University of Washington
Faculty Council on University Facilities and Services
May 17th, 2018
10:00am - 11:30am
Gerberding 142

Meeting Synopsis:

1. Call to order
2. Review and approval of agenda
3. Review and approval of the minutes from May 3rd, 2018
4. Chair’s remarks
5. Population Health Update - Jeannie Natta, CPO
6. Classroom Data - Nate McKee, Lacey Racich, UWIT
7. Mackenzie replacement - Foster School of Business
8. Good of the Order
9. Adjourn

1) Call to order

The meeting was called to order at 10:00 a.m.

2) Review and approval of agenda

The agenda was approved as written.

3) Review and approval of the minutes from May 3rd, 2018

The minutes from May 3rd, 2018 were approved as written.

4) Chair’s remarks

It was reported the UW recently settled a lawsuit over ADA (Americans with Disability Act) related to parking. A member recommended that the council seek an update on the matter in the next academic year.

Christie reported the May 31 FCUFS meeting would focus on the West Campus Study and an associated draft document.

Christie explained he went around to departments on the UW Seattle campus to ask faculty if they knew about planned seismic renovations for their buildings (as part of Seismic Upgrade Plans for the Seattle campus detailed in the April 19 meeting). Faculty in Earth and Space Sciences (Johnson Hall) did not know about the renovations planned for their building. Faculty in the School of Music were aware. Deans were informed of the plans via the Board of Deans and Chancellors (BoDC), though the degree to which this information was shared with faculty was noted to vary. Building coordinators in select
buildings also had no knowledge of the coming renovations. Christie explained he plans to contact the project manager given the findings.

5) Population Health Update - Jeannie Natta, CPO

Jeannie Natta (Project Manager, Major Capital Projects) was present to give a design presentation for the Population Health Site and Facility currently under construction. She explained ground has been broken on the site, and design and preconstruction for the project have nearly been completed. An illustration of the finished site was shown (Exhibit 1).

Site design

Natta described various features planned to be included on the site, including (Exhibit 1):

- Generous landscaped setback from campus gateway corner provides accessible route into campus
- NE entry plaza creates spill-out space from building and outdoor connection to Architecture Hall
- Main Entry includes large views into the building’s program spaces and an outdoor covered stair connection
- ADA parking
- SW entry, provides accessible connection to upper levels and bicycle entry
- Exterior landscape stair connects 15th Avenue to Physics quad
- Outdoor plaza provides spill out program space and connection to Physics Building
- Landscaped street-scape includes bioretention planters and views into the Gallery/Lounge spaces
- Garden Walk creates opportunities for refuge and respite while providing an accessible route through the site

It was noted the "Stairs to Nowhere" near the School of Architecture were removed during construction but will be placed back in/near its original location following completion. There will be some parking added near the Population Health building on the south side of the site.

Members discussed the existing bike lockers in the area with a note that additional lockers may be needed. It was noted the west side of the Physics/Astronomy Building (PAB) could be a good potential location for the placement of additional bike lockers. It was noted the bus stop located on Grant Lane (heading east) will be demolished as part of the project but is planned to be replaced and potentially moved to an alternative location nearby. Stakeholders in Architecture Hall were asked and ultimately did not voice concern over the idea of a bus stop being placed in front of that building.

Population Health facility design

Features of the Population Health Facility were highlighted and include:

- Cafe
- Informal Seating Overlook
- North Balcony Overlook
 Detailed floor plans were shown (Slides 15-24, Exhibit 1). The first three floors comprise the building’s main public spaces. The basement floor includes an office suite, showers, a bike storage area, changing rooms, and a loading dock (to be shared with Physics/Astronomy Building and Guthrie Hall). There are four types of different workspace designs to be included in the facility (Slide 8, Exhibit 1). Emphasis has been placed on group space and kinetic work flows, meaning groups and individuals working in different areas rather than in one. There are 12 total lactation/wellness rooms in the facility with sinks and sharps boxes. A member suggested there be TV monitors added within the facility that highlight events planned for the day (within the facility); Natta noted she would look into feasibility for the idea. The building interior is between 80 and 100 feet wide at various points. Facility design specifically emphasized large open spaces rather than creation of “many tiny spaces,” which has been actively avoided in design.

**Timeline**

A timeline for the project was shown (Slide 25, Exhibit 1). Population Health Facility Construction is planned to be completed in Spring, 2020, and building occupancy is to begin in late spring, 2020.

**Other feedback**

A member noted the design (both indoor and outdoor) looks much improved since it was last presented. A member explained he has appreciated the influx of food trucks on campus, and encouraged food trucks be placed regularly outside/near the site to provide varied dining options for building occupants/guests. It was noted this is a possibility, though, the area between Guthrie and Architecture Halls is not very wide for such an installation. It was noted the facility will either include a food area managed by UW Housing & Food Services, or a Starbucks (TBD).

Natta was thanked for presenting, and she left the meeting.

6) **Classroom Data - Nate McKee, Lacey Racich, UWIT**

Nate McKee (Director, Learning Technologies, Academic Services) and Lacey Racich (Director, Health Sciences Administration) were present to follow up on their March 1 (2018) presentation relating to implementation of a new classroom scheduling policy and associated classroom usage data. Comparison charts for spring 2017 (before implementation) and spring 2018 (after implementation) classroom usage were shown for general assignment classrooms (Exhibit 2).
A member reported on a related trend in his department. He explained a course that was previously 50% oversubscribed became nearly undersubscribed after the same course was offered online by the department. There was more discussion of the intersection of online learning with classroom utilization/needs.

South campus (Health Sciences)

Classroom usage was outlined. The biggest classroom in South Campus has capacity for 55 seats while lecture halls start at 90-seat capacity. South campus is in need of more classrooms within 70-75 capacity range, as no rooms of that capacity currently exist. Health Sciences also needs more general assignment classrooms with an emphasis on active learning spaces/flexible spaces. It was noted the issue of classroom shortages cannot be “scheduled out of,” as the needs continue to grow.

Other areas of UW Seattle campus

McKee noted tension/oversubscription of classrooms in the 25-35 seat capacity range has eased a bit since that problem hit its apex a few years ago. After a question concerning UW departments complying with the new scheduling policy, it was clarified there have not been any issues with policy compliance, though in some cases the change in policy will not be enough to solve room shortage issues. McKee explained optimal occupancy for any given instructional space (aka. usage throughout an instructional day) is 70% (8:30 a.m.-6:20 p.m.), as usage at that rate allows for maintenance and other necessary services to be carried out for the space.

7) Mackenzie replacement - Foster School of Business

Michelle Griffin (Assistant Dean for Finance & Facilities, Michael G. Foster School of Business) and Ross Pouley (Project Manager, Major Capital Projects) were present to discuss construction of a new building to replace the Foster School of Business’ Mackenzie Hall. They used a PowerPoint as part of the presentation (Exhibit 3).

Griffin explained Mackenzie Hall was built in 1960 and the structure has become outdated since that time leading to the current plan for the building to be demolished and replaced. It was noted there was a close vote within the City of Seattle Landmark Preservation Board for approval of demolishment of the building.

Project goals were detailed in a slide (Slide 4, Exhibit 3). The new building will be 96,000 square feet and is designed to include a mix of instructional, academic, and administrative spaces. The tentative name of the new building is “Founders Hall” (pending approval by the UW Board of Regents), as the funding approach includes 8-10 “founders” donating up to $5M each (with fundraising accounting for the remaining balance). The total (current) project budget is $70M ($55M pledged/school reserves and $15M unidentified projected pledges). A bridge loan of $24M is expected to be needed in 2021 to cover the gap between receipt of donor funds and expenses. Additional funding details were shown (Slide 6, Exhibit 3).
Information on the space plan was shown (Slide 7, Exhibit 3). Pouley explained information in the slide represents the current plan but is based on data from 2015 and is subject to change. The new building is planned to include seven classrooms with capacities ranging from 45-130 seats. The building will have four floors, including a basement. There are no preliminary designs yet. A timeline for the project was shown (Slide 8, Exhibit 3). Estimated move-in is planned for fall, 2021.

**Feedback**

FCUFS members noted the Foster School is to be commended for conducting its own fundraising for a new building. It was noted the building could theoretically be built higher than the planned four floors (not accounting for funding constraints).

Griffin and Pouley were thanked for presenting information on the project.

**8) Good of the Order**

Nothing was stated.

**9) Adjourn**

The meeting was adjourned at 11:30 a.m.

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**Minutes by Joey Burgess, jmbg@uw.edu, council support analyst**

**Present:**

**Faculty:** Bruce Balick, Rich Christie (chair), Laura Little, Murray Maitland, AnnMarie Borys

**Ex-officio reps:** Anthony De Simone, Chris Byrne, Steve Goldblatt

**Guests:** Nate McKee, Lacey Racich, Jeannie Natta, Michelle Griffin, Ross Pouley

**Absent:**

**Faculty:** Ann Mescher, Giovanni Migliaccio, Bill Rorabaugh, Ashley Emery, Jan Whittington, Bill Erdly

**President’s designee:** John Chapman

**Ex-officio reps:** John Carroll

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**Exhibits**

Exhibit 1 – Populationhealth.pdf
Exhibit 2 – usage_generalassignmentclassrooms.pdf
Exhibit 3 – Mackenziereplacement.pdf
POPULATION HEALTH FACILITY
INSPIRING SOLUTIONS TO THE BIGGEST HEALTH CHALLENGES FACING THE WORLD’S POPULATIONS

Exhibit 1

Design Presentation
May 2018
The Population Health Initiative Facility is located at a prominent gateway entrance to the University. Situated between the developing innovation district and the historic central campus, the landscaped outdoor spaces invite chance encounters between building occupants and the surrounding campus. There is also ample space for thought and reflection.

Generous landscaped setback from campus gateway corner provides accessible route into campus

NE entry plaza creates spill-out space from building and outdoor connection to Architecture Hall

Main Entry includes large views into the building’s program spaces and an outdoor covered stair connection

ADA parking

SW entry, provides accessible connection to upper levels and bicycle entry

Exterior landscape stair connects 15th Avenue to Physics quad

Outdoor plaza provides spill-out program space and connection to Physics Building

Landscaped streetscape includes bio-retention planters and views into the Gallery/Lounge spaces

Garden Walk creates opportunities for refuge and respite while providing an accessible route through the site
MODES OF ENGAGEMENT

Inspire and support faculty, staff, students and visitors who study, teach, research, or pass through.

ENGAGEMENT BEYOND GROUPS

Between the tenants and outside stakeholders: Of the 300,000 GSF building area, the above percentages represent key spaces that will provide opportunities for engagement and interactions that will emphasize the vibrancy and sense of discovery within population health.

TRENDING TOTAL: 12%  
TARGET TOTAL: 8-15%

Cafe, Lobby & Gallery  7%  
Classroom & Convening  3%  
Wellness, Bikes & Showers  2%

OF THE 300,000 GSF BUILDING AREA....

ENGAGEMENT BETWEEN GROUPS

Between organizations: Of the 216,351 GSF-E at work levels in the building, the above percentages represent key spaces that will engender interaction between tenants.

TRENDING TOTAL: 25%  
TARGET TOTAL: 20%

Open Flex Space  12%  
Enclosed Flex Space  7%  
Lunch room & Wellness & Terraces  4%  
Touchdown Shared Open Station  3%

OF THE 216,351 GSF-E FOR WORK....

ENGAGEMENT WITHIN GROUPS

Within tenant organizations: Of the 1,586 workstations at full capacity, the above percentages represent the variety of workspaces provided that will support and reinforce the tenants working together in local neighborhoods. Each workstation is assumed to be 55 NASF and 140 GSF-E.

TRENDING TOTAL: 48%  
TARGET TOTAL: 26%

1-2 Station Enclosed Workspace  17%  
4-6 Station Enclosed Workspace  26%  
Dedicated Open Work Station  26%  
'Touchdown' Shared Open Station  9%

OF THE 1,586 WORKSTATIONS....

Exhibit 1
THE ENGAGEMENT ECOSYSTEM
THREE GROUND FLOORS

Woven into a sloping site, the building offers three interconnected ground floors of public engagement spaces, tuned for a variety of activities. This design strategy also ensures that there is an identifiable and accessible building entry from all major approaches.
EXPRESSING THE ECOSYSTEM

The massing concept and materials work together to express the landscape of space types and the qualities that enhance the human experience.
EXPRESSING THE ECOSYSTEM

Inspired by the mosaic of the world’s population, the building is a dynamic combination of people, spaces, and materials.

FLOATING WORKSPACE BOXES
Varied glass fins create a diverse ecosystem of experiences both within the building and from the street. Open expanses of transparent glass create viewing portals at the North and South ends of the building, allowing the work of the initiative to be on display at the campus entry.

BUILDING HEALTH AMENITIES ON DISPLAY
Floating boxes separate to reveal the heart of the upper floor workspaces - a central communal space for gathering, eating, playing, and spontaneously interacting with unobstructed views to the exterior and access to natural light and air.

GENEROUS OUTDOOR TERRACES
Outdoor spaces provide a place of respite, while enhancing connections to the surrounding environment.

WELCOMING ENTRÉS
A gracious, green setback from Grant Lane provides a welcoming and accessible entry into Central Campus. Warm, transparent building entries at all four corners invite the public in to view the work of the Initiative.

COVERED OUTDOOR SPACES
Large, covered outdoor spaces foster connections through the campus while encouraging year-round use of the site.

PEDESTRIAN-SCALE GALLERY
Easily visible from the street, the gallery is intended to be a multi-functional, flexible series of spaces that highlights the work of the Initiative from the exterior, while providing opportunities for cross-disciplinary collaboration within the public realm of the ground floor.
EXpressing the ecosystem

Inspired by the mosaic of the world's population, the building is a dynamic combination of people, spaces, and materials.
EXPRESSING THE ECOSYSTEM

Inspired by the mosaic of the world's population, the building is a dynamic combination of people, spaces, and materials.
THE ENGAGEMENT ECOSYSTEM: ADAPTABLE BUILDING BLOCKS

The workspace areas have been designed to welcome a diverse array of occupants, and to adapt along with the evolving nature of the Initiative. A system of consistent ‘building blocks’ provide for interchangeability of function and modularity in size. These repeat throughout the building and are arranged to create dynamic neighborhoods.

WORKSPACE A
- 1 station at 110 nasf
- 2 stations at 55 nasf/person

WORKSPACE B
- 4 stations at 55 nasf/person
- 6 stations at 40 nasf/person

WORKSPACE C
- 1 station at 55 nasf/person

WORKSPACE D
- 1 station at 55 nasf/person
- Time shared space: assume 1 FTE/station

THE ENGAGEMENT ECOSYSTEM: ADAPTABLE BUILDING BLOCKS
THE ADAPTABLE WORKSPACE LANDSCAPE: A SET OF BUILDING BLOCKS

a set of building blocks, combined with an array of engagement spaces together create neighborhoods within the building

WORKSPACE A
THE ADAPTABLE WORKSPACE LANDSCAPE: A SET OF BUILDING BLOCKS

A set of building blocks, combined with an array of engagement spaces together create neighborhoods within the building.

WORKSPACE B
THE ADAPTABLE WORKSPACE LANDSCAPE: A SET OF BUILDING BLOCKS

A set of building blocks, combined with an array of engagement spaces together create neighborhoods within the building.
THE ADAPTABLE WORKSPACE LANDSCAPE: A SET OF BUILDING BLOCKS

A set of building blocks, combined with an array of engagement spaces together create neighborhoods within the building.

WORKSPACE D

Exhibit 1
THE ENGAGEMENT ECOSYSTEM: FOSTERING CHANCE ENCOUNTERS

The spaces “in between” the building blocks are essential to foster chance encounters between collaborators. A unique visual character will unify a family of flex spaces that allow for planned or impromptu conversations.

Architectural moments for highlighting the work are integrated into the fabric of the public spaces and tenant floors.

Gracious circulation spaces invite serendipitous conversations with places to “pull over and perch.”

Community kitchens and lunchrooms are paired with interconnecting stairs to encourage social interaction.

Shared kitchen/dining areas are paired with interconnecting stairs to encourage social interaction.
THE ENGAGEMENT ECOSYSTEM: RESILIENCE, WELLBEING AND EQUITY

The home for the Population Health Initiative aspires to be an example for the next generation of workplaces. A unique set of goals was crafted that transcends a particular checklist or measuring stick. Instead, this building focuses on personal, regional and global health. This typical floor axon shows the amenities embedded on all of the workspace floors.

- Inter-connecting stairs with natural daylight encourage physical activity
- Wellness/Lactation/Meditation spaces
- Gender neutral bathrooms utilize reclaimed rainwater
- Operable windows allow personal control for occupants
- Stair/Elevator from bicycle storage and gender neutral showers
- Through-building view corridors allow connection to daylight and views
- Angled exterior fins provide solar, glare and temperature control, while bringing ‘dappled’ light to the work environment

Exhibit 1
FLOOR PLAN

1. LOADING DOCK - ADDITION
2. SHARED LOADING DOCK - EXISTING
3. BUILDING SUPPORT
4. CUSTODIAL SUPPORT
5. BUILDING STORAGE
6. MAIL ROOM

LEVEL B1
1. BIKE STORAGE
2. TENANT SUITE
3. LOBBY
4. GENDER NEUTRAL SHOWERS/CHANGING ROOMS
5. BUILDING SUPPORT
FLOOR PLAN

1  OPEN FLEX
2  FLEX ROOM
3  LOBBY
4  WORKSPACE A (1-2 PEOPLE)
5  WORKSPACE B (4-6 PEOPLE)
6  WORKSPACE C (OPEN WORKSTATIONS)
7  WORKSPACE D (HOTELING STATIONS)
8  GENDER NEUTRAL RESTROOMS
9  WELLNESS ROOM
10 KITCHEN
11 BUILDING SUPPORT
1  RECEPTION
2  FLEX ROOM
3  WORKSPACE A (1-2 PEOPLE)
4  WORKSPACE B (4-6 PEOPLE)
5  WORKSPACE C (OPEN WORKSTATIONS)
6  WORKSPACE D (HOTELING STATIONS)
7  GENDER NEUTRAL RESTROOMS
8  WELLNESS ROOM
9  KITCHEN
10  LIVING ROOM
11  BUILDING SUPPORT
12  OPEN FLEX

LEVEL 3
1 RECEPTION
2 MEETING/FLEX ROOM
3 WORKSPACE A (1-2 PEOPLE)
4 WORKSPACE B (4-6 PEOPLE)
5 WORKSPACE C (OPEN WORKSTATIONS)
6 WORKSPACE D (HOTELING STATIONS)
7 GENDER NEUTRAL RESTROOMS
8 WELLNESS ROOM
9 KITCHEN
10 LIVING ROOM
11 BUILDING SUPPORT
12 OPEN FLEX
1. Reception
2. Meeting/Flex Room
3. Workspace A (1-2 People)
4. Workspace B (4-6 People)
5. Workspace C (Open Workstations)
6. Workspace D (Hotel Stations)
7. Gender Neutral Restrooms
8. Wellness Room
9. Kitchen
10. Living Room
11. Building Support
12. Open Flex
1. RECEPTION
2. MEETING/FLEX ROOM
3. WORKSPACE A (1-2 PEOPLE)
4. WORKSPACE B (4-6 PEOPLE)
5. WORKSPACE C (OPEN WORKSTATIONS)
6. WORKSPACE D (HOTELING STATIONS)
7. GENDER NEUTRAL RESTROOMS
8. WELLNESS ROOM
9. KITCHEN
10. LIVING ROOM
11. BUILDING SUPPORT
12. OPEN FLEX
1 RECEPTION
2 MEETING/FLEX ROOM
3 WORKSPACE A (1-2 PEOPLE)
4 WORKSPACE B (4-6 PEOPLE)
5 WORKSPACE C (OPEN WORKSTATIONS)
6 WORKSPACE D (HOTELING STATION)
7 GENDER NEUTRAL RESTROOMS
8 WELLNESS ROOM
9 KITCHEN
10 LIVING ROOM
11 BUILDING SUPPORT
12 OCCUPIABLE TERRACE
13 OPEN FLEX
14 GREEN ROOF
UPCOMING MILESTONES

Flythrough video link: https://vimeo.com/265307402/066fd8d4c8

- Groundbreaking Ceremony
- Building Shell and Core Permit Submittal
- Demolition of Existing Buildings and Site Preparation
- Next Round of Student, Faculty and Staff Outreach
- Start of Building Construction
- Interior Fit-out Permit Submittal
- Building Shell and Core Construction Complete
- Population Health Facility Construction Complete
- Begin Building Occupancy

SPRING 2018
SUMMER 2018
WINTER 2019/2020
SPRING 2020
LATE SPRING 2020
### Effect of New Scheduling Policy: 100-199 cap

**Exhibit 2**

#### Spring 2017 Room Usage - Capacity 100-199 - 28 Rooms

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**Percentage of Rooms in Use broken down by Day of Week vs. 30 Minute Interval.**

- **Red** : 86 – 100%
- **Yellow** : 76 – 85%
- **Green** : 0 – 75%
Agenda

- Goals
- Project Scope
- Funding
- Space Plan
- Timeline
Goals

- Continue success in attracting the best faculty, students, and staff.

- Create space that is flexible and adaptable to meet the evolving needs of the Foster Business School.

- Compliment the existing Foster School buildings to form a cohesive and connected Foster School complex.

- Celebrate and enhance distinctive campus open space and circulation patterns in this part of campus.
Project Scope

- Design and construct a new 96,000 square foot building to replace Mackenzie Hall.

- Program mix of instructional, academic and administrative spaces.
  - Classrooms
  - Offices
  - Team and Meeting Rooms
  - Common Areas

- To be named Founders Hall, pending Board of Regents approval.
  - Approach is to get 8-10 “founders” to donate $5M each and fundraise the remaining balance.
Funding

Revenue
- Pledged/School Reserves\(^{1,2}\) $55,000,000
- Unidentified Projected Pledges 15,000,000
**Total Revenue** $70,000,000

Expenses
- Consultant Services $5,000,000
- Construction 56,000,000
- Furniture/Equipment 2,000,000
- Other 5,000,000
- Project Management 2,000,000
**Total Expenses** $70,000,000

Balance $0

Note:
1. $22,600,000 is cash on hand.
2. A bridge loan of up to $24M is expected to be needed in 2021 to cover the gap between receipt of donor funds and expenses.
Space Plan

- Founders Gallery
- Coffee cart
- Banquet room
- Outdoor space
- Conference rooms
- Mother’s room
- Gender neutral restrooms
- Classrooms (7)
  - 130 seat (2) tiered
  - 85 seat (3) tiered
  - 45 seat (2) flat
- Team rooms (30)
- PhD program
- Masters Commons
- Lecturers and emeritus faculty

Teams
- Advancement and Marketing teams
- Journal staff
- Undergraduate Program Office and Career Center
- IT

Centers/non-degree programs
- Leadership & Strategic Thinking
- Sales Program
- Sales and Marketing Strategy
- USTC
## Timeline

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<tr>
<th>Phase</th>
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<tr>
<td>Planning</td>
<td>July 2017</td>
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<td>December 2019</td>
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<tr>
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<td>August 2021</td>
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<tr>
<td>Closeout</td>
<td>August 2021</td>
<td>October 2022</td>
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- Estimated move in **Fall 2021!**
THANK YOU