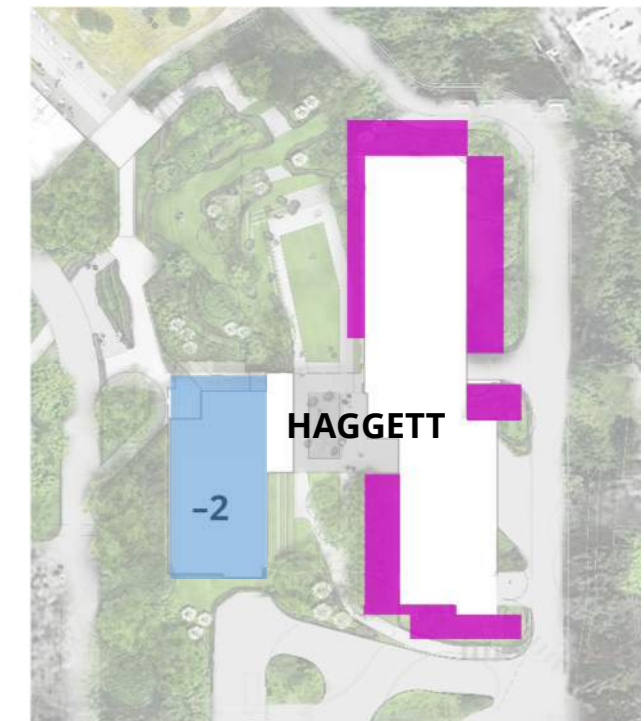


SHOWING YELLOW AREA SHORTENED BY ONE LEVEL
AND BLUE AREA SHORTENED BY TWO LEVELS





BLUE AREA SHORTENED BY TWO LEVELS AND REMAINING BUILDING STAYING THE SAME



Visualization Studies – Hagggett Hall

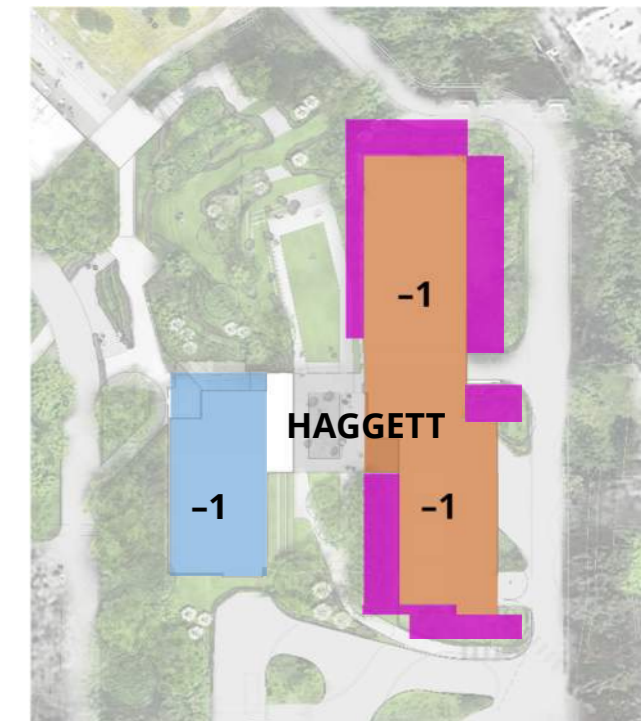
PROPOSED MASSING CHANGES



SHOWING MOVE 1 ALREADY ACCEPTED



BLUE AREA SHORTENED BY ONE LEVEL AND REMAINING BUILDING STAYING THE SAME





HAGGETT HALL PROPOSED MASSING CHANGES
UNIVERSITY OF WASHINGTON NORTH CAMPUS HOUSING



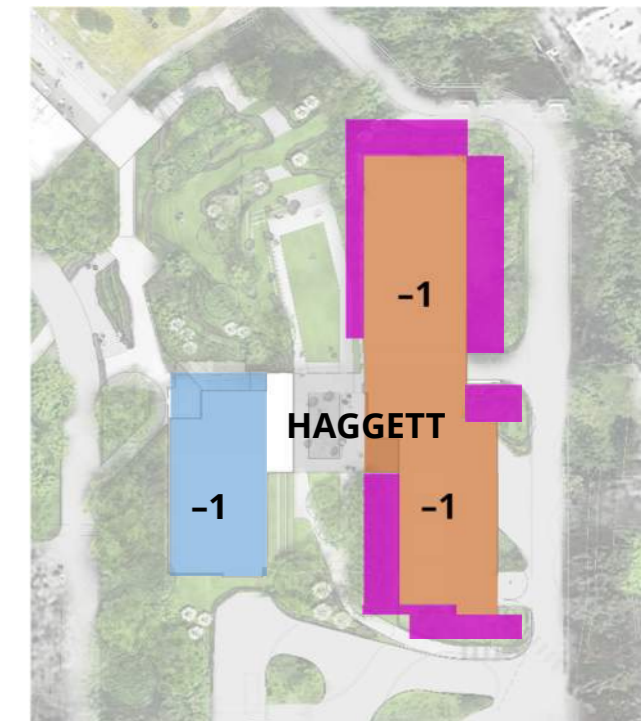
HAGGETT HALL PROPOSED MASSING CHANGES
UNIVERSITY OF WASHINGTON NORTH CAMPUS HOUSING



SHOWING MOVE 1 ALREADY ACCEPTED



BLUE AREA SHORTENED BY ONE LEVEL AND REMAINING BUILDING STAYING THE SAME





HAGGETT HALL PROPOSED MASSING CHANGES
UNIVERSITY OF WASHINGTON NORTH CAMPUS HOUSING



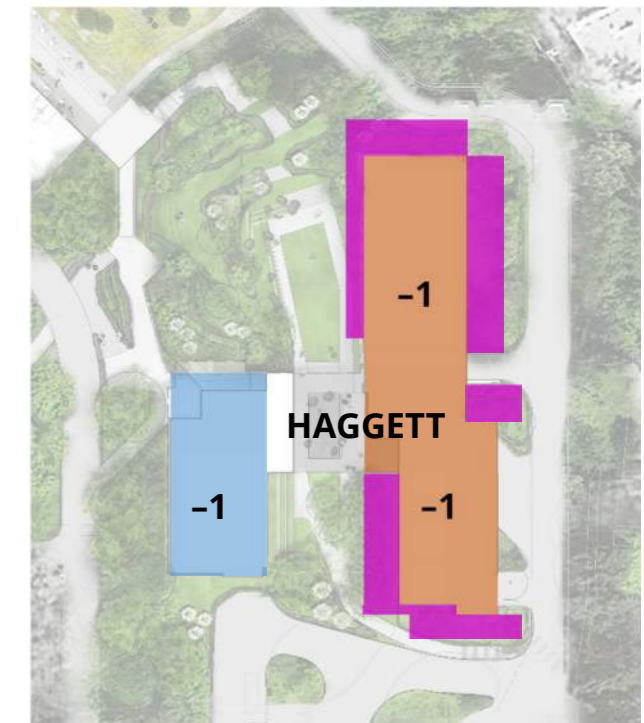
HAGGETT HALL PROPOSED MASSING CHANGES
UNIVERSITY OF WASHINGTON NORTH CAMPUS HOUSING



SHOWING MOVE 1 ALREADY ACCEPTED



BLUE AREA SHORTENED BY ONE LEVEL AND REMAINING BUILDING STAYING THE SAME



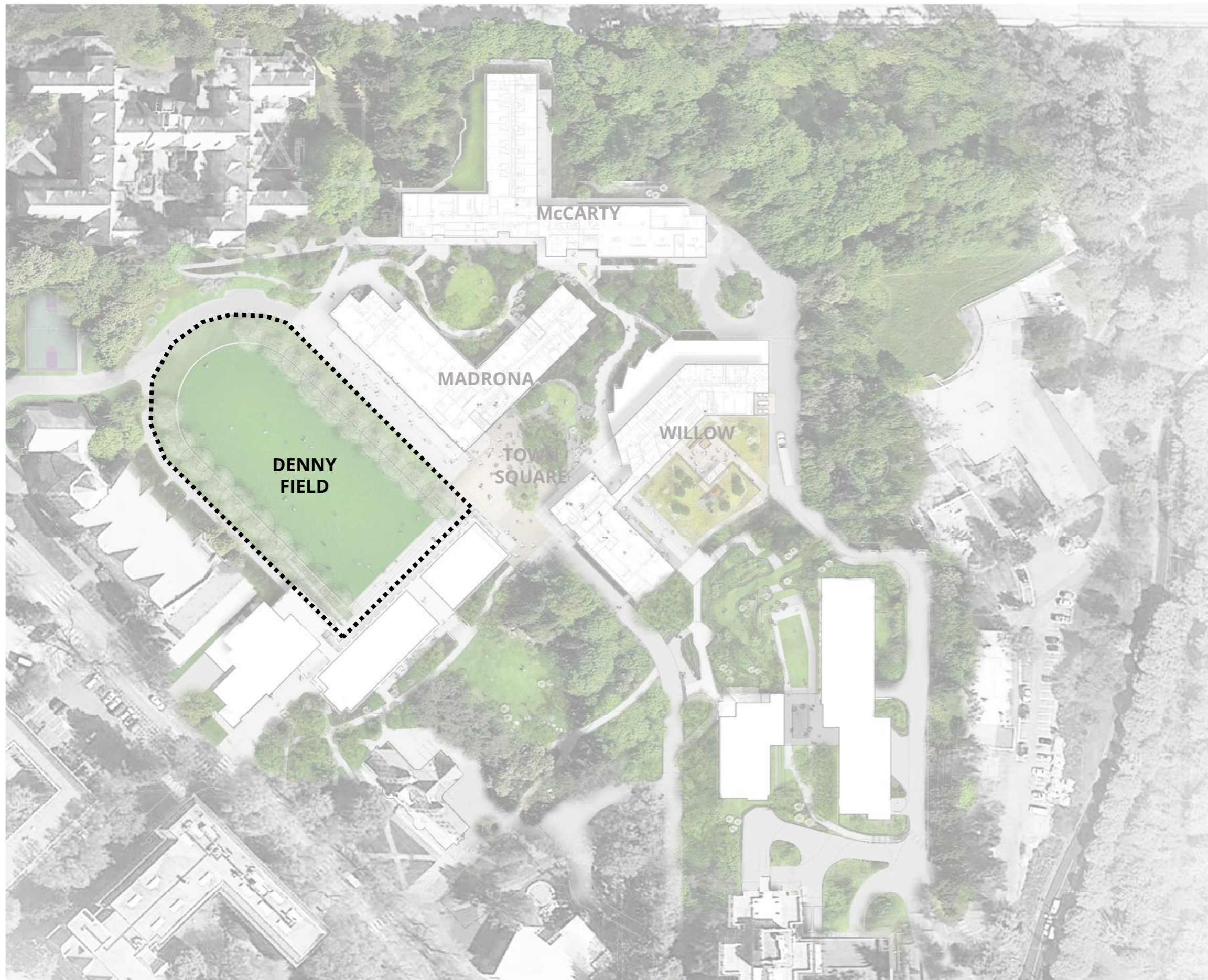


HAGGETT HALL PROPOSED MASSING CHANGES
UNIVERSITY OF WASHINGTON NORTH CAMPUS HOUSING



HAGGETT HALL PROPOSED MASSING CHANGES
UNIVERSITY OF WASHINGTON NORTH CAMPUS HOUSING

Denny Field – Cost Savings Alternates



ALTERNATE A Change artificial turf to natural grass	- \$491,000
ALTERNATE B Delete lighting at Denny Field	- \$332,000
ALTERNATE C Seating at southeast end	SAVINGS TBD
<hr/>	
	- \$823,000

End