A “partial” success story” for building restoration at the University of Washington

Presented March 17, 2015
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UW Emergency Management
History of the UW-Seattle Campus

- Originally Founded in 1861 on ten acres in downtown Seattle. We still own that “prime real estate” (the Metro Tract)
- Moved to current location in 1895
- Site of the 1909 Alaska-Yukon-Pacific Exposition
Historic Denny Hall
The University of Washington Today

- Today UW has over 45,000 students
- #1 public university in US for federal grants (over $1B/year)
- Physical plant valued nearly $8 billion (just the Seattle campus – does not include the Tacoma, Bothell, Friday Harbor, leased space, etc…. extension campuses)
- 643 acres (main “core campus” only)
- 300+ buildings
Original 15 Buildings in Restore the Core
Buildings included in Restore the Core project

Balmer
Lewis
Denny
Raitt
Clark
Savery
Miller
Floyd & Delores
Jones
Playhouse
Mary Gates
Johnson
Guggenheim
Architecture
Anderson
Magnuson
Health
Sciences
Center

MAP / COLLEEN KIRSTEN
Building Restoration Study

• Evaluated 15 critical buildings
  • Facility condition
  • Building use
  • Type of space
• Prioritize critical buildings for renovation
• Developed a Renovation Surge Plan (where do we put the people & “stuff” during the renovations??)
Data Collection

• Facility Assessments
  • Existing Conditions Reports from University’s Facility Management Database (FACMAN)
  • Meetings and Discussions with Facilities Staff
  • Building Tours

• Space Program Analysis
  • Existing Data from University’s Space Information Management System (SIMS) Database (GIS-based)
Building Condition Summary

Building Data

• Year Constructed
• Last Major Renovation
• Building Efficiency
• Space Type
• Classrooms

• Gross Building Area
• Number of Stories
• Classification
• Occupancy
• Floor plans
Building Condition Summary

Current Building Conditions

- ERAC (Earthquake Readiness Advisory Committee) Rank – 1991 Study
- CFI (Critical Facilities Index) Rank
- Facilities Condition Index (FCI) Rating: Average age 88 years: each with an FCI near or above 100%
- ADA Status
- Historic Classification Status**
- Major Building Deficiencies
Condon Hall – Key to the Surge Space Plan

- Condon Hall, the former law school building was (and continues to) be retained for long-term surge space
- 82,000 assignable square feet
- Now designated as “Startup Hall”
Weighted Criteria Matrix

• Selection of Criteria
• Weighting of Criteria
• Development of a Weighted Criteria Matrix
• Building Prioritization
### Original Surge Plan

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Consensus Building: Where the Magic Happens!

- Schedule of University Meetings
  - Board of Deans
  - Faculty Council on University Facilities
  - Community Advisory Group
  - Architectural Commission
  - UW Board of Regents

- Incorporate Comments from Presentations

- Develop Final Report

- Completed Study in 2004 & Started Construction!
And then…. **IT HIT!**
Past Investments - Funding for “Restore The Core” Projects

*Data provided by CPO semi annual reports, state financial system and past Board of Regent items.*
# Renovation and Renewal Schedule

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<tr>
<th>Building</th>
<th>Planning &amp; Design</th>
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Lessons Learned

- “Restore the Core” – keeping parents, students, legislators and others involved
- “Brand Name Recognition” enabled state funding for formerly un-fundable projects
- Understanding the fragility of a single funding source
- Project Agreements confirm scope, schedule, budget and plan for space loss or trades
- Website kept tenants informed of decisions 24/7
- Ongoing coordination and communications planning is essential
- Post occupancy reviews add to “lessons learned”
- Have a lot of patience and a “thick skin”!

Conclusion
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