

# RESTORING THE CORE

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

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# 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



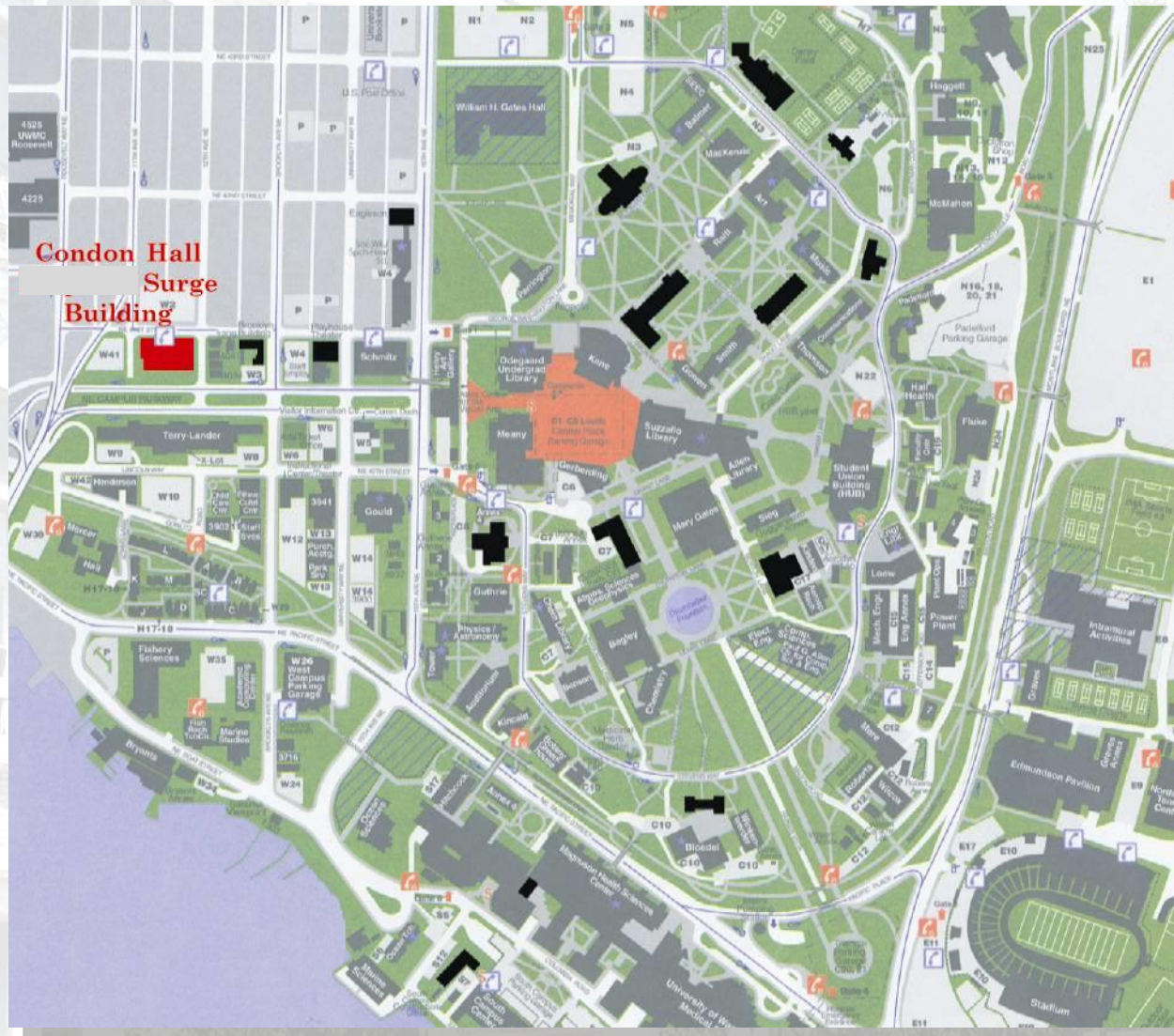


# The University of Washington Today

- 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

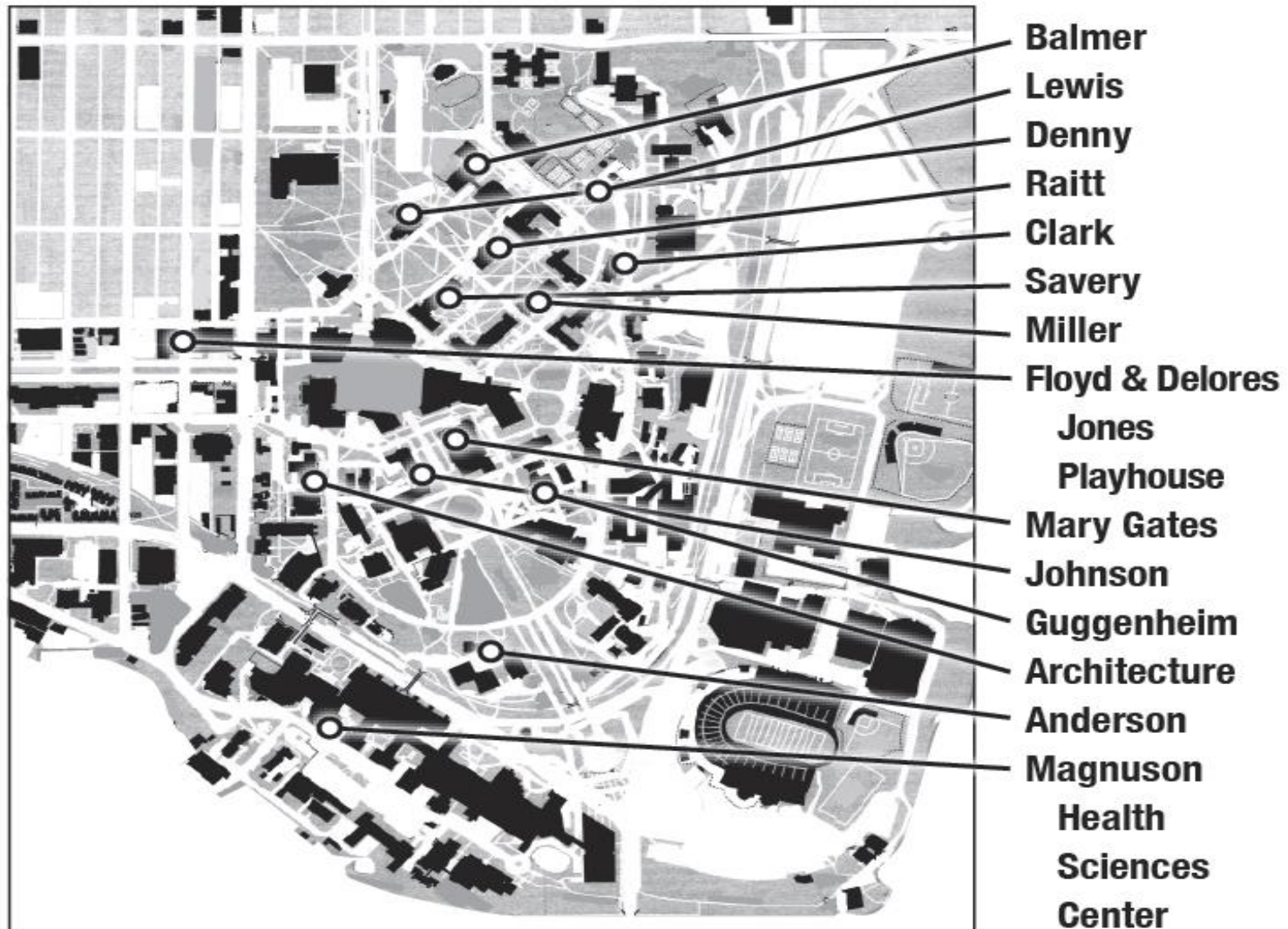


# Original 15 Buildings in Restore the Core





## Buildings included in Restore the Core project



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

Critical Building List		Committee Ranking							
	ASF (2)		2003 - 05	2005 - 07	2007 - 09	2009 - 11	2011 - 13	2013 - 15	2015 - 17
Johnson Hall	75,858	NA	■						
Architecture Hall	27,996	NA		■					
Guggenheim Hall	33,075	NA		■					
Savery Hall	54,616	1			■				
Denny Hall	49,214	2				■			
Miller Hall	43,092	3					■		
Hutchinson Hall	34,050	4						■	
Clark Hall	15,503	5			■				
Lewis Hall (3)	13,892	6				■			
Anderson Hall	21,417	7					■		
Harris Hydraulics	16,373	8						■	
MHSC/H Wing (4)	91,566	9	□	□	□	□	□	□	
Playhouse Theater (5)	6,869	10			■				
Eagleson Hall	10,380	11						■	
Brooklyn Building (6)	13,284	12							



# 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!

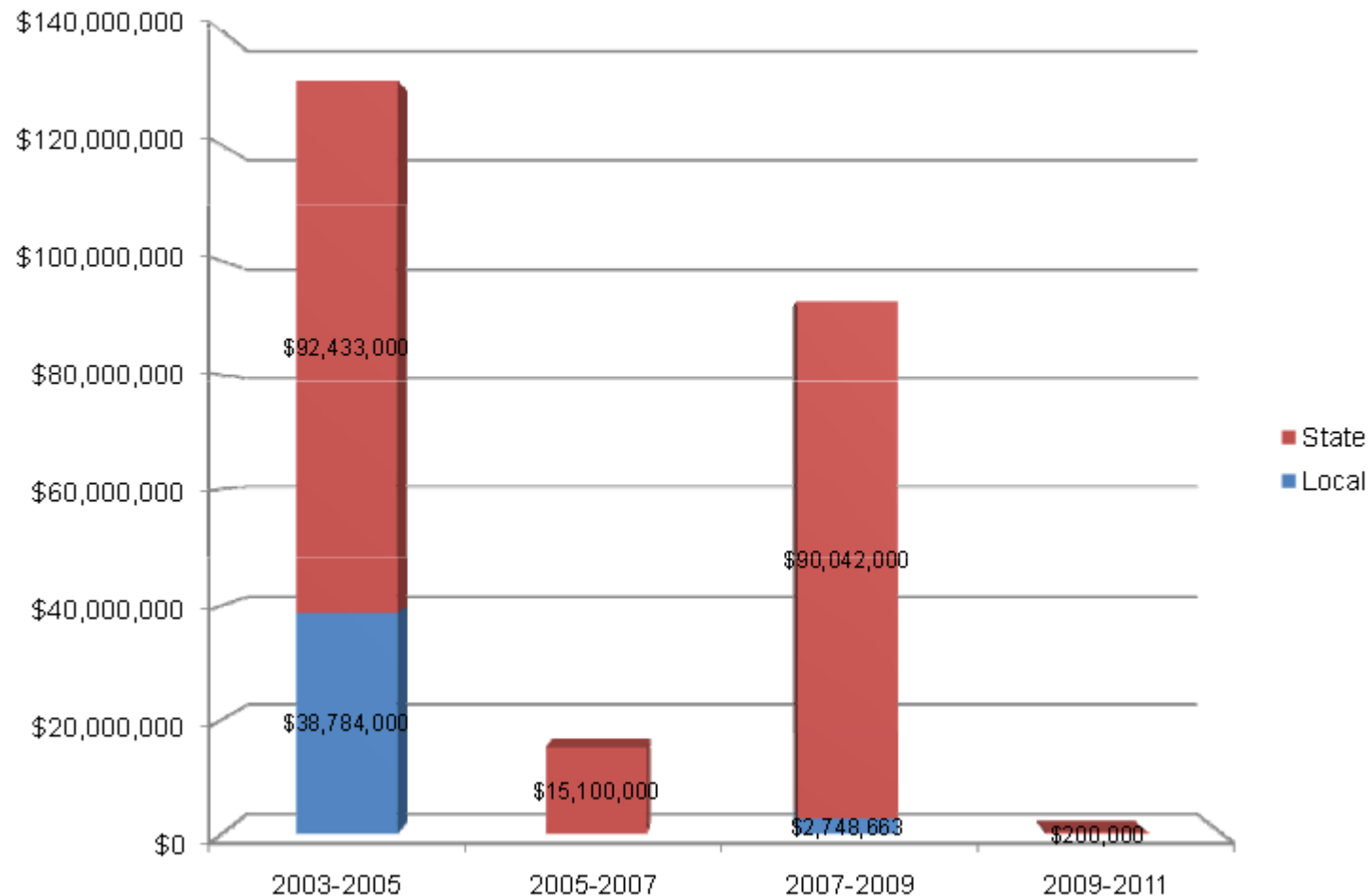


And then.... **IT HIT!**





## 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

Building	Planning & Design	Construction
Johnson Hall	2001-2003	2003-2005
Architecture Hall	2003-2005	2005-2007
Guggenheim Hall	2003-2005	2005-2007
MHSC – H Wing (Phased)	2003-2008	2003-2008
Savery Hall	2005-2007	2007-2009
Clark Hall	2005-2007	2007-2009
Playhouse Theater	2005-2007	2007-2009
Brooklyn Building (Demolished)	2007-2008	2008-2009
Denny Hall	2007-2009	2009-2011
Lewis Hall	2007-2009	2009-2011
Balmer Hall	2007-2009	2010-2012
Miller Hall	2009-2011	2011-2013
Anderson Hall	2009-2011	2011-2013
Hutchinson Hall	2011-2013	2013-2015
Harris Hydraulics Lab	2011-2013	2013-2015
Eagleson Hall	2011-2013	2013-2015



# 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”!



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