



RESTORING THE CORE

A major program of building restoration is underway at the University of Washington

Restoring the Core

- ❑ *Founded in 1861 – One of the oldest campuses on the Pacific Coast*
- ❑ *Moved to Montlake location in 1895; expansion for Alaska-Yukon-Pacific Exposition*
- ❑ *300+ buildings on Seattle campus with average age over 42 years; some nearing 100 years*
- ❑ *Buildings were in need of modernization, but we had been unsuccessful in getting state funds for major renovations & had no viable surge plan*
- ❑ *Condon Hall provided surge building opportunity*

Restoring the Core

- ❑ *2002 Provost appointed Restoration Planning Committee to prioritize buildings for renovation*

- ❑ *Facilities condition index determined 15 “Critical Buildings”*

- ❑ *Developed the “Weighted Criteria Matrix” to prioritize renovations based on:*
 - ✓ *life safety (earthquake readiness, fire protection)*
 - ✓ *building condition data*
 - ✓ *Building use*

- ❑ *Fit plan for use of Condon Hall as surge building*

Restoring the Core

❑ *Core academic Buildings*

- ✓ *15 "Critical Buildings"*
- ✓ *FCI near or above 100%*
- ✓ *Average Age – 90 years*
- ✓ *Core Academic Buildings*
- ✓ *1 Million GSF Total*
- ✓ *10% of all non-self sustaining space*
- ✓ *30,000 Students Receive Instruction in One of These Buildings/Quarter*



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Fit Planning

- ❑ *Fit planning: assess for Condon Hall use*

- ❑ *All but 3 Were Capable of This*
 - *MHSC H-Wing*
 - *Playhouse Theater*
 - *Brooklyn Building*

- ❑ *Long Lead Times Allowed for:*
 - *Planning for moves*
 - *Accommodating special uses*
(wet labs, natatorium,
Theater, large lecture halls)

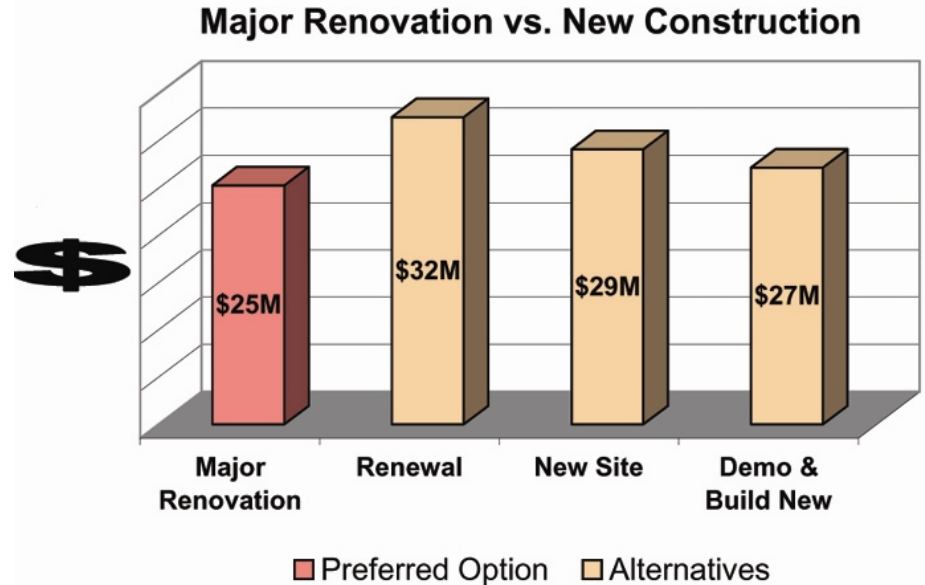
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Meeting aesthetic and financial goals

These historic buildings are an integral part of the campus fabric

Piecemeal repairs exceed replacement value, but . . .

Completely decanting for major renovation is cost effective



Restoring the Core

Planning Assumptions Saved Time and Conflict

- Buildings renovated for current occupants*
- Condon Hall law library divided into “repurposable” open areas*
- Existing offices left “as is”*
- No wet lab uses*
- Manage building as a “landlord”*



Restoring the Core

Building	Planning & Design	Construction
Johnson Hall	2001-2003	2003-2005
Architecture Hall	2003-2005	2005-2007
Guggenheim Hall	2003-2005	2005-2007
Savery Hall	2005-2007	2007-2009
Clark Hall	2005-2007	2007-2009
Playhouse Theater	2005-2007	2007-2009
Denny Hall	2007-2009	2009-2011
Lewis Hall	2007-2009	2009-2011
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
MHSC – H Wing (Phased)	2003-2015	2003-2015
Brooklyn Building (Demolished)	2015	

