

Construction

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UW busy building on three campuses

- *Design and construction are under way on projects totaling nearly \$550 million, and construction on another \$153.5 million worth of projects could start soon.*

By [MARC STILES](#)
Journal Staff Reporter

The amount of construction on the University of Washington's three campuses belies the depth of the recession in Washington state.

Design and construction work on projects totaling nearly \$550 million is occurring now. Construction on another \$153.5 million worth of projects may start soon, depending on the outcome of the Board of Regents' meeting in July.

Next year, construction is expected to begin on the first phase of an \$850 million, 10-year effort to provide more student housing.



Images courtesy of the UW Capital Projects Office [\[enlarge\]](#)
The \$165 million first phase of the UW Medical Center expansion is due to be completed in January of 2012.

It might be tempting to ask "What recession?" but lawmakers did put on hold \$129 million in UW projects during this year's session due to funding shortfalls.

"It was pretty tough sledding (in Olympia) for us," said Eric C. Smith, UW director of Capital Projects.

Today, Smith will give a presentation about the university's capital program to the Seattle chapter of Commercial Real Estate Women. The 11:30 a.m. lunch meeting is at the Washington Athletic Club in Seattle.

Smith expects soon to be able to announce the firm that will design the \$68 million science/technology/engineering/math building planned for the Bothell campus. Finalists are Zimmer Gunsul Frasca of Seattle, THA Architecture of Portland and Cannon Design of Los Angeles.

While lawmakers did fund design of

While lawmakers did fund design of that project, they did not appropriate money for construction.

Also left hanging was the \$300 million renovation of Husky Stadium. Legislators declined to give King County authority to extend the hotel/restaurant sales tax that helped fund Safeco and Qwest fields. The UW wanted to use \$150 million in tax money and fund the rest through donations. Under a pre-development agreement, the university hired a team made up of Hines, HOK and Mortenson.



[enlarge](#)

Construction is to begin in August on the Molecular Engineering Building, a \$78.5 million project on the Seattle campus.

“The project is temporarily on hold as the university evaluates its options for moving forward,” Smith said.

Also unfunded were renovations of Denny and Lewis halls, which are part of the university's Restore the Core program. Now those projects will have to wait for possible funding in the 2011-13 biennium. THA's design of the \$57 million Denny Hall project has been suspended. BN Builders is the general contractor/construction manager. Mithun's design of the \$25 million Lewis Hall project was also suspended. WG Clark is the GC/CM.

Ongoing projects

If money is so tight, how come so many UW projects are moving forward?

Smith said many projects in the pipeline are not being funded with state revenue. Instead, money is coming from the relatively new Internal Lending Program (ILP). Approved by the Legislature two years ago, the program allows the university to finance projects through the sale of bonds that will be repaid with revenue that the projects generate.

Currently, the largest ILP project is the \$165 million first phase of the UW Medical Center expansion, which Skanska is building under the GC/CM model. NBBJ designed the 182,000-square-foot project, which will have a neonatal intensive care unit, an oncology unit, a digital imaging facility and space for eight future operating rooms. The facility is to be completed in January of 2012. Subcontract bidding will continue through early fall.

Of the other ongoing or soon-to-start projects, many also are GC/CM projects, which Smith said “are great opportunities for sub-contractors.”

Bids are being sought for the Washington Dental Service Building for Early Childhood Oral Health, a \$19.7 million project that the UW and Seattle Children's are working on together. Bayley Construction is the GC/CM and ARC Architects the designer. Work is to be done in August of 2010.

Other prospects for subs are the \$40 million renovation of the Joy Building on the Tacoma campus. John Korsmo Construction is the GC/CM and THA Architects is the designer. Construction will begin in July.

Construction is to begin in August on the Molecular Engineering Building, a \$78.5 million project in Seattle. Hoffman Construction is the GC/CM and Zimmer Gunsul Frasca is the

architect.

The university is the process of picking GC/CMs for the \$160 million first phase of the 10-year, student housing project that is to start construction in March. The first phase involves four new buildings, each of which will be five stories of stick-frame construction above two concrete stories. They also will house academic programs, student support programs and retail. Mahlum is the architect.

All eyes on regents

Three large projects — all of which would be student-funded — are in the works, though they will require approval of the regents. They are renovation of the Husky Union Building and Hall Health Primary Care Center, and replacing the Ethnic Cultural Center.

The largest is the \$128 million renovation of the Husky Union Building. Even though students voted to fund it, the university would have to contribute \$25 million.

“The regents have got to be comfortable with it,” Smith said.

Perkins + Will is the architect for the HUB and Skanska is the GC/CM. Construction would start in the fall of 2010.

If approved, work on the \$15.5 million replacement of the Ethnic Cultural Center would begin next April. Rolluda Architects of Seattle and McFarland Marceau Architects of Vancouver, B.C., are designing the center. If it moves forward, that project will be hard bid using the design/bid/build structure.

The third student-funded project is the \$10 million renovation of the Hall health center. Miller Hayashi is the designer. The design/bid/build project also would be hard bid.

Other work

The \$32.5 million UW Tower Data Center is located on the former Safeco campus. Callison designed the project, and Mortenson is the contractor. The target finish date is the end of this year.

The Magnuson Health Sciences Center has two ongoing lab projects. Ambia designed both, and BN Builders is the GC/CM on both. The first is a \$28.7 million project and is scheduled to be done next spring. The second is a \$21 million renovation that will begin in June of 2010.

Paccar Hall, a \$95 million project for the Foster School of Business is to be done in September of 2010. LMN designed the project and Sellen is acting as the GC/CM.

Another business school project, the \$47 million Balmer Hall was not funded by the state. Smith said design will continue because the university is exploring alternative funding. LMN is the architect and Sellen is the GC/CM.

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