

University of Washington
Faculty Council on University Facilities and Services

April 19th, 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 March 1st, 2018
 4. Chair's remarks
 5. Sound Transit/45th St Overbuild – Troy Stahlecker
 6. Seismic Upgrade Plans – John Wetzel, CPD
 7. Good of the Order
 8. Adjourn
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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 March 1st, 2018

The minutes from March 1st, 2018 were approved as written.

4) Chair's remarks

Christie made note of agenda items planned to be discussed in coming FCUFS meetings. A review of the Kincaid Hall Renovation will occur on May 3, and an update/review of the Population Health project will occur on May 17. Reviews of the Parrington Hall Renovation and McKenzie Hall Replacement are also likely to occur in May.

Rebecca Barnes, University Architect, will retire in May. The UW Architectural Commission may weigh in on the selection of the new hire for the position. A letter of appreciation for Barnes was passed around and signed by members.

Christie explained he will step down as chair of FCUFS at the end of the 2017-2018 academic year. He explained he will continue as a regular FCUFS member during academic year 2018-2019.

5) Sound Transit/45th St Overbuild – Troy Stahlecker

Troy Stahlecker (Assistant Director Major Capital Projects, Capital Planning & Development) was present to update on the Sound Transit/45th St Overbuild, which is to be built on top of the U District Station (currently under construction) located on Brooklyn Ave Northeast between Northeast 45th and Northeast 43rd streets. An area plan for the project was shown.

Timeline and project overview

It was noted the overbuild is planned to house office space and/or residencies. It was clarified the UW owns all Phase I, II, III, and IV properties. The current financing plan includes the UW paying for construction of the (overbuild) project with debt.

It was clarified the U District Station platform is currently under construction by Sound Transit and planned to be completed and running trains in 2021. Due to that ongoing construction, the soonest possible time the UW will be able to begin construction on the platform is January of 2019, and construction is planned to commence at that time. Stahlecker explained UW's construction needs to be finalized before the trains begin running in 2021, as the cost of construction rises considerably if not finished by that time.

Stahlecker explained a schematic design of the structure above the platform has been developed. The structure will be 247,000 sq. feet in size, and it is not yet decided if the UW will own all of the space in the building, as some financing details are still being determined. He explained the UW Board of Regents (BoR) is slotted to review the project in June of 2018.

Discussion

A member asked if the project had been evaluated in terms of its fitting into the existing U District community/atmosphere. It was noted the site is planned to be the future "front door" of the university, as it is envisioned many people will depart the trains at the adjoining U District station and enter the UW for the first time there. Coffee shops, university welcome centers, and considerable green space are planned to be included on the site. Moreover, there will be an open pedestrian/non-motorized vehicle road emerging from the site towards campus (on which motorized vehicles will not be allowed). It was noted the entrances to the station are on the west and south sides.

Stahlecker was thanked for updating on the project, and he left the meeting.

6) Seismic Upgrade Plans – John Wetzel , CPD

John Wetzel (Program Operations Specialist, Capital Planning & Space Management) was present to update the council on seismic upgrade plans for buildings on the UW Seattle campus (Exhibit 1). He explained the design/build team for the project is currently being selected. A PowerPoint was shown as part of the presentation (Exhibit 1).

Overview

Wetzel explained the UW has maintained an ongoing collaboration/dialogue since 2008 with the City of Seattle regarding the unreinforced masonry (URM) issue, policy development and associated historical concerns/issues, and the City of Seattle is expected to pass an ordinance in the near future requiring retrofitting of all URM buildings. The UW will be one of the first to respond to the ordinance given the seismic upgrade plans already underway. Money to begin the process at the university (Phase 1) has been provided from the UW State Funded Building Account (Exhibit 1).

25 buildings have been identified On the UW Seattle campus with seismic upgrade needs. The overall project is projected to cost roughly \$55 million, and the work is planned to be completed over the next 4 biennia (7 years).

11 buildings have been selected to be retrofitted during Phase 1 (\$17.6 million). These buildings include Smith Hall, Mary Gates Hall, Johnson Hall, Gowen Hall, Savery Hall, Music, Thomson Hall, Lewis Hall, Communications, Portage Bay Building and the Power Plant. The buildings were selected based on PCS Engineering Study priorities, classroom utilization, operations & maintenance costs, synergy with Minor Works and Provost funded projects, and building classification type.

Types of corrections

The types of corrections planned for the 11 buildings in Phase 1 include load bearing corrections, façade corrections, and parapet corrections (detailed in slides 7-14). A slide was shown on the 25 buildings to be upgraded and specifically what type of correction each building requires (Slide 4, Exhibit 1). Wetzel explained goal of the project is to implement structural improvements that help stabilize the buildings and make them less vulnerable to collapse. He made note of a related Seismic Resiliency Project being run out of UW Facilities Services focused (alternatively) on the interior safety of spaces (in the event of major earthquake). Some building projects can be completed while the buildings are occupied, while others will need to be temporarily vacated while the work is carried out.

Timeline

Wetzel explained Phase 1 of the project is planned to be finished by June of 2019. Preparations are being made to move the project swiftly, including a memorandum of understanding (MOU) between the City of Seattle and the UW Branch of the Attorney General's Office meant to speed up the associated permitting process.

Questions

A member asked when construction will begin. Wetzel explained construction is scheduled to begin in the fall of 2018 (likely during the month of September). The timeline for Phase 1 was designed to fit with reappropriation of funds from the Washington State Legislature.

A member recommended communications be sent to faculty residing in the buildings that will need to be vacated to caution them that construction is planned to begin in September (2018). Wetzel provided

some information on communication plans for notifying personnel within the 11 buildings, noting that many faculty/staff had been notified already.

A member questioned if construction will be carried out on buildings wherein classes within are simultaneously being taught. The response was no, construction crews will not work on buildings during hours that they house active classrooms. It was noted in these instances, some of the work can be carried out during nighttime hours. Wetzel emphasized that one of the main objectives of the project is to have the least amount of impact on the operations of the university.

7) Good of the Order

Nothing was stated.

8) Adjourn

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

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

Present: **Faculty:** Rich Christie (chair), Laura Little, Murray Maitland, Bill Rorabaugh
Ex-officio reps: Chris Byrne, John Carroll, Anthony De Simone, Steve Goldblatt
Guests: Phil Reid, Nate McKee, Lacey Colleran

Absent: **Faculty:** Ann Mescher, Bruce Balick, AnnMarie Borys, Ashley Emery, Bill Erdly, Jan Whittington, Giovanni Migliaccio
President's designee: John Chapman
Ex-officio reps: N/A

Exhibits

Exhibit 1 – 2018 04 18 - Seismic Projects Presentation (\$17.6M).pdf

Proposed Seismic Project Phasing - 4/19/2018

Phase	Load Bearing Corrections	Façade Corrections	Parapet Corrections	Seismic Project(s) Total
Phase 1 (\$17.5M)	\$6,610,000	\$1,840,000	\$9,040,000	\$17,490,000
Communications			\$990,000	\$990,000
Gowen Hall		\$950,000	\$1,100,000	\$2,050,000
Johnson Hall			\$1,030,000	\$1,030,000
Lewis Hall	\$3,420,000			\$3,420,000
Mary Gates Hall			\$1,180,000	\$1,180,000
Music Building	\$3,190,000	\$520,000	\$1,090,000	\$4,800,000
Portage Bay Bldg.			\$160,000	\$160,000
Power Plant			\$510,000	\$510,000
Savery Hall			\$1,590,000	\$1,590,000
Smith Hall		\$370,000	\$380,000	\$750,000
Thomson Hall			\$1,010,000	\$1,010,000
Phase 2 (\$15M)	\$12,030,000		\$1,880,000	\$14,960,000
Suzzallo Library			\$1,490,000	\$1,490,000
Egleson Hall*	\$12,030,000		\$390,000	\$13,470,000
Phase 3 (\$15M)	\$8,420,000	\$1,940,000	\$4,240,000	\$14,600,000
Art Building	\$3,260,000	\$500,000	\$1,000,000	\$4,760,000
Hall Health			\$130,000	\$130,000
Harris Hydraulics		\$320,000	\$320,000	\$640,000
Hutchinson Hall	\$5,160,000	\$750,000	\$1,640,000	\$7,550,000
Oceanography			\$300,000	\$300,000
Raitt Hall		\$370,000	\$850,000	\$1,220,000
Phase 4 (\$7M)	\$2,180,000	\$900,000	\$4,370,000	\$7,450,000
Anderson Hall		\$430,000	\$1,500,000	\$1,930,000
Edmundson Pavilion			\$1,490,000	\$1,490,000
Miller Hall		\$470,000	\$400,000	\$870,000
Pavilion Pool			\$430,000	\$430,000
Plant Operations	\$1,070,000		\$370,000	\$1,440,000
Jacobsen Observatory	\$1,110,000		\$180,000	\$1,290,000
Grand Total	\$29,240,000	\$4,680,000	\$19,530,000	\$54,500,000

* Egleson Hall has an additional \$1,050,000 of funding added to its total in anticipation that interior space improvements will be made at the same time as the major seismic work occurs.