

UNIVERSITY *of* WASHINGTON

UWMC Montlake Membrane & Landscape Replacement

City-University Community Advisory Committee (CUCAC)
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Introductions

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Aerial Site View



Project Objectives

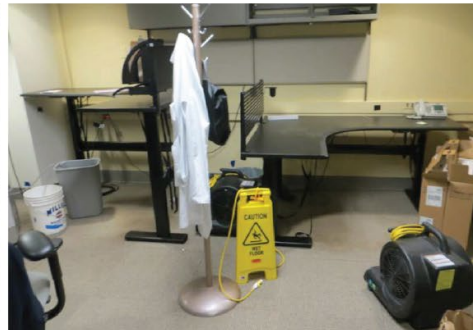
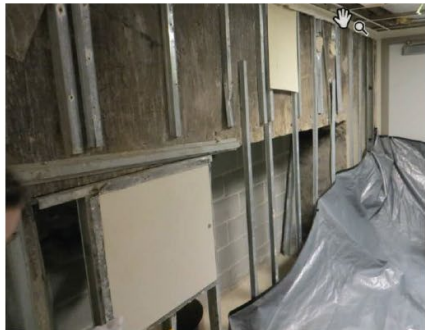
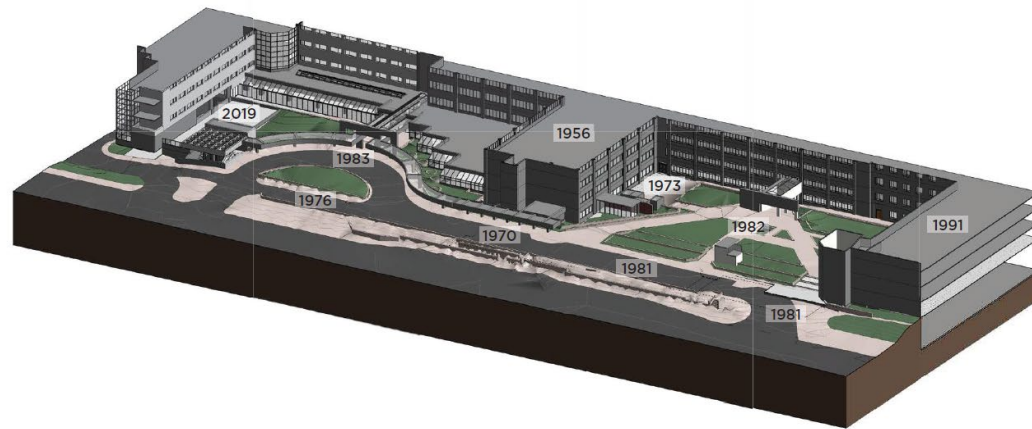
- Provide a complete and long-term solution to the ongoing threat of water infiltration underneath the NE and NW courtyards.
- Provide for pedestrian and bicycle movement throughout this area which provides universal access, minimizes conflicts and congestion, and optimizes the use of valuable campus open space for a diversity of uses.
- Develop courtyards to serve patients, visitors, staff, and students. The exterior program must support UWMC identity and multimodal access; provide outdoor gathering areas, bike storage, comfortable waiting areas, and access to a contemplative garden experience.
- Develop pleasant views for building occupants both inside and outside the building.
- Provide strategic phasing to maintain 24/7 continuous access to the facility, ensure uninterrupted clinical and research operations located below construction areas, protect sensitive and critical equipment, protect the site from the elements during construction, and implement an effective traffic control plan for continuous flow of traffic.



Existing Conditions

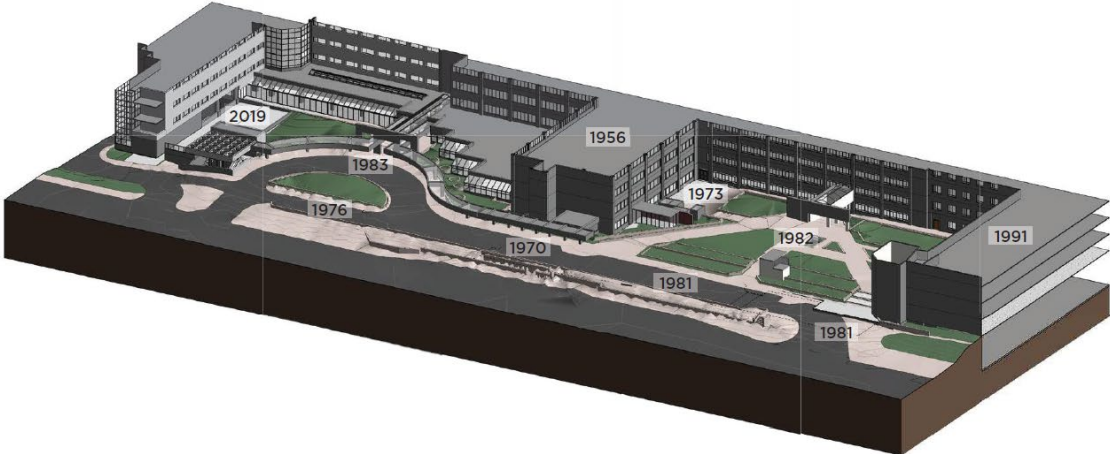
Persistent water ingress into critical clinical areas, laboratories, and the emergency department.

Over 775 leak-related work orders in the last two decades.



Existing Conditions

Delapidated landscape with inefficient flow for patient drop-off and lack of accessible connections.





Scope

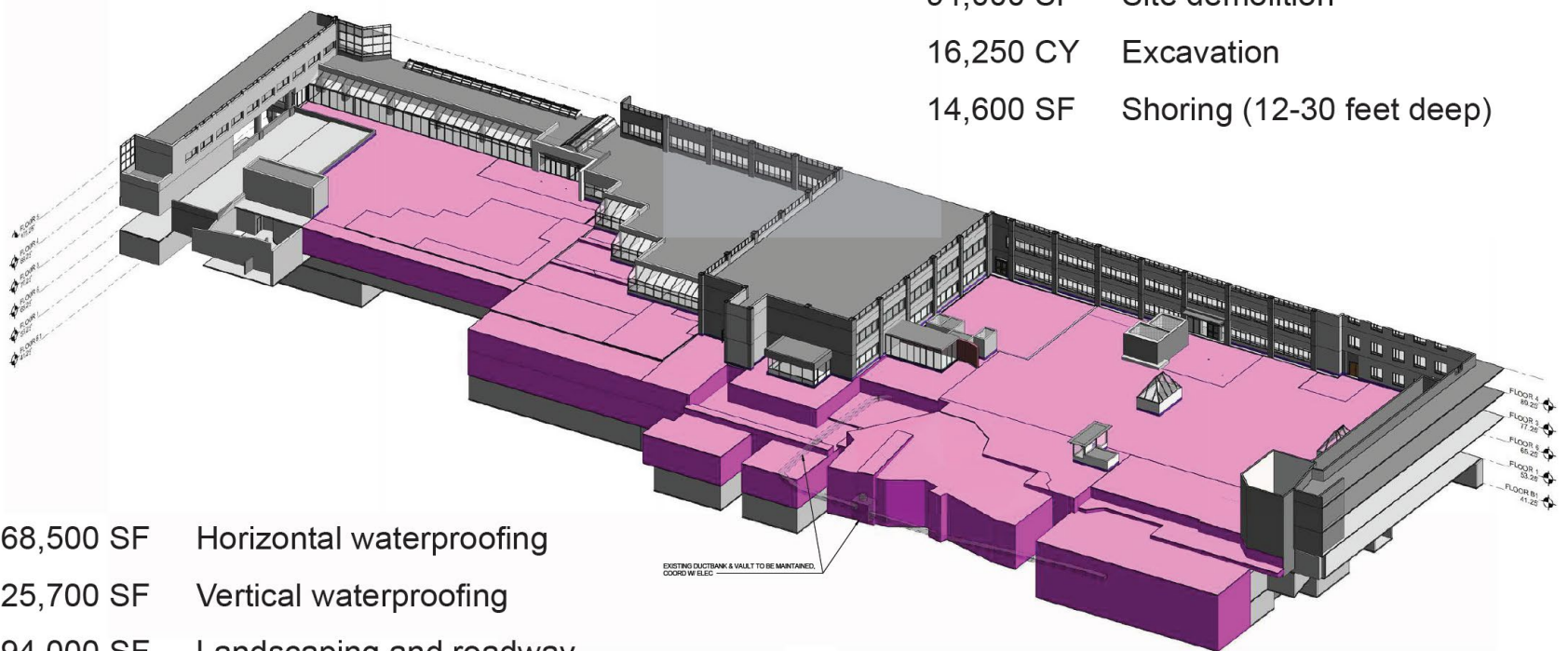
The scope of this project includes:

- **Demolish existing hardscape**
- **Excavation to expose existing waterproofing**
- **Install new:**
 - **Waterproofing membrane and flashing**
 - **landscaping and hardscape**
 - **lighting**
 - **pedestrian canopies**



Waterproofing Scope

94,000 SF Site demolition
16,250 CY Excavation
14,600 SF Shoring (12-30 feet deep)



68,500 SF Horizontal waterproofing
25,700 SF Vertical waterproofing
94,000 SF Landscaping and roadway
9,300 SF Pedestrian canopy





Construction Schedule

July 2022 – July 2025
(in 4 phases)



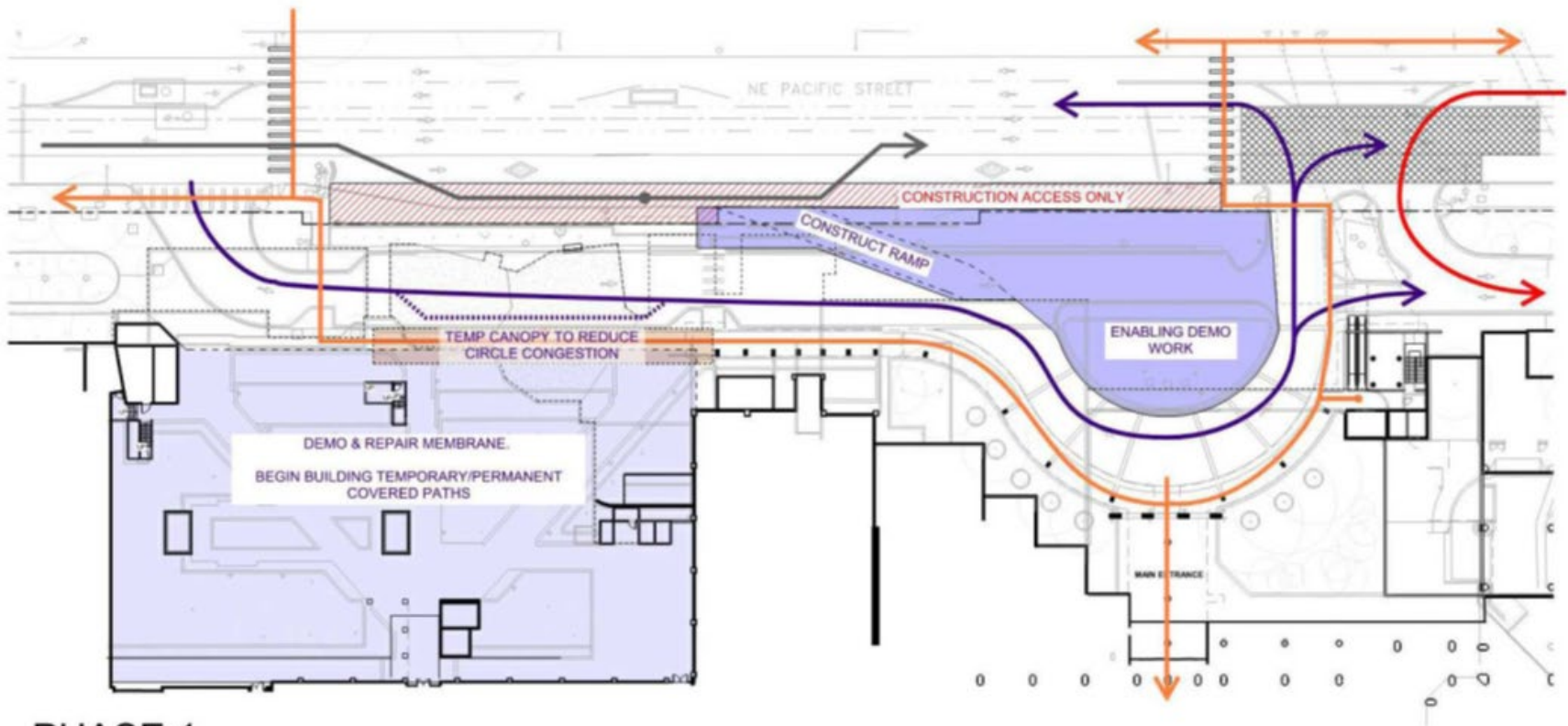


Transportation Logistics

- > **Pedestrians**
- > **Bicycles**
- > **Autos**
- > **Buses**
- > **Shuttles**















PHASE 1 (July 2022 – November 2022)



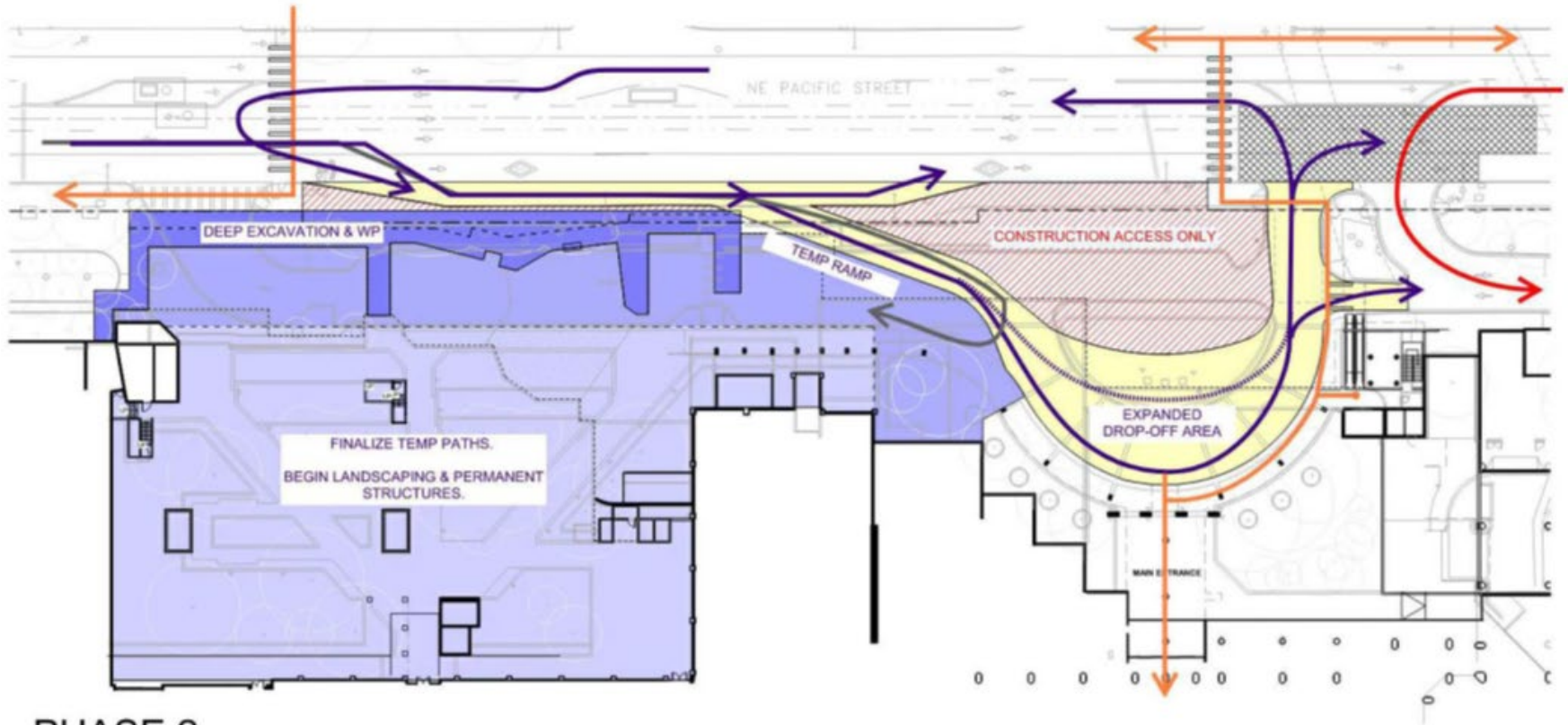
PHASE 1

PHASING LEGEND

	ACTIVE CONSTRUCTION WORK		NEW / TEMPORARY HARDSCAPE		EMERGENCY / AMBULANCE TRAFFIC
	DEEP EXCAVATION		NEW VEHICULAR PAVING		VEHICULAR TRAFFIC
	TEMPORARY ROADWAY		TEMPORARY PEDESTRIAN PATHWAY		PEDESTRIAN TRAFFIC
	NEW PLANTING		CONSTRUCTION ACCESS ONLY		CONSTRUCTION TRAFFIC



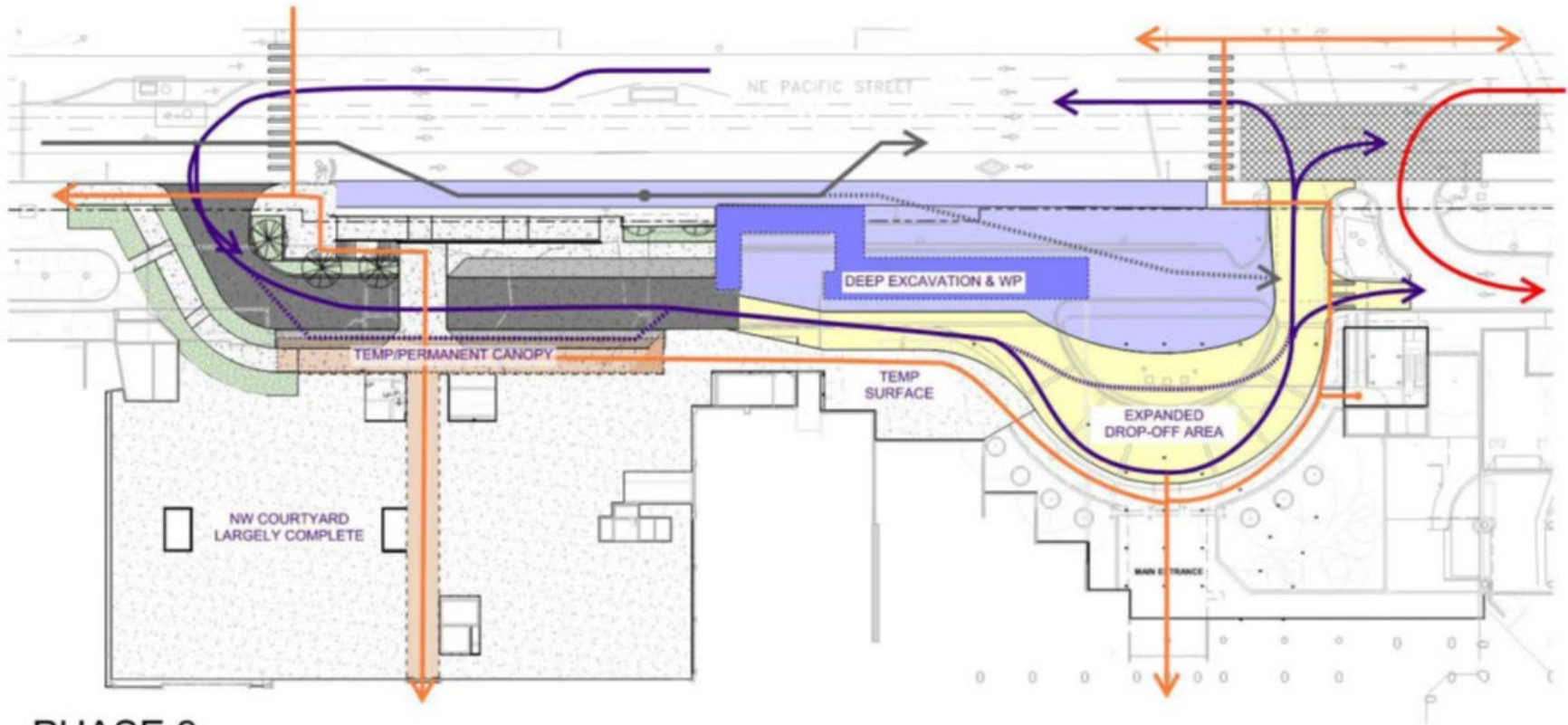
PHASE 2 (November 2022 – November 2023)



PHASE 2



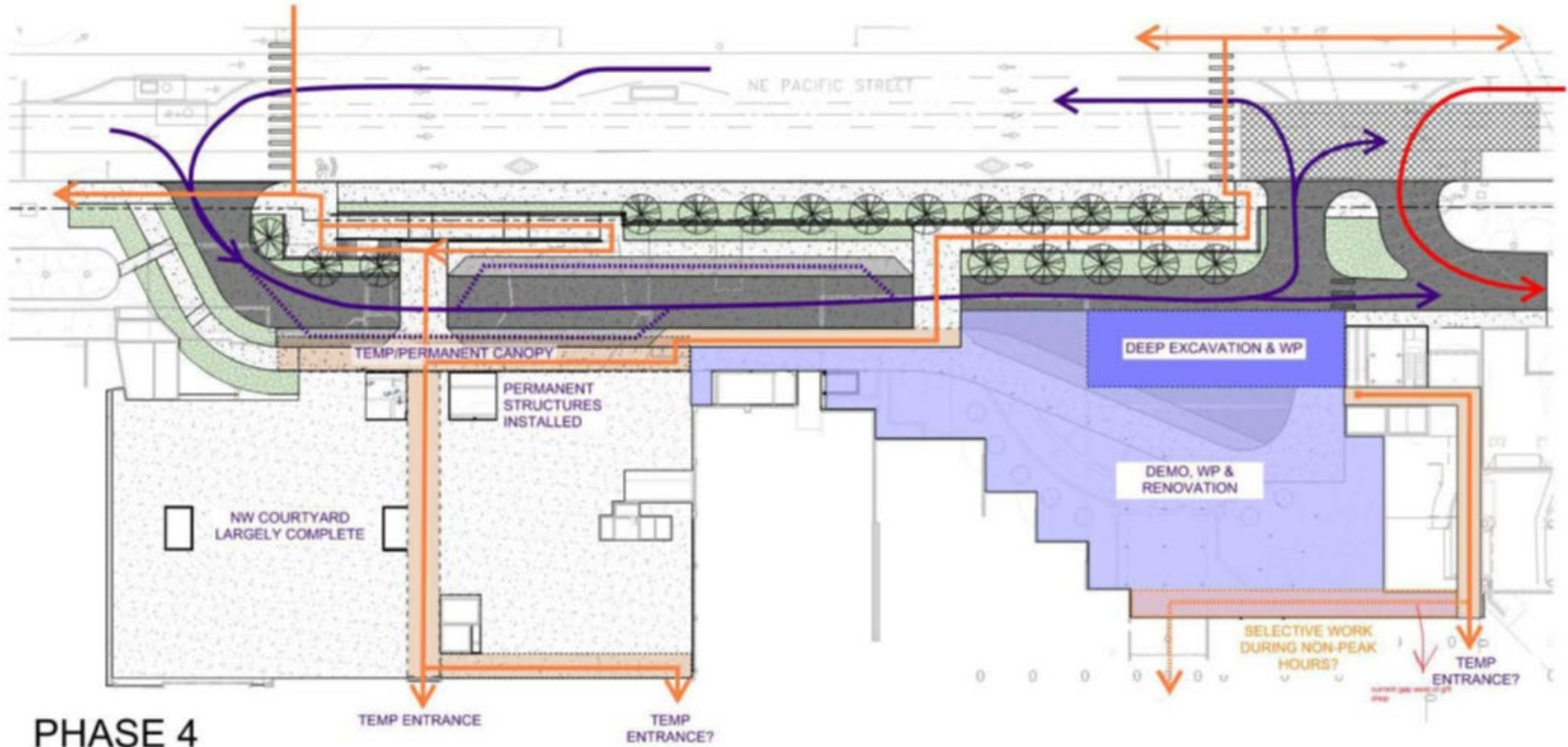
PHASE 3 (November 2023 – August 2024)



PHASE 3



PHASE 4 (August 2024 – July 2025)





Phasing Video

[https://skanska.box.com/s/nxesyz916hknknga2lt
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Questions ?

