Capital Budget Request Item
2025 - 27 Biennium

Agency	Institution	Facility ID	Facility Name
Universities of Wisconsin	La Crosse	285-0E-0007A	PRAIRIE SPRINGS SCIENCE CENTER ADDITION

Project Title	Priority
PRAIRIE SPRINGS SCIENCE CENTER COMPLETION	05

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 194,466,000	$ 0	$ 0	$ 0	$ **194,466,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $194,466,000 General Fund Supported Borrowing to complete construction of the planned Prairie Springs Science Center and demolish Cowley Hall at UW-La Crosse be included in the proposed 2025-27 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Completes new home for Biology, Chemistry, Geography and Earth Science, Mathematics, and Physics and replaces outdated, obsolete Cowley Hall.
- Provides student-centered, technology-rich spaces configured to maximize collaborative learning and meet enrollment demands.
- Provides a 72-station active learning classroom and additional medium sized classrooms and creates shared space for collaborative learning.
- Creates instructional labs for Botany, Chemistry, Geographic Information Systems, Mathematics, Medical Mycology, and Science Education Methods.
- Cowley Hall is structurally incapable of being effectively renovated to meet its intended function and mission.
- Cowley Hall has only 12-foot floor-to-floor height, no fire suppression system, nor fire compartmentalization, and an inadequate structural floor loading capacity.

Project Description and Scope

This project completes an academic science facility through a building addition and demolishes the original campus science facility. The building addition includes new instructional and research laboratories with associated support spaces, classrooms, greenhouse, observatory, specimen museum, animal care facility, maker space, and offices. The larger classrooms will be located on the lower levels to reduce the use of elevators and stairs during class changes. The laboratories will be located in the connecting link to the recently completed facility. The dean's office suite will be located on the first floor to provide visibility and easy access to students and academic counselors. The building infrastructure has been designed and planned to seamlessly integrate into the already completed parent facility, including laboratory exhaust, fresh air intake, emergency power, and noise and vibration isolation.

The nine general access classrooms, with capacity ranging from 50-150 seats, included in this completion project will also provide associated demonstration, preparation, and storage spaces required by the science disciplines to reduce setup and takedown times within the instructional space. This project will also help balance the overall campus general access classroom array by providing three 84-station active learning classrooms which are currently in deficit based on the campus classroom demand analysis. Instructional laboratories for Botany, Chemistry, Geographic Information Systems, Mathematics, Medical Mycology,

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Physics, and Science Education Methods will be provided and located as close to the completed laboratories as possible.

The thirteen new instructional laboratories (including Botany, Chemistry, Geographic Information Systems, Medical Mycology, Physics, and Science Education Methods) will be designed using the same flexible planning module implemented in the original facility. Laboratory and specialized research space that was not included in the parent facility will be provided as part of this proposed completion project, including a mycology laboratory, an at grade level greenhouse, and rooftop observatory. Several computational spaces, shared faculty/student research spaces, Computer Science Engineering laboratory, and an animal care facility will also be created. Shared collaboration and learning spaces, a maker laboratory, testing areas, conference rooms, and a faculty resource area will be located on the lower level. New departmental offices and homes for Biology, Chemistry, Geography and Earth Science, Mathematics, Microbiology, and Physics will be created, and individual faculty offices will be spread and organized thematically across the facility to encourage collaboration for those with shared interests. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	104,965	ASF	176,979	GSF	$	5,820,000
Renovation:	0	ASF	0	GSF	$	0
New Construction:	110,951	ASF	193,952	GSF	$	140,805,000
Project Total:	**215,916**	**ASF**	**370,931**	**GSF**	**$**	**146,625,000**

This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead-by-example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines ensure a healthy building with reduced utility costs that also provides university students and communities with educational examples of forward-thinking resilient and sustainable design.

Background

A comprehensive science facility pre-design was completed in August 2011. It outlined a two-phased plan to replace Cowley Hall. The parent replacement facility was enumerated in 2013-15 and opened in the fall 2018 semester. The planning process conducted during this effort included analysis for campuswide classroom demand and instructional space utilization; peer benchmarking; and forecasting of enrollment, research funding, and faculty/staff levels. This proposed completion project is also identified in the current campus master plan. A comprehensive planning process based on the master plan for the new Prairie Springs Science Center, a new student union, and a new parking ramp project was completed to coordinate the timing of construction and the available surge space in the Cartwright Center among all the projects. A ten percent concept report was completed in December 2017 to verify the proposed scope of work, schedule, and budget estimates for this proposed completion project. The project design process had progressed to the preliminary review stage prior to the 23-25 biennial budget process and would have been ready to bid for construction to start in early 2024. The current plan is to have bidding documents ready and waiting for the 25-27 biennial budget process, so that bidding could commence immediately upon budget approval.

The College of Science and Health (CSH) provides programs for all the physical and life sciences as well as the institutional focus in the allied health curriculum and serves more than 42% of UW-La Crosse students by both headcount and student credit hours. The college currently has 4,016 undergraduate and 622 graduate students enrolled, conferring 396 or more than 19% of all undergraduate degrees in the 2022-23 academic year. More than 19% and 396 of the total undergraduate degrees awarded will be housed in the completed facility. Allied health programs train professionals in disease prevention and treatment, research, development of care

procedures, and methods to promote health and well-being. Each CSH undergraduate will take at least two classes in the completed facility. UW-La Crosse offers programs in Physical Therapy, Occupational Therapy, Nuclear Medicine Technology, Medical Technology, Radiation Therapy, Physician Assistant, Social Work, and Community and School Health Education. To meet demands in the sciences and allied health disciplines, the programs have been enhanced and expanded and will continue development to address critical shortages in these professions.

Research and other scholarly activities also play an important role in the delivery of academic programs in the physical and life sciences. Annually more than 200 undergraduates and 170 graduate students are mentored by faculty on research projects. Programs in the College of Science and Health were awarded 37 (28%) of the 132 external grants received in FY 2021, amounting to more than $2 million in external grants and contracts. While the original science facility was not designed to accommodate those activities and participation rates, the completed Prairie Springs Science Center will provide adequate and appropriate spaces for the current and anticipated future demand, eliminating the need to use laboratory preparation areas, storage and utility closets, and restrooms for these functions as was commonplace in Cowley Hall.

Analysis of Need and Project Justification

Cowley Hall (67,740 ASF/110,284 GSF) was constructed in 1963 with the east and northwest additions (37,449 ASF/66,695 GSF) constructed in 1968 and the building mechanical, electrical, and plumbing infrastructure are original to the facility complex, obsolete, and well beyond their expected useful lives. Cowley Hall is the most expensive building on campus to operate and maintain, representing more than 11% of operating budget maintenance and energy costs, approximately $477,600 annually. The floor-to-floor height is only twelve feet, which is inadequate to provide sufficient space to route building systems infrastructure throughout the facility. The mechanical systems are comprised of multiple air handling units and stand-alone cooling systems that suffer from age-related deficiencies and are frequently shut down for unscheduled repairs. These systems also no longer meet current codes and standards for filtration or air exchange requirements. The galvanized domestic water piping is failing with increased frequency, requiring emergency shutdowns for repairs and disruptions to daily instruction and building operations. The central chilled water system piping also leaks with increased frequency and recent incidents have caused significant damage to computing and other expensive equipment.

Cowley Hall does not have a fire suppression system. The building's structural system live load capacity is inadequate to support modern science laboratories compared to the current building code requirement of 100 lbs. per square foot for this type of space. It has been determined that it is not financially feasible to augment the building's structural system to accommodate the new code requirements, so the existing building cannot be comprehensively renovated to serve its original purpose. Cowley Hall does not meet current building code life safety requirements as the quantity of hazardous and flammable chemicals stored in the facility has expanded beyond its safe storage capacities and capabilities. The exterior envelope, including the windows and curtain wall system, has deteriorated and is no longer weathertight. The frame connections of the slate panels in the curtain wall system have deteriorated and the lack of a thermal break in these sections has allowed water penetration and ice formation.

More than 59% of instructional laboratory seats and less than 13% of classroom seats will be housed in the completed facility. More than 65% of College of Science and Health and more than 42% of all instructional laboratory sections will be held in the completed facility. Conversely, less than 9% of classroom lecture sections will be held in the completed facility. This proposed scope of work has been scrutinized and reviewed several times since the completion of the original pre-design with the assistance of a higher education space planning consultant to assure the appropriate and adequate quantity, quality, and array of instructional, research, and support spaces; offices; and specialty rooms.

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Alternatives

The option to comprehensively remodel Cowley Hall was investigated and determined to be cost ineffective, as the budget estimate to renovate would have resulted in a compromised facility that was more than 75% of the cost to construct new facility with no compromises. The planning and pre-design efforts already completed have concluded Cowley Hall cannot effectively be renovated for modern science laboratories due to inadequate structural capacity for floor loading, an inability to meet current firestopping/fireproofing requirements, and low floor-to-floor heights.

Project Budget

Construction:		$	145,125,000
Hazardous Materials:		$	1,500,000
Total Construction:		**$**	**146,625,000**
Design Fees (Basic):	4.89%	$	7,167,000
Design Fees (Other):	0.64%	$	938,000
Total Design Fees:		**$**	**8,105,000**
Contingency:	15.00%	$	21,994,000
Management Fees:	4.00%	$	6,745,000
Furnishings/Fixtures/Eqpt:	7.50%	$	10,997,000
Total Budget Estimate:		**$**	**194,466,000**

Project Schedule

A/E Selection:	Oct 2020
Design Report (75%):	Aug 2025
Approval:	Dec 2025
Bid Opening:	Mar 2026
Start Project:	Jun 2026
Substantial Completion:	Dec 2028
Project Close Out:	Jun 2029

Previous Action

08/18/2022 Resolution 11906	The Board of Regents approved that the proposed 2023-25 Capital Budget request, including the UW-La Crosse Prairie Springs Science Center Completion/Cowley Hall Demolition project at an estimated total project cost of $182,506,000 ($176,188,000 General Fund Supported Borrowing and $6,318,000 Building Trust Funds), be submitted to the Department of Administration and State Building Commission.
08/20/2020 Resolution 11493	The Board of Regents approved that the proposed 2021-23 Capital Budget request, including the UW-La Crosse Prairie Springs Science Center – Phase II project at an estimated total project cost of $92,799,000 ($87,892,000 General Fund Supported Borrowing and $4,907,000 Building Trust Funds), be submitted to the Department of Administration and State Building Commission.
08/24/2018 Resolution 11079	The Board of Regents approved that the proposed 2019-21 Capital Budget request, including the UW-La Crosse Prairie Springs Science Center, Phase II project at an estimated total project cost of $83,020,000 ($78,140,000 General Fund Supported Borrowing and $4,880,000 Building Trust Funds), be submitted to the Department of Administration and State Building Commission.

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Funding Source Checklist		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	2.00	$	154,891
Academic/Program Staff:	1.00	$	103,915
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	12,710
New Annual Costs:	**0.00**	**$**	**271,516**
One Time Project Costs:		**$**	**150,000**
Reimbursable Costs:		**$**	**6,079,000**

Description

It is estimated that an additional $271,516 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $150,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $6,079,000 (75% of Design Fee estimate) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

PROJECT TITLE:	**PRAIRIE SPRINGS SCIENCE CENTER COMPLETION**	Date Prepared:	08/01/24
LOCATION:	UW-LA CROSSE	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (5.0)	**TOTAL PROJECT ESTIMATE:**	**$ 194,466,000**

NEW BUILDING AREA

ASF New Const	110,951			Base Date:	02/2024
GSF New Const	200,491	55.34%	Efficiency	Base Date Index:	8289
				Inflation Date:	06/2026
				Inflation Date Index:	9380
REMODELING AREA			NORMAL	Inflation Factor:	1.1317
GSF Remodeling	0				
GSF Total Bldg	0	0.00%	Remodeling	Occupancy Date:	11/2029

$	925	/ASF: Construction Cost (building & site)
$	512	/GSF: Construction Cost (building & site)
$	1,753	/ASF: Total Project Cost
$	970	/GSF: Total Project Cost

TOTAL CONSTRUCTION		**146,625,000**
CONSTRUCTION		145,125,000
HAZARDOUS MATERIALS ABATEMENT		1,500,000
TOTAL DESIGN FEES	**5.5277%**	**8,105,000**
DESIGN FEES (BASIC)	4.8880%	7,167,000
DESIGN FEES (OTHER)	0.6397%	938,000
CONTINGENCY	**15.0002%**	**21,994,000**
MANAGEMENT FEES	**4.6002%**	**6,745,000**
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	**7.5001%**	**10,997,000**
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	0.0000%	0
OWNER FURNISHED, OWNER INSTALLED (OFOI)	7.5000%	10,996,900
TOTAL BUDGET ESTIMATE		**194,466,000**

PROJECT TITLE:	**PRAIRIE SPRINGS SCIENCE CENTER COMPLETION**	Date Prepared:	08/01/24
LOCATION:	UW-LA CROSSE	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (5.0)	**TOTAL PROJECT ESTIMATE:**	**$ 194,466,000**

NEW BUILDING AREA				ENR Index	Month/Year
ASF New Const	110,951		Base Date:	8289	02/2024
GSF New Const	200,491	55.3396% Efficiency	Inflation Date:	9380	06/2026
		NORMAL	Inflation Factor C (Calculated):		1.1317
REMODELING AREA			Inflation Factor O (Override):		1.1317
GSF Remodeling	0		Inflation Delta (O-C):		0.0000
GSF Total Bldg	0	0.0000% Remodeling	Occupancy:	42 months	11/2029

NEW CONSTRUCTION BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function A	0	0.0000	0	$ -		$ -
Function B	0	0.0000	0	$ -		$ -
Function C	0	0.0000	0	$ -		$ -
Function D	0	0.0000	0	$ -		$ -
Function E	0	0.0000	0	$ -		$ -
Function F	0	0.0000	0	$ -		$ -
Function G	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

NEW CONSTRUCTION COST SUBTOTAL $ -

REMODELING BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function H	0	0.0000	0	$ -		$ -
Function I	0	0.0000	0	$ -		$ -
Function J	0	0.0000	0	$ -		$ -
Function K	0	0.0000	0	$ -		$ -
Function L	0	0.0000	0	$ -		$ -
Function M	0	0.0000	0	$ -		$ -
Function N	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

$ -

REMODELING BY TRADE

Trade Category		GSF	$/GSF	DFD $/GSF	Trade Cost
General	**Notes**				
Surface Treatment	X	0	$ 17.00	$ 17.00	$ -
Minor	X	0	$ 58.00	$ 58.00	$ -
Partial	X	0	$ 96.00	$ 96.00	$ -
Complete	X	0	$ 115.00	$ 115.00	$ -
Plumbing					
Minor	X	0	$ 19.00	$ 19.00	$ -
Partial	X	0	$ 32.00	$ 32.00	$ -
Complete	X	0	$ 36.00	$ 36.00	$ -
Special Laboratory Needs	X	0	$ 68.00	$ 68.00	$ -
Heating, Ventilating, & Air Conditioning					
Minor	X	0	$ 25.00	$ 25.00	$ -
Partial	X	0	$ 53.00	$ 53.00	$ -
Complete	X	0	$ 79.00	$ 79.00	$ -
Electrical					
Minor	X	0	$ 20.00	$ 20.00	$ -
Partial	X	0	$ 35.00	$ 35.00	$ -
Complete	X	0	$ 45.00	$ 45.00	$ -
				Subtotal: $	0

REMODELING COST SUBTOTAL (cell will highlight red if Remodeling by Space Type and Remodeling by Trade sections are both used) $ -

NEW CONSTRUCTION & REMODELING COST SUBTOTAL $ -

PROJECT TITLE: **PRAIRIE SPRINGS SCIENCE CENTER COMPLETION**

NEW CONSTRUCTION & REMODELING COST SUBTOTAL (from page 1) $ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS:

HEADING NAME OR ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	SUBTOTAL
DEMO	DEMOLITION (RAZING GROSS SQUARE FOOTAGE)	176,979.00	GSF	$ 20.58	$ 3,641,000

ADDITIONAL CONSTRUCTION & REMODELING COSTS					
02000	Existing Conditions	1.00	LS	$ 309,121.00	$ 309,100
03000	Concrete	1.00	LS	$ 6,591,000.00	$ 6,591,000
04000	Masonry	1.00	LS	$ 4,051,626.00	$ 4,051,600
05000	Metals	1.00	LS	$ 9,945,253.00	$ 9,945,300
					$ -
06000	Woods, Plastic & Composites	1.00	LS	$ 738,027.00	$ 738,000
07000	Thermal & Moisture Protection	1.00	LS	$ 3,691,439.00	$ 3,691,400
08000	Openings	1.00	LS	$ 8,574,484.00	$ 8,574,500
09000	Finishes	1.00	LS	$ 11,547,019.00	$ 11,547,000
					$ -
10000	Specialties	1.00	LS	$ 616,356.00	$ 616,400
11000	Equipment	1.00	LS	$ 3,151,035.00	$ 3,151,000
12000	Furnishings	1.00	LS	$ 1,768,236.00	$ 1,768,200
13000	Special Construction	1.00	LS	$ 1,462,221.00	$ 1,462,200
					$ -
14000	Conveying Equipment	1.00	LS	$ 836,116.00	$ 836,100
21000	Fire Suppression	1.00	LS	$ 1,166,528.00	$ 1,166,500
22000	Plumbing	1.00	LS	$ 3,506,478.00	$ 3,506,500
23000	HVAC	1.00	LS	$ 15,406,703.00	$ 15,406,700
					$ -
26000	Electrical	1.00	LS	$ 9,989,649.00	$ 9,989,600
27000	Communications	1.00	LS	$ 3,323,814.00	$ 3,323,800
28000	Electronic Safety & Security	1.00	LS	$ 1,769,543.00	$ 1,769,500
31000	Earthwork	1.00	LS	$ 2,695,273.00	$ 2,695,300
					$ -
32000	Exterior Improvements	1.00	LS	$ 774,024.00	$ 774,000
33000	Utilities	1.00	LS	$ 1,203,591.00	$ 1,203,600
					$ -
					$ -
	BAS/DDC	1.00	LS	$ 100,000.00	$ 100,000
	South Electrical Utility Relocation/Replacement	1.00	LS	$ 2,500,000.00	$ 2,500,000
	2021 IBD Code Impacts	1.00	LS	$ 2,500,000.00	$ 2,500,000
	Hot Water Temperature Revisions	1.00	LS	$ 800,000.00	$ 800,000
					$ -
				ADDITIONAL CONSTRUCTION & REMODELING COSTS:	$ 99,017,000

FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E): CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI)					
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				FF&E: CFCI	$ -

ADDITIONAL CONSTRUCTION & REMODELING COST SUBTOTAL $ 102,658,000

CONSTRUCTION & REMODELING COST SUBTOTAL **$ 102,658,000**

HAZ MATS	HAZARDOUS MATERIALS ABATEMENT	1.00	LUMP SUM	$ 1,500,000.00	$ 1,500,000

PROJECT TITLE: **PRAIRIE SPRINGS SCIENCE CENTER COMPLETION**

CONSTRUCTION & REMODELING COST SUBTOTAL (from page 2)						$ 102,658,000
1. Total Construction Cost						**$ 146,625,000**
NEW CONSTRUCTION & REMODELING COST (from Page 1)				$ -		
DEMOLITION (from Page 2)				$ 3,641,000		
ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)				$ 99,017,000		
FF&E: CFCI (from Page 2)				$ -		
CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)				$ 102,658,000		
Design Contingency	10.0000%	$	102,658,000	$ 10,265,800		
General Conditions	9.5000%	$	102,658,000	$ 9,752,500		
Overhead & Profit (OH&P)	4.0000%	$	102,658,000	$ 4,106,300		
HAZARDOUS MATERIALS ABATEMENT (from Page 2)				$ 1,500,000		
Unescalated Construction Cost Subtotal	Escalation Factor			$ 128,282,600	Inflation Option	
Escalated Construction Cost Subtotal	1.1317	$	128,282,600	$ 145,173,400	NORMAL	
					Construction Cost Threshold	
Builder's Risk Insurance Policy	1.0000%	$	145,173,400	$ 1,451,700	$ 21,250,000	
2. Architect/Engineer Basic Services					**4.8880%**	**$ 7,167,000**
Primary Scope of Work Designation:	CONSTRUCTION		4.7000%			
Project Complexity Designation:	LOW					
Basic Services (Calculated % of Construction $)	4.7000%	$	146,625,000	$ 6,891,400		
Basic Services (Enter Direct $ for Basic A/E Fees)				$ -		
Reimbursible costs	4.0000%	$	6,891,400	$ 275,700		
3. Additional Design Services					**0.6397%**	**$ 938,000**
Pre-design	0.0000%	$	146,625,000	$ -		
Sustainable/Resilient Design				$ -		
Commissioning (Level 1 or 2)	0.2500%	$	146,625,000	$ 366,600		
EIS/EIA consultant				$ 22,750		
Construction Testing				$ 200,000		
Testing & Balancing				$ -		
Specify Additional Design Service A				$ 30,000		
Specify Additional Design Service B				$ 79,626		
Specify Additional Design Service C				$ 238,800		
Specify Additional Design Service D				$ -		
Furnishings, Fixtures, & Equipment (FF&E) Design Fee	0.0000%	$	-	$ -		
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)					FF&E: OFCI	$ -
Audio-Visual and Computer Equipment				$ -		
Systems Furniture				$ -		
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -		
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -		
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -		
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum D				$ -		
4. Project Contingency	15.0000%	$	146,625,000	$ 21,993,800	**15.0002%**	**$ 21,994,000**
5. Project Management	4.0000%	$	168,619,000	$ 6,744,800	**4.6002%**	**$ 6,745,000**
6. Furnishings, Fixtures, & Equipment (FF&E)					**7.5001%**	**$ 10,997,000**
FF&E: OFCI (from #3 above)				$ -		
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)					FF&E: OFOI	$ 10,996,900
Movable & Special Equipment (% of Construction $)	7.5000%	$	146,625,000	$ 10,996,900		
Audio-Visual and Computer Equipment				$ -		
Systems Furniture				$ -		
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -		
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -		
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -		

TOTAL PROJECT BUDGET ESTIMATE				$ 194,466,000
	$	925	/ASF: Construction Cost (building & site)	
	$	512	/GSF: Construction Cost (building & site)	
	$	1,753	/ASF: Total Project Cost	
	$	970	/GSF: Total Project Cost	

NOTES:

X
X
X
X
X

Capital Budget Request Item
2025 - 27 Biennium

Agency	Institution	Facility ID	Facility Name
Universities of Wisconsin	Milwaukee	285-0B-1932	NORTHWEST QUADRANT

Project Title	Priority
HEALTH SCIENCES RENOVATION	06

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 185,576,000	$ 0	$ 2,500,000	$ 0	$ **188,076,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $188,076,000 ($185,576,000 General Fund Supported Borrowing and $2,500,000 Cash) to construct renovations for the Health Sciences programs and complete renovations of the Northwest Quadrant complex at UW-Milwaukee, be included in the proposed 2025-27 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Selective renovation throughout portions of Northwest Quadrant Buildings B, C, and D.
- Co-locations within campus health neighborhood to strengthen student experience, reflect continuum of care found in professional practice.
- New technology-rich teaching and learning hub to replace outdated, inadequate space.
- Multidisciplinary simulation center and expanded clinic provide head start for clinical training in hospitals, clinics, and home care.
- Programs expanded into five buildings when enrollment doubled between 2000 & 2012.
- Degrees offered by College of Health Sciences are in high demand, nearly 100% job placement within one year of graduating.
- College cannot expand capacity due to inadequate space, insufficient facilities.
- Partnerships with more than 600 organizations, academic programs are tightly coupled.

Project Description and Scope

This project converts former hospital space in Buildings B, C, and D to Health Sciences academic space and information technology support space. Renovation work includes removing the old hospital patient rooms, treatment rooms, and clinic space; replacing old and deficient building infrastructure including all architectural, mechanical, electrical, telecommunications, and plumbing systems; and installing new insulation on the exterior envelope. Extensive building code required updates (American with Disabilities Act; American Society of Heating, Refrigerating and Air-Conditioning Engineers; International Building Code; National Fire Protection Association; and Wisconsin Commercial Code) will also be completed as previous efforts only completed the bare minimum required to change occupancy from an institutional to a business classification. A new south entrance and a mechanical penthouse to house multiple air handling units serving the Building B will also be constructed. New hot water heating systems will be installed and the central chilled water utilities will be extended to all air handling units and terminals as required. New mechanical systems in the basement will serve the basement and ground floors, and all air handling units located in the basement of Building C will be replaced. The fire alarm and smoke detection system(s) will be replaced and renovated spaces will receive complete electrical distribution, instructional technology, and audio/visual systems.

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Building B and the basement of Building C will be renovated for the Health Sciences programs. The basement of Building B and the basement, ground, and first two floors of Building C will be renovated for building infrastructure and elevators. Building D (first floor lobby and floors 4-6) will be renovated to accommodate the relocation of Information Technology and Classroom Audio-Visual Services. Health Sciences will be adjacent to the College of Nursing simulation center located in Building C completed in 2022. Co-location within the campus health neighborhood will strengthen the student experience through inter-professional education in the simulation center and clinic. This academic setting reflects the continuum of care found in high-quality professional settings. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	119,750	ASF	306,970	GSF	$	131,758,000
New Construction:	9,300	ASF	16,930	GSF	$	7,267,000
Project Total:	**129,050**	**ASF**	**323,900**	**GSF**	**$**	**139,025,000**

This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead-by-example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines ensure a healthy building with reduced utility costs that also provides university students and communities with educational examples of forward-thinking resilient and sustainable design.

A new technology-rich teaching and learning hub of instructional laboratories and associated support spaces will replace the outdated and inadequate space currently spread across multiple buildings that often result in duplication of space and/or equipment. Interprofessional education with joint teaching, collaborative experiences, and support for e-learning will be the focus. Instructional space will be close to research for sharing of specialized equipment, operational oversight, and facilitating an increased student role in research. A new multidisciplinary simulation center and relocated and expanded clinic will give students a head-start for clinical training and jobs in hospitals, clinics, and home care. The renovated space in the Northwest Quadrant will house healthcare administration; orthopedics and neuromotor physical therapy; assistive technology, gerontology and pediatrics occupational therapy; speech and audiology; biomedical science; medical imaging; anatomy; informatics; and nutrition and wellness.

The project will provide additional space, unify the programs into one connected complex, increase instructional laboratory capacity, expand interprofessional education and clinical settings, and reduce inefficiency and duplication that evolved when the program expanded across five buildings. Expanded capacity of established accredited programs will help fill the gap between the number of graduates and number of job openings.

Background

The purchase of the Northwest Quadrant in May of 2010 included 10.9 acres and 1,113,427 GSF of building space, a small campus unto itself. This was the largest addition of land and existing buildings since the acquisitions of the Downer Seminary, Downer College, and Milwaukee University School properties in the 1960s. The previous use was hospital patient rooms, surgery suites, cancer care, clinic and support areas. The building is currently used as a temporary location for units during construction of their permanent location, and relief space for units with overprescribed space use due to compacted space. It has the potential to satisfy about half of the space needs deficit identified by the 2010 Campus Master Plan and has always been envisioned to be renovated in phases to accommodate the highest priority and most pressing space needs. Health Sciences has outgrown its home base located in Enderis Hall and for more than a decade has operated in multiple locations, being spread across five campus buildings (Enderis Hall, Merrill Hall, Northwest

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Quadrant Building B, Pavilion, University Services & Research Building), located both on and off the main campus, as well as operating an off-campus clinic.

Six planning efforts, including feasibility studies and condition assessments that were conducted both prior- and post-acquisition, and seven construction projects, including a utilities extension and four maintenance and repair projects, preceded this proposed scope of work. These areas are comprised primarily of old patient rooms, acute care treatment areas, and physician offices that are between 38 to 56 years old and have received little to no maintenance for 20 years prior to its acquisition. These areas are unsuitable for academic use without renovation, largely due to the high count and space allocation to restrooms, which results in a space efficiency well below higher education standards and expectations. The most recent project approved for the renovation of Northwest Quadrant was recommended by the Board of Regents to be included in the 2017-19 biennial capital budget at approximately $69 million budget. That project was enumerated in 2017-19, but at a reduced budget of just above $52 million. That enumeration was also used to correct an unforeseen exterior envelope condition, which further reduced the intended scope of work that could be accomplished by an additional $16 million and led to insufficient funds to renovate space for Health Sciences as originally intended.

Analysis of Need and Project Justification

Health Sciences programs educate more than 2,000 students annually. Programs expanded into five different buildings when enrollment doubled between 2000 and 2012. Applications continue to outnumber program capacity of highly sought-after programs, including Assistive Technology, Athletic Training, Biomedical Sciences, Blood Banking Immunohematology, Communication Sciences & Disorders, Diagnostic Imaging, Forensic Science, Health Care Administration, Health Care Informatics, Kinesiology, Molecular Diagnostics, Nutritional Sciences, Occupational Therapy, and Physical Therapy. Students will no longer have to search for faculty in multiple buildings across campus. Faculty and department offices will be in the same building. The proposed unified location is anticipated to improve recruitment and retention of students and staff, and improve outcomes to meet workforce demands.

Health Sciences degrees are in high demand, reflecting Bureau of Labor Statistics projections of 25% growth through 2030. This is evident in enrollment that increased 119% (from 928 to 2,037 students) between 2000 and 2012. Enrollment during 2012-2022 was capped at 2,000 due to classroom capacity constraints. Demand for graduates of these programs is strong and the number of graduates each year is less than the job postings. Health Sciences programs have nearly 100% job placement of graduates within one year of graduation, with most students securing job offers prior to graduation. Partnerships with over 600 organizations provide students with excellent clinical fieldwork experience and internship opportunities in the greater Milwaukee area and the State of Wisconsin. These partners assist the university in maintaining vibrant and evolving programs to meet regional and statewide needs. Health Sciences programs are tightly coupled with these partners and solidify the campus as a leader in health innovation. More than 80% of graduates stay in the area and contribute to the positive health of our community as active alumni.

Although Health Sciences continues to respond to program demand, they cannot expand capacity due to inadequate space. Students already work elbow to elbow in biomedical labs with careful safety oversight by faculty and staff. Physical and occupational therapy equipment is squeezed into rooms, limiting the number of students that can be taught in each class. Enderis Hall had been the single home to the Health Sciences until enrollment outgrew its capacity and to accommodate program growth, eventually expanded into five buildings. The available instructional space is outdated and inadequate and requires multiple sections, increasing the associated operational costs and inhibiting effective instructional delivery. Inadequate support space for faculty and support staff to prepare materials forces these activities to be performed in the main instructional spaces, limiting their availability for scheduled instruction and open laboratory times where students learn development of skills and laboratory-based study, review, and project work. Interprofessional education, mandated by the accrediting agencies and supported by the World Health and other prominent organizations, is inhibited for all Health Sciences programs due to disparate program locations and absence of facilities for joint teaching, collaborative experiences, and debriefing.

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The proposed renovation will create a new Rehabilitation Sciences Unit and co-locate many of the departments, including Athletic Training, Communication Sciences and Disorders, Kinesiology, Occupational Therapy, and Physical Therapy. Training outreach clinic units will be collocated to share administrative functions. The imaging program will make use of the former hospital imaging suite. The nutrition program will have space for the new doctoral program. Health Administration and Information can strengthen program ties to the School of Information Sciences that is also located in Northwest Quadrant. Biomedical Sciences will have larger instructional labs to expand the cohort size to accept more students and expand the number of graduates to meet occupation demands. Space vacated by Health Sciences in Enderis Hall will provide space for occupants of the Physics Building and surge space for units that need a temporary location due to construction in their building. Space vacated in other buildings is smaller in size and will be available for other units that require space.

Alternatives

Relocation to Northwest Quadrant without renovation would further compromise the Health Sciences programs that are already constrained by using spaces and configurations that limit class size and program offerings. Relocating to spaces as is would provide no programmatic benefits and would not support the program changes and education needed for the demand of health occupations in Wisconsin. Similarly, if Health Sciences programs were to remain spread across five campus buildings, the existing space cannot support the program changes and education needed for the demand of health occupations in this state.

Project Budget

Construction:		$	139,025,000
Hazardous Materials:		$	0
Total Construction:		**$**	**139,025,000**
Design Fees (Basic):	6.51%	$	9,048,000
Design Fees (Other):	1.19%	$	1,660,000
Total Design Fees:		**$**	**10,708,000**
Contingency:	15.00%	$	20,854,000
Management Fees:	4.00%	$	6,395,000
Furnishings/Fixtures/Eqpt:	7.98%	$	11,094,000
Total Budget Estimate:		**$**	**188,076,000**

Project Schedule

A/E Selection:	Jun 2023
Design Report (75%):	Aug 2026
Approval:	Dec 2026
Bid Opening:	Mar 2027
Start Project:	May 2027
Substantial Completion:	Dec 2029
Project Close Out:	Jul 2030

Previous Action

08/18/2022 Resolution 11906	The Board of Regents approved that the proposed 2023-25 Capital Budget request, including the UW-Milwaukee Health Sciences Renovation project at an estimated total project cost of $180,679,000 General Fund Supported Borrowing be submitted to the Department of Administration and State Building Commission.

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Funding Source Checklist		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	2.00	$	100,000
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**2.00**	**$**	**100,000**
One Time Project Costs:		**$**	**900,000**
Reimbursable Costs:		**$**	**3,031,000**

Description

It is estimated that an additional $100,000 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $900,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $3,031,000 (university portion of the 75% of Design Fee estimate) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

UNIVERSITIES of WISCONSIN — PROJECT BUDGET WORKSHEET SUMMARY Rev. 2024-06BR

PROJECT TITLE:	**HEALTH SCIENCES RENOVATION**	Date Prepared:	08/01/24
LOCATION:	UW-MILWAUKEE	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (6.0)	**TOTAL PROJECT ESTIMATE:**	**$ 188,076,000**

NEW BUILDING AREA					
ASF New Const	0			Base Date:	03/2024
GSF New Const	0	0.00%	Efficiency	Base Date Index:	8303
				Inflation Date:	05/2027
				Inflation Date Index:	9909
REMODELING AREA			NORMAL	Inflation Factor:	1.1935
GSF Remodeling	323,930				
GSF Total Bldg	323,930	100.00%	Remodeling	Occupancy Date:	10/2030

$	274	/ASF: Construction Cost (building & site)
$	274	/GSF: Construction Cost (building & site)
$	581	/ASF: Total Project Cost
$	581	/GSF: Total Project Cost

TOTAL CONSTRUCTION		**139,025,000**
CONSTRUCTION		139,025,000
HAZARDOUS MATERIALS ABATEMENT		0
TOTAL DESIGN FEES	**7.7022%**	**10,708,000**
DESIGN FEES (BASIC)	6.5082%	9,048,000
DESIGN FEES (OTHER)	1.1940%	1,660,000
CONTINGENCY	**15.0002%**	**20,854,000**
MANAGEMENT FEES	**4.5999%**	**6,395,000**
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	**7.9799%**	**11,094,000**
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	0.0000%	0
OWNER FURNISHED, OWNER INSTALLED (OFOI)	7.9796%	11,093,600
TOTAL BUDGET ESTIMATE		**188,076,000**

PROJECT TITLE:	**HEALTH SCIENCES RENOVATION**	Date Prepared:	08/01/24
LOCATION:	UW-MILWAUKEE	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (6.0)	**TOTAL PROJECT ESTIMATE:**	**$ 188,076,000**

NEW BUILDING AREA			ENR Index	Month/Year
ASF New Const	0		Base Date:	8303	03/2024
GSF New Const	0	0.0000% Efficiency	Inflation Date:	9909	05/2027
		NORMAL	Inflation Factor C (Calculated):		1.1935
REMODELING AREA			Inflation Factor O (Override):		1.1935
GSF Remodeling	323,930		Inflation Delta (O-C):		0.0000
GSF Total Bldg	323,930	100.0000% Remodeling	Occupancy:	42 months	10/2030

NEW CONSTRUCTION BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function A	0	0.0000	0	$ -		$ -
Function B	0	0.0000	0	$ -		$ -
Function C	0	0.0000	0	$ -		$ -
Function D	0	0.0000	0	$ -		$ -
Function E	0	0.0000	0	$ -		$ -
Function F	0	0.0000	0	$ -		$ -
Function G	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

NEW CONSTRUCTION COST SUBTOTAL $ -

REMODELING BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function H	0	0.0000	0	$ -		$ -
Function I	0	0.0000	0	$ -		$ -
Function J	0	0.0000	0	$ -		$ -
Function K	0	0.0000	0	$ -		$ -
Function L	0	0.0000	0	$ -		$ -
Function M	0	0.0000	0	$ -		$ -
Function N	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

$ -

REMODELING BY TRADE

Trade Category		GSF	$/GSF	DFD $/GSF	Trade Cost
General	**Notes**				
Surface Treatment	X	0	$ 17.00	$ 17.00	$ -
Minor	X	0	$ 58.00	$ 58.00	$ -
Partial	X	0	$ 96.00	$ 96.00	$ -
Complete	X	0	$ 115.00	$ 115.00	$ -
Plumbing					
Minor	X	0	$ 19.00	$ 19.00	$ -
Partial	X	0	$ 32.00	$ 32.00	$ -
Complete	X	0	$ 36.00	$ 36.00	$ -
Special Laboratory Needs	X	0	$ 68.00	$ 68.00	$ -
Heating, Ventilating, & Air Conditioning					
Minor	X	0	$ 25.00	$ 25.00	$ -
Partial	X	0	$ 53.00	$ 53.00	$ -
Complete	X	0	$ 79.00	$ 79.00	$ -
Electrical					
Minor	X	0	$ 20.00	$ 20.00	$ -
Partial	X	0	$ 35.00	$ 35.00	$ -
Complete	X	0	$ 45.00	$ 45.00	$ -
				Subtotal: $	0

REMODELING COST SUBTOTAL (cell will highlight red if Remodeling by Space Type and Remodeling by Trade sections are both used) $ -

NEW CONSTRUCTION & REMODELING COST SUBTOTAL **$ -**

PROJECT TITLE: **HEALTH SCIENCES RENOVATION**

NEW CONSTRUCTION & REMODELING COST SUBTOTAL (from page 1) $ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS:

HEADING NAME OR ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	**SUBTOTAL**
DEMO	DEMOLITION (RAZING GROSS SQUARE FOOTAGE)	0.00	GSF	$ 20.61	$ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS					
PHASE I	SEE PBW (PHASE I) WORKSHEET FOR DETAIL	1.00	LUMP SUM	$ 11,097,000.00	$ 11,097,000
PHASE II	SEE PBW (PHASE II) WORKSHEET FOR DETAIL	1.00	LUMP SUM	$ 72,620,000.00	$ 72,620,000
					$ -
					$ -
	PHASED CONSTRUCTION (PHASE I + PHASE II)	83,717,000.00	LUMP SUM	$ 0.06	$ 5,000,000
					$ -
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				ADDITIONAL CONSTRUCTION & REMODELING COSTS:	$ 88,717,000

FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E): CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI)					
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				FF&E: CFCI	$ -

ADDITIONAL CONSTRUCTION & REMODELING COST SUBTOTAL $ 88,717,000

CONSTRUCTION & REMODELING COST SUBTOTAL **$ 88,717,000**

HAZ MATS	HAZARDOUS MATERIALS ABATEMENT	0.00	SF	$ -	$ -

PROJECT TITLE: **HEALTH SCIENCES RENOVATION**

CONSTRUCTION & REMODELING COST SUBTOTAL (from page 2)							$ 88,717,000
1. Total Construction Cost							**$ 139,025,000**
NEW CONSTRUCTION & REMODELING COST (from Page 1)				$ -			
DEMOLITION (from Page 2)				$ -			
ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)				$ 88,717,000			
FF&E: CFCI (from Page 2)				$ -			
CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)				$ 88,717,000			
Design Contingency	10.0000%	$	88,717,000	$ 8,871,700			
General Conditions	10.0000%	$	88,717,000	$ 8,871,700			
Overhead & Profit (OH&P)	10.0000%	$	88,717,000	$ 8,871,700			
HAZARDOUS MATERIALS ABATEMENT (from Page 2)				$ -			
Unescalated Construction Cost Subtotal	Escalation Factor			$ 115,332,100		Inflation Option	
Escalated Construction Cost Subtotal	1.1935	$	115,332,100	$ 137,648,300		NORMAL	
						Construction Cost Threshold	
Builder's Risk Insurance Policy	1.0000%	$	137,648,300	$ 1,376,500		$ 21,250,000	
2. Architect/Engineer Basic Services						**6.5082%**	**$ 9,048,000**
Primary Scope of Work Designation:	RENOVATION		6.2000%				
Project Complexity Designation:	HIGH						
Basic Services (Calculated % of Construction $)	6.2000%	$	139,025,000	$ -			
Basic Services (Enter Direct $ for Basic A/E Fees)	6.3%			$ 8,700,000			
Reimbursible costs	4.0000%	$	8,700,000	$ 348,000			
3. Additional Design Services						**1.1940%**	**$ 1,660,000**
Pre-design	0.0000%	$	139,025,000	$ -			
Sustainable/Resilient Design				$ -			
Commissioning (Level 1 or 2)	0.5000%	$	139,025,000	$ 695,100			
EIS/EIA consultant				$ -			
Construction Testing				$ 25,000			
Testing & Balancing				$ -			
HAZARDOUS MATERIALS SERVICES				$ 300,000			
FF&E (OFOI) DESIGN SERVICES				$ 560,000			
Specify Additional Design Service C				$ 80,000			
Specify Additional Design Service D				$ -			
Furnishings, Fixtures, & Equipment (FF&E) Design Fee	0.0000%	$	-	$ -			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)					FF&E: OFCI	$ -	
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum D				$ -			
4. Project Contingency	15.0000%	$	139,025,000	$ 20,853,800		**15.0002%**	**$ 20,854,000**
5. Project Management	4.0000%	$	159,879,000	$ 6,395,200		**4.5999%**	**$ 6,395,000**
6. Furnishings, Fixtures, & Equipment (FF&E)						**7.9799%**	**$ 11,094,000**
FF&E: OFCI (from #3 above)				$ -			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)					FF&E: OFOI	$ 11,093,600	
Movable & Special Equipment (% of Construction $)	7.3322%	$	139,025,000	$ 10,193,600			
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
NETWORK SWITCHES/WIRELESS ACCESS POINTS/CAMERAS				$ 900,000			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			

TOTAL PROJECT BUDGET ESTIMATE				$ 188,076,000
	$	274	/ASF: Construction Cost (building & site)	
	$	274	/GSF: Construction Cost (building & site)	
	$	581	/ASF: Total Project Cost	
	$	581	/GSF: Total Project Cost	

NOTES:

X
X
X
X
X

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Agency	Institution	Facility ID	Facility Name
Universities of Wisconsin	Madison	285-0A-0469	MOSSE HUMANITIES BUILDING

Project Title	Priority
HUMANITIES RELOCATIONS & DEMOLITION	07

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 245,783,000	$ 0	$ 0	$ 46,798,000	$ **292,581,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $292,581,000 ($245,783,000 General Fund Supported Borrowing; $30,000,000 Gift/Grants; and $16,798,000 Building Trust Funds) to demolish the triangular portion of the original Art Lofts facility and the entire Mosse Humanities Building; partially renovate the remainder of the original Art Lofts facility; and construct a replacement facility, facility addition(s), and/or facilities to allow relocation and consolidation of the entire Art and Music Departments at UW-Madison be included in the proposed 2025-27 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Proposed scope of work completes multi-phased plan to vacate and demolish the Mosse Humanities Building.
- Art Department occupies ~92,000 GSF and Music occupies ~70,000 GSF in Mosse Humanities.
- Creates new, unified home for art education including 3-dimensional programs (ceramics, glass/neon, paper and printmaking, sculpture, wood shops) and 2-dimensional programs (drawing, graphic design, painting).
- Consolidates music education functions currently spread across campus, including performance, rehearsal, instruction, faculty offices, and administration.
- Provides new student performance and exhibit spaces.
- Improves sound separation and quality of practice environments for students, resolving current deficiencies.
- Extends and connects central campus utilities to the renovated and expanded facility.

Project Description and Scope

This project relocates the remaining occupants (Art and Music Departments) of the dilapidated Mosse Humanities Building into replacement facilities and then demolishes the building and restores the site in preparation for future redevelopment. Project work includes creating a new, unified home for the School of Education's Art Department in a renovated and expanded art facility with a new three-story addition. Spaces that house the creation of three-dimensional art (ceramics, glass and neon, papermaking, printmaking, sculpture, and wood shops) and utilize heavy equipment and/or materials storage will be relocated to the ground floor. The upper floors will house units and spaces that have less intensive equipment and materials storage needs (administrative office, art education, drawing, graphic design, and painting). The single-story and basement triangle wing of the original facility will be demolished. Renovation work in the facility's remaining space includes replacement, repairs, and augmentation to the building's mechanical, electrical, telecommunications, plumbing, and fire protection systems to support the revised facility layout.

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The proposed design solution will create a new, highly visible, and prominent entrance to the facility complex along Frances Street. This project will extend central campus utilities to the expanded and renovated facility complex and size each utility extension to accommodate known campus plans and future projects in this area of campus. Uniformly and consistently sized studios for each faculty member and graduate student will be provided. Multiple lecture classrooms will be constructed, and specialized instructional laboratories and studio spaces will be created with support for heavy equipment and appropriate ventilation and dust collection. New student performance, exhibit, and gallery spaces will also be provided.

Project work also includes constructing a new 196,000 GSF replacement building for the Mead Witter School of Music to be located on the site of the current Extension Building (432 N. Lake Street). The program will consist of a new performance room, small and large rehearsal spaces, instructional spaces, instructional studios, department administration and faculty offices, and departmental support spaces. A new loading dock central to the site and access road into the center of the block will be included in the final design solution. The current Extension Building occupants and operations will be relocated through a different project and the new academic building will be constructed in its expanded footprint north of the Hamel Music Center. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	197,948	ASF	377,197	GSF	$	11,921,000
Renovation:	25,005	ASF	37,508	GSF	$	12,132,000
New Construction:	199,729	ASF	308,094	GSF	$	183,589,000
Project Total:	**422,682**	**ASF**	**722,799**	**GSF**	**$**	**207,642,000**

This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead-by-example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines ensure a healthy building with reduced utility costs that also provides university students and communities with educational examples of forward-thinking resilient and sustainable design.

Background

The Mosse Humanities Building (168,310 ASF/333,363 GSF) was constructed in 1966 and is in extremely poor condition but cannot be demolished and replaced until all current occupants and operations currently located there have been relocated. The building is oriented north to south along Park Street and has a second-floor level exterior plaza. The brutalist style building emphasized structural members which are constructed of exposed concrete and includes limestone panels throughout the facade. It is listed on the National Register of Historic Places as a contributing building in the Bascom Hill Historic District, Criterion A for education and politics/government and for Criterion C as an example of postmodern, brutalist architecture. The building is also listed on the Wisconsin Architecture and History Inventory.

The Art Lofts (28,434 ASF/78,974 GSF) includes four separate spaces constructed and conjoined at different times, with the complex formerly serving as a university warehouse. It currently houses state-of-the-art ceramics, glass, papermaking, and bronze foundry facilities; a graduate darkroom; digital laboratories and studio spaces for more than 60 faculty and graduate students; public spaces for the display of student and faculty artwork; and a large art performance space. The Art Department, a unit within the School of Education, is located in the Art Lofts and occupies approximately 92,000 SF of the Mosse Humanities Building. A feasibility study completed in October 2019 provided the basis for this request, intending to consolidate the Art Department in a single location, enhance the department’s presence on campus, relocate three-dimensional units onto the ground floor; and create equitably sized faculty and graduate studios. A thorough space inventory and needs analysis was conducted in both facilities and the selected design solution identified spaces within

the Arts Lofts that could be selectively renovated to varying degrees to improve the space for continued use, recommended the demolition of the original single story and basement triangle building wing due to its misaligned floor levels and low floor-to-floor heights, and proposed a new approximately 112,094 GSF addition to house the expanded Art Department at this single location.

The Hamel Music Center, located just south of the proposed new academic building site, was completed in 2019 and provides state of the art performance halls for the Mead Witter School of Music, complementing the school's academic program. The school is a community of musicians, scholars, and teachers, and is one of the largest departments in the College of Letters & Science occupying approximately 70,000 SF of the Mosse Humanities Building to serve 400-450 music majors, 50 full-time faculty, 7 adjuncts, and 20 support staff. The school is accredited by the National Association of Schools of Music and has been an institutional member since 1966. Since its beginning in 1895, the School of Music has committed to a rigorous, student-centered musical education. Faculty and staff provide models of academic and artistic leadership, and students in the program reap the benefits of a dynamic public university and the intellectual and artistic opportunities provided in Madison. The school offers flexible programs with innovative and global approaches to music study. As a collective of overlapping musical communities, the Mead Witter School of Music is committed to providing an education that values musical and academic rigor, nurtures innovation, collaboration and creativity, and balances preparation for professional musical careers with personal fulfillment. Curricular offerings instill an active understanding of music as both cultural expression and social practice and cultivate a life-long active engagement with music. Public programming, diverse student ensembles, artists in residence and prestigious faculty ensembles demonstrate how the school embraces the Wisconsin Idea. The school educates many non-music majors through courses generating more than 2,500 student credit hours per semester.

Analysis of Need and Project Justification

The Mosse Humanities Building site has been identified as the future location for two separate replacement facilities with a 250,000 GSF cumulative potential that would include 450 below grade/below building parking stalls. The proposed site is ideal, with a prominent position at the base of Bascom Hill and adjacency to the Library Mall. Historic design considerations will be implemented as appropriate because this location is within the Bascom Hill Historic District. Since the Mosse Humanities Building has been identified for demolition and redevelopment, all current occupants of that facility, including the Art and Music Departments, will require new permanent homes elsewhere on campus. The planning and design efforts already completed have concluded the Mosse Humanities Building cannot effectively be renovated for the art or music programs. Through multiple campus planning and targeted project analysis and investigations, it has been determined that the proposed scope of work included in this request represents the highest, and best use of the proposed site. With the construction of Levy Hall already underway to house other units located in the facility, this proposed scope of work represents the final phase of necessary relocations, completely vacating and subsequently demolishing the rapidly failing facility.

The building is well past its expected useful life, with a significantly deteriorated building envelope and exterior window/wall system, uncorrectable humidification conditions, and insufficient environmental controls. A complete, detailed facilities condition assessment was completed in 2016. Structural failures have occurred in the building, including exposed ceiling failures on the third-floor outdoor deck, and spalled concrete that fell to the ground along the west façade.

The Humanities Building is inherently difficult to modify due to the nature of the exposed structural elements and the unique exterior window/wall system. The building has had numerous chronic design, functional, and operational issues that have been exacerbated over time with the aging of the structure, building envelope elements, mechanical systems, technology requirements (cable management) and deferred maintenance issues due to the long-term use of the building. The in-floor, cast-in-concrete, radiant heating system has been inoperable for decades and cannot be feasibly repaired. The occupants on the third floor use layers of carpeting to keep their feet warm in the winter. Due to uncontrollable humidity issues, moisture buildup on exterior, single-pane windows and uninsulated metal panels routinely result in frost and ice accumulations.

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The performance spaces were converted to lecture halls with the completion of the Hamel Music Center. Rehearsal halls lack appropriate storage facilities and are crowded with larger groups of musicians. Since the performance spaces are in a separate facility, all instruments must be transported outside for performances and rehearsals, a practice that impacts delicate instruments. Space shortages that will be resolved with a replacement facility include a recording studio; rehearsal space for chamber, choral, jazz, and marching band; graduate students; music education resources; and music technology.

Alternatives

The option to comprehensively remodel the Mosse Humanities Building was investigated and determined to be cost ineffective, as the budget estimate to renovate would have resulted in a significantly compromised facility that was more than 75% of the cost to construct a new facility with no compromises. Alternate campus sites to those proposed are not feasible, as they would be remote from the newly completed Hamel Music Center and the established Art Lofts programs.

Project Budget

Construction:		$	207,217,000
Hazardous Materials:		$	425,000
Total Construction:		**$**	**207,642,000**
Design Fees (Basic):	7.54%	$	14,859,000
Design Fees (Other):	2.74%	$	5,646,000
Total Design Fees:		**$**	**20,505,000**
Contingency:	15.00%	$	31,146,000
Management Fees:	4.00%	$	9,552,000
Furnishings/Fixtures/Eqpt:	11.92%	$	23,736,000
Total Budget Estimate:		**$**	**292,581,000**

Project Schedule

A/E Selection:	Aug 2025
Design Report (75%):	Dec 2026
Approval:	Apr 2027
Bid Opening:	Jun 2027
Start Project:	Aug 2027
Substantial Completion:	Aug 2030
Project Close Out:	Feb 2031

Previous Action

08/18/2022 Resolution 11906	The Board of Regents approved that the proposed 2023-25 Capital Budget request, including the UW-Madison Humanities Art Department Relocation & Consolidation project at an estimated total project cost of $169,072,000 ($140,322,000 General Fund Supported Borrowing and $28,750,000 Gifts), be submitted to the Department of Administration and State Building Commission.
08/20/2020 Resolution 11493	The Board of Regents approved that the proposed 2021-23 Capital Budget request, including the UW-Madison Art Lofts Addition & Renovation – Planning & Design project at an estimated total project cost of $6,835,000 ($1,709,000 Gifts and $5,126,000 Building Trust Funds), be submitted to the Department of Administration and State Building Commission.

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Funding Source Checklist		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	16.00	$	1,200,000
Maintenance Staff:	5.00	$	900,000
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	59,309
Utility Bills:		$	997,000
New Annual Costs:	**21.00**	**$**	**3,156,309**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**15,202,000**

Description

It is estimated that an additional $3,156,309 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that no additional funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $15,202,000 (75% of Design Fee estimate) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

PROJECT TITLE:	**HUMANITIES RELOCATIONS & DEMOLITION**	Date Prepared:	08/01/24
LOCATION:	UW-MADISON	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (7.0)	**TOTAL PROJECT ESTIMATE:**	**$ 292,581,000**

NEW BUILDING AREA					
ASF New Const	199,729			Base Date:	06/2023
GSF New Const	308,094	64.83%	Efficiency	Base Date Index:	8095
				Inflation Date:	08/2027
				Inflation Date Index:	10059
REMODELING AREA			NORMAL	Inflation Factor:	1.2425
GSF Remodeling	25,005				
GSF Total Bldg	37,508	66.67%	Remodeling	Occupancy Date:	01/2031

$	587	/ASF: Construction Cost (building & site)
$	396	/GSF: Construction Cost (building & site)
$	1,302	/ASF: Total Project Cost
$	878	/GSF: Total Project Cost

TOTAL CONSTRUCTION		**207,642,000**
CONSTRUCTION		207,217,000
HAZARDOUS MATERIALS ABATEMENT		425,000
TOTAL DESIGN FEES	**9.8752%**	**20,505,000**
DESIGN FEES (BASIC)	7.1561%	14,859,000
DESIGN FEES (OTHER)	2.7191%	5,646,000
CONTINGENCY	**14.9999%**	**31,146,000**
MANAGEMENT FEES	**4.6002%**	**9,552,000**
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	**11.4312%**	**23,736,000**
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	7.7248%	16,040,000
OWNER FURNISHED, OWNER INSTALLED (OFOI)	3.7064%	7,696,000
TOTAL BUDGET ESTIMATE		**292,581,000**

PROJECT TITLE:	**HUMANITIES RELOCATIONS & DEMOLITION**	Date Prepared:	08/01/24
LOCATION:	UW-MADISON	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (7.0)	**TOTAL PROJECT ESTIMATE:**	**$ 292,581,000**

NEW BUILDING AREA				ENR Index	Month/Year
ASF New Const	199,729		Base Date:	8095	06/2023
GSF New Const	308,094	64.8273% Efficiency	Inflation Date:	10059	08/2027
		NORMAL	Inflation Factor C (Calculated):		1.2425
REMODELING AREA			Inflation Factor O (Override):		1.2425
GSF Remodeling	25,005		Inflation Delta (O-C):		0.0000
GSF Total Bldg	37,508	66.6658% Remodeling	Occupancy:	42 months	01/2031

NEW CONSTRUCTION BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function A	0	0.0000	0	$ -		$ -
Function B	0	0.0000	0	$ -		$ -
Function C	0	0.0000	0	$ -		$ -
Function D	0	0.0000	0	$ -		$ -
Function E	0	0.0000	0	$ -		$ -
Function F	0	0.0000	0	$ -		$ -
Function G	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

NEW CONSTRUCTION COST SUBTOTAL $ -

REMODELING BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function H	0	0.0000	0	$ -		$ -
Function I	0	0.0000	0	$ -		$ -
Function J	0	0.0000	0	$ -		$ -
Function K	0	0.0000	0	$ -		$ -
Function L	0	0.0000	0	$ -		$ -
Function M	0	0.0000	0	$ -		$ -
Function N	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

$ -

REMODELING BY TRADE

Trade Category		GSF	$/GSF	DFD $/GSF	Trade Cost
General	**Notes**				
Surface Treatment	X	0	$ 16.00	$ 16.00	$ -
Minor	X	0	$ 56.00	$ 56.00	$ -
Partial	X	0	$ 94.00	$ 94.00	$ -
Complete	X	0	$ 112.00	$ 112.00	$ -
Plumbing					
Minor	X	0	$ 18.00	$ 18.00	$ -
Partial	X	0	$ 32.00	$ 32.00	$ -
Complete	X	0	$ 36.00	$ 36.00	$ -
Special Laboratory Needs	X	0	$ 67.00	$ 67.00	$ -
Heating, Ventilating, & Air Conditioning					
Minor	X	0	$ 24.00	$ 24.00	$ -
Partial	X	0	$ 52.00	$ 52.00	$ -
Complete	X	0	$ 77.00	$ 77.00	$ -
Electrical					
Minor	X	0	$ 20.00	$ 20.00	$ -
Partial	X	0	$ 34.00	$ 34.00	$ -
Complete	X	0	$ 44.00	$ 44.00	$ -
				Subtotal: $	0

REMODELING COST SUBTOTAL (cell will highlight red if Remodeling by Space Type and Remodeling by Trade sections are both used) $ -

NEW CONSTRUCTION & REMODELING COST SUBTOTAL $ -

PROJECT TITLE: **HUMANITIES RELOCATIONS & DEMOLITION**

NEW CONSTRUCTION & REMODELING COST SUBTOTAL (from page 1) $ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS:

HEADING NAME OR ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	**SUBTOTAL**
DEMO	DEMOLITION (RAZING GROSS SQUARE FOOTAGE)	377,197.00	GSF	$ 20.09	$ 7,580,000

ADDITIONAL CONSTRUCTION & REMODELING COSTS					
ART DEPARTMENT	REMODELING	1.00	LUMP SUM	$ 7,289,000.00	$ 7,289,000
	NEW CONSTRUCTION	1.00	LUMP SUM	$ 41,697,000.00	$ 41,697,000
					$ -
MUSIC DEPARTMENT	NEW CONSTRUCTION	196,000.00	GSF	$ 385.00	$ 75,460,000
					$ -
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					$ -
				ADDITIONAL CONSTRUCTION & REMODELING COSTS:	$ 124,446,000

FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E): CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI)					
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				FF&E: CFCI	$ -

ADDITIONAL CONSTRUCTION & REMODELING COST SUBTOTAL $ 132,026,000

CONSTRUCTION & REMODELING COST SUBTOTAL **$ 132,026,000**

HAZ MATS	HAZARDOUS MATERIALS ABATEMENT	25,000.00	SF	$ 17.00	$ 425,000

PROJECT TITLE: **HUMANITIES RELOCATIONS & DEMOLITION**

CONSTRUCTION & REMODELING COST SUBTOTAL (from page 2)						$ 132,026,000
1. Total Construction Cost						**$ 207,642,000**
NEW CONSTRUCTION & REMODELING COST (from Page 1)				$ -		
DEMOLITION (from Page 2)				$ 7,580,000		
ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)				$ 124,446,000		
FF&E: CFCI (from Page 2)				$ -		
CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)				$ 132,026,000		
Design Contingency	10.0000%	$	132,026,000	$ 13,202,600		
General Conditions	5.0000%	$	132,026,000	$ 6,601,300		
Overhead & Profit (OH&P)	10.0000%	$	132,026,000	$ 13,202,600		
HAZARDOUS MATERIALS ABATEMENT (from Page 2)				$ 425,000		
Unescalated Construction Cost Subtotal	Escalation Factor			$ 165,457,500	Inflation Option	
Escalated Construction Cost Subtotal	1.2425	$	165,457,500	$ 205,586,500	NORMAL	
					Construction Cost Threshold	
Builder's Risk Insurance Policy	1.0000%	$	205,586,500	$ 2,055,900	$ 21,250,000	
2. Architect/Engineer Basic Services					**7.1561%**	**$ 14,859,000**
Primary Scope of Work Designation:	CONSTRUCTION		6.1000%			
Project Complexity Designation:	HIGH					
Basic Services (Calculated % of Construction $)	6.1000%	$	207,642,000	$ -		
Basic Services (Enter Direct $ for Basic A/E Fees)	6.9%			$ 14,287,500		
Reimbursible costs	4.0000%	$	14,287,500	$ 571,500		
3. Additional Design Services					**2.7191%**	**$ 5,646,000**
Pre-design	1.2500%	$	207,642,000	$ 2,595,500		
Sustainable/Resilient Design				$ -		
Commissioning (Level 1 or 2)	1.0000%	$	207,642,000	$ 2,076,400		
EIS/EIA consultant				$ 80,000		
Construction Testing				$ 75,000		
Testing & Balancing				$ 50,000		
REDI-CHECK				$ 125,000		
Specify Additional Design Service B				$ -		
Specify Additional Design Service C				$ -		
Specify Additional Design Service D				$ -		
Furnishings, Fixtures, & Equipment (FF&E) Design Fee	4.0150%	$	16,040,000	$ 644,000		
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)					FF&E: OFCI	$ 16,040,000
Audio-Visual and Computer Equipment				$ 4,020,000		
Systems Furniture				$ 12,020,000		
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -		
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -		
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -		
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum D				$ -		
4. Project Contingency	15.0000%	$	207,642,000	$ 31,146,300	**14.9999%**	**$ 31,146,000**
5. Project Management	4.0000%	$	238,788,000	$ 9,551,500	**4.6002%**	**$ 9,552,000**
6. Furnishings, Fixtures, & Equipment (FF&E)					**11.4312%**	**$ 23,736,000**
FF&E: OFCI (from #3 above)				$ 16,040,000		
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)					FF&E: OFOI	$ 7,696,000
Movable & Special Equipment (% of Construction $)	2.2616%	$	207,642,000	$ 4,696,000		
Audio-Visual and Computer Equipment				$ -		
Systems Furniture				$ -		
MUSIC SPECIALTY EQUIPMENT				$ 1,500,000		
CAMPUS EQUIPMENT				$ 1,500,000		
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -		

TOTAL PROJECT BUDGET ESTIMATE				$ 292,581,000
	$	587	/ASF: Construction Cost (building & site)	
	$	396	/GSF: Construction Cost (building & site)	
	$	1,302	/ASF: Total Project Cost	
	$	878	/GSF: Total Project Cost	

NOTES:

Demolishes the triangular portion of Art Lofts (29,638 ASF/43,834 GSF) and Mosse Humanities Building (168,310 ASF/333,363 GSF)

X

X

X

X

Capital Budget Request Item
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Agency	Institution	Facility ID	Facility Name
Universities of Wisconsin	Stevens Point	285-0K-0007	COLLINS CLASSROOM CENTER

Project Title	Priority
SENTRY HALL ADDITION & RENOVATION	08

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 91,098,000	$ 0	$ 0	$ 7,000,000	$ **98,098,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $98,098,000 ($91,098,000 General Fund Supported Borrowing and $7,000,000 Gifts) to construct an addition and comprehensive renovation of a core academic facility at UW-Stevens Point be included in the proposed 2025-27 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Renovates and expands Collins Classroom Center, transforming it for the Sentry School of Business.
- Highlights a student forward approach by providing spaces for interaction among students, faculty, and staff.
- Replaces exterior envelope and windows to achieve energy efficiency and reduce heating and cooling costs.
- Accommodates displaced building services and provides new accessible entrances and program spaces that are unable to fit within the current structural bay system.
- Comprehensively replaces all buildings infrastructure systems (mechanical, telecommunications, electrical), equipment, controls, and distribution.
- Accommodates an undergraduate enrollment growth of more than 28% since 2007 and 36% between fall 2017 to fall 2023.

Project Description and Scope

This project completely renovates and constructs an addition to the Collins Classroom Center, transforming the facility into the new home for the Sentry School of Business and Economics Centers. The resulting facility will highlight a student forward approach by providing informal and unscheduled spaces for interaction among students, faculty, and staff. The new instructional spaces will be modernized to support blended learning environments through technology and flexible furnishings and accommodate future growth. The project will create a sustainable facility that showcases the university commitment and support of environmental stewardship. More than 60 percent of the completed facility will be dedicated to instruction and study space, including active learning classrooms and computing laboratories, and another 16 percent to academic and business centers. The centers space includes data analytics, an applied marketing laboratory, a finance/investment laboratory, and business economic insight space.

The exterior scope of work for the building includes a re-cladding of the exterior skin. The existing exterior wall lacks an efficient thermal resistance and there are significant thermal bridges, as concrete edge beams are exposed directly to the environment. To alleviate the thermal bridging, the backup wall will be moved to the

face of the existing structure allowing for a continuous thermal envelope that will significantly improve the efficiency and provide a reduction on the heating and cooling systems. This also allows the three-story glazing to bypass the structure to create the desired scale of the building. Daylighting the interior of the building has also been an important consideration of the design concept. Large curtainwalls have been included in the design of the building to bring natural light into the floor plate. Light monitors and a re-glazing of the fourth-floor walls will also have a significant influence on the interior of the floor plate. The new light monitors within the fourth-floor courtyard allow natural light to penetrate to the third floor.

Site modifications, including re-grading the eastern courtyard, will provide improved site accessibility. Massing studies focused on locating proposed additions to maximize building access and provide nodes of high activity adjacent to entries. The preliminary design concept highlights prominent entrances, engages Fourth Avenue and Isadore Street, activates the east courtyard, and provides access from the south parking lot. The proposed western addition, a floating mass, will provide a new transparent main entry point at the northwest corner and enhance building accessibility, circulation, and life safety. The proposed southern addition accommodates displaced building services space and mechanical, electrical, and plumbing infrastructure systems and equipment and allows the first floor to maximize usable square footage and finished ceiling heights. A new emergency power generator will be placed adjacent to the loading and service area, hidden by the addition and screened from public view by a retaining wall. Existing exterior site utilities and mains will be replaced to connect to municipal services. Site utilities such as the campus steam line will be rerouted to avoid building additions. Two primary electrical/telecommunications utility pits and one steam utility pit will be replaced. Approximately 550 LF of underground steam and condensate utilities and 500 LF of primary electrical and telecommunications lines will be relocated along the Isadore Street corridor to accommodate the new building addition.

The HVAC system throughout the facility, along with all associated equipment, distribution, and controls will be completely replaced. The mechanical penthouse along with all associated contents will be demolished and replaced with expanded mechanical space in the proposed southern addition. Due to the prevalence of low, 12-foot structural floor levels, it is anticipated that a chilled beam system will be used throughout the facility to maximize floor to finished ceiling heights. The domestic water main will be replaced with a larger, combined domestic water and fire protection service to support the new fire suppression system retrofit throughout the facility.

Current building occupants will be strategically relocated to permanent spaces within the College of Professional Studies Building and the Science Building. During the Albertson Hall Replacement Project, Library and Student Academic Success functions will temporarily occupy approximately 16% of the facility. Following the completion of the Albertson Hall Replacement Project in Fall 2025, these functions will move back into its replacement facility. Space planning efforts determined there is adequate space within the Collins Classroom Center to accommodate long-term projected growth for the school. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	0	ASF		0	GSF	$	0
Renovation:	52,334	ASF		89,284	GSF	$	54,656,000
New Construction:	12,300	ASF		21,716	GSF	$	18,023,000
Project Total:	**64,634**	**ASF**		**111,000**	**GSF**	**$**	**72,679,000**

This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead-by-example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines ensure a healthy building with reduced utility costs that also

provides university students and communities with educational examples of forward-thinking resilient and sustainable design.

Background

The Collins Classroom Center was constructed in 1966. The brutalist building is located on the corner of Fourth Avenue and Isadore Street and houses College of Letters and Science programs. This location offers the community and campus a major east-west corridor for vehicular and pedestrian traffic, and it provides an excellent opportunity for campus marketing and branding. The City of Stevens Point advised campus during 2021 that it planned to replace the Fourth Avenue corridor in 2026 or 2027. In collaboration with the host municipality, the university has completed pre-design work for a Fourth Avenue renovation. The scope of that project includes redevelopment of the streetscape and boulevard, landscape improvements, potential easement and branding opportunities, and connections to pedestrian plazas, walkways, and adjacent parking lots. A comprehensive facility upgrade to the Collins Classroom Center, along with the proposed Student Health and Wellness Addition to Marshfield Clinic Champions Hall (located directly across the street) will enhance the campus gateway and revitalize the streetscape.

Analysis of Need and Project Justification

Business schools are the traditional university and regional anchors across the nation. According to the U.S. Department of Education, National Center for Education Statistics, nearly one fifth of all bachelor's degrees awarded are in the field of business, which validates university's utilizing them as talent incubators and enrollment anchors. Unfortunately, this tradition cannot be fully realized at UW-Stevens Point due to the poor quality and condition of the available facilities, which eliminates the possibility of showcasing the business programs in a highly competitive environment.

The Collins Classroom Center is physically and functionally obsolete, diminishing perceptions of program quality. This misperception limits the ability of the school to recruit prospective students who are swayed by facilities available at competitors. Outdated technology and distance education spaces also limit the ability of the school to reach new populations outside of the region with innovative online programs, further limiting the ability to meet enrollment growth targets. Facilities that match visual expectations of students and stakeholders, encourage innovation, and have capacity to meet the demands for talent development in Central Wisconsin are essential for the long-term success of UWSP. A renovated and reimagined facility will raise the external visibility of the school with regional businesses and the community, effectively elevating their profile for prospective students and partners. The proposed scope of work allows the university to project the professionalism inherent in its programs to prospective students and growing enrollments.

Despite these circumstances and conditions, enrollment in the Sentry School of Business has grown more than 28 percent since 2007 and grew 36% from Fall 2019 to Fall 2023. The Masters of Business Administration program has enrolled more than 70 students and generated $1 million in revenue in its second year. First year enrollments are consistently strong and growing, for example, there was a Fall 2023 enrollment increase of 33.1% from 2022. Recent 10-year labor market projections for occupations related to business majors show greater-than-average growth in Wisconsin. Feedback from industry partners on the Business Advisory Council, Corporate Partners, and internship programs all report talent recruitment and professional development needs as a major concern for their businesses and for community development overall. These facts predict strong continued demand for business programs and demonstrate why a strong business school is essential to the university's strategic priorities.

Recent growth has resulted in physically disjointed and inadequate space. To satisfy program space needs, the school currently occupies more than a third of the available space in the College of Professional Studies (CPS) building. Programs overflow into adjoining buildings that are not typically used by the school and the scattered physical presence negatively affects perceptions because the true size and scope of services is not evident. The remaining spaces within CPS are occupied by the School of Education and the School of Health Sciences and Wellness, with no room remaining for future program expansion. After a thorough space analysis, it was

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determined that relocating the school to the Collins Classroom Center (CCC) would accommodate the growth for programs in both CCC and CPS facilities.

Alternatives

Demolition of the Collins Classroom Center and its replacement with a new facility was considered. This alternative was determined to be financially infeasible and that renovating the current facility was more cost-effective. Due to the failing building infrastructure, multiple and individual building system renovations could potentially be pursued through the All Agency and/or Minor Facilities Renewal projects programs. However, program budget thresholds limit that scope of work and would therefore extend the disruption to building occupants and operation for several consecutive biennia, which is highly undesirable and logistically challenging with so little swing space available to facilitate the project work.

If the proposed project is not enumerated, the university would be severely limited in its ability to meet goals expected of it by regional businesses and the school would be unable to grow within its current space allocation. The university will continue to struggle with recruitment and retention due to the inherent facility disadvantages compared to competitors and misperceptions of program quality. The university could not align with other entities that provide support to business and industry such as Continuing Education and the Small Business Development Center. The school would be hampered the inability to provide coordinated services to the business community and deliver high levels of service to the region.

Project Budget

Construction:		$	72,179,000
Hazardous Materials:		$	500,000
Total Construction:		**$**	**72,679,000**
Design Fees (Basic):	6.49%	$	4,719,000
Design Fees (Other):	0.88%	$	641,000
Total Design Fees:		**$**	**5,360,000**
Contingency:	15.00%	$	10,902,000
Management Fees:	4.00%	$	3,343,000
Furnishings/Fixtures/Eqpt:	8.00%	$	5,814,000
Total Budget Estimate:		**$**	**98,098,000**

Project Schedule

A/E Selection:	Nov 2023
Design Report (75%):	Dec 2025
Approval:	Apr 2026
Bid Opening:	Jun 2026
Start Project:	Oct 2026
Substantial Completion:	Dec 2028
Project Close Out:	Jun 2029

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☒	☐
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

This project has received $10,000,000 from Sentry Insurance. The MOU has reserved $7,000,000 of the gift for facility upgrades. The distribution of that gift is contingent upon approval of this project.

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Fee and Rate Impact(s)
Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	35,510
Maintenance Staff:	0.00	$	(25,000)
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	4,750
Utility Bills:		$	14,707
New Annual Costs:	**0.00**	**$**	**29,967**
One Time Project Costs:		**$**	**550,000**
Reimbursable Costs:		**$**	**3,984,000**

Description

It is estimated that an additional $29,967 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $550,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $3,984,000 (75% of Design Fee estimate) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

PROJECT TITLE:	**SENTRY HALL ADDITION & RENOVATION**	Date Prepared:	08/01/24
LOCATION:	UW-STEVENS POINT	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (8.0)	**TOTAL PROJECT ESTIMATE:**	**$ 98,098,000**

NEW BUILDING AREA				Base Date:	03/2024
ASF New Const	0			Base Date Index:	8303
GSF New Const	0	0.00%	Efficiency	Inflation Date:	10/2026
				Inflation Date Index:	9569
REMODELING AREA			NORMAL	Inflation Factor:	1.1525
GSF Remodeling	0				
GSF Total Bldg	0	0.00%	Remodeling	Occupancy Date:	03/2030

$	-	/ASF: Construction Cost (building & site)
$	-	/GSF: Construction Cost (building & site)
$	-	/ASF: Total Project Cost
$	-	/GSF: Total Project Cost

TOTAL CONSTRUCTION		**72,679,000**
CONSTRUCTION		72,179,000
HAZARDOUS MATERIALS ABATEMENT		500,000
TOTAL DESIGN FEES	**7.3749%**	**5,360,000**
DESIGN FEES (BASIC)	6.4929%	4,719,000
DESIGN FEES (OTHER)	0.8820%	641,000
CONTINGENCY	**15.0002%**	**10,902,000**
MANAGEMENT FEES	**4.5997%**	**3,343,000**
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	**7.9996%**	**5,814,000**
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	0.0000%	0
OWNER FURNISHED, OWNER INSTALLED (OFOI)	8.0000%	5,814,300
TOTAL BUDGET ESTIMATE		**98,098,000**

PROJECT TITLE:	**SENTRY HALL ADDITION & RENOVATION**	Date Prepared:	08/01/24
LOCATION:	UW-STEVENS POINT	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (8.0)	**TOTAL PROJECT ESTIMATE:**	**$ 98,098,000**

NEW BUILDING AREA			ENR Index	Month/Year
ASF New Const	0		Base Date: 8303	03/2024
GSF New Const	0	0.0000% Efficiency	Inflation Date: 9569	10/2026
		NORMAL	Inflation Factor C (Calculated):	1.1525
REMODELING AREA			Inflation Factor O (Override):	1.1525
GSF Remodeling	0		Inflation Delta (O-C):	0.0000
GSF Total Bldg	0	0.0000% Remodeling	Occupancy: 42 months	03/2030

NEW CONSTRUCTION BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function A	0	0.0000	0	$ -		$ -
Function B	0	0.0000	0	$ -		$ -
Function C	0	0.0000	0	$ -		$ -
Function D	0	0.0000	0	$ -		$ -
Function E	0	0.0000	0	$ -		$ -
Function F	0	0.0000	0	$ -		$ -
Function G	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

NEW CONSTRUCTION COST SUBTOTAL $ -

REMODELING BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function H	0	0.0000	0	$ -		$ -
Function I	0	0.0000	0	$ -		$ -
Function J	0	0.0000	0	$ -		$ -
Function K	0	0.0000	0	$ -		$ -
Function L	0	0.0000	0	$ -		$ -
Function M	0	0.0000	0	$ -		$ -
Function N	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

$ -

REMODELING BY TRADE

Trade Category		GSF	$/GSF	DFD $/GSF	Trade Cost
General	**Notes**				
Surface Treatment	X	0	$ 17.00	$ 17.00	$ -
Minor	X	0	$ 58.00	$ 58.00	$ -
Partial	X	0	$ 96.00	$ 96.00	$ -
Complete	X	0	$ 115.00	$ 115.00	$ -
Plumbing					
Minor	X	0	$ 19.00	$ 19.00	$ -
Partial	X	0	$ 32.00	$ 32.00	$ -
Complete	X	0	$ 36.00	$ 36.00	$ -
Special Laboratory Needs	X	0	$ 68.00	$ 68.00	$ -
Heating, Ventilating, & Air Conditioning					
Minor	X	0	$ 25.00	$ 25.00	$ -
Partial	X	0	$ 53.00	$ 53.00	$ -
Complete	X	0	$ 79.00	$ 79.00	$ -
Electrical					
Minor	X	0	$ 20.00	$ 20.00	$ -
Partial	X	0	$ 35.00	$ 35.00	$ -
Complete	X	0	$ 45.00	$ 45.00	$ -
				Subtotal: $	0

REMODELING COST SUBTOTAL (cell will highlight red if Remodeling by Space Type and Remodeling by Trade sections are both used) $ -

NEW CONSTRUCTION & REMODELING COST SUBTOTAL $ -

PROJECT TITLE: **SENTRY HALL ADDITION & RENOVATION**

NEW CONSTRUCTION & REMODELING COST SUBTOTAL (from page 1) $ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS:

HEADING NAME OR ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	SUBTOTAL
DEMO	DEMOLITION (RAZING GROSS SQUARE FOOTAGE)	0.00	GSF	$ 20.61	$ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS					
GENERAL CONSTRUCTION		1.00	LUMP SUM	$ 24,836,820.00	$ 24,836,800
FIRE PROTECTION		1.00	LUMP SUM	$ 681,418.00	$ 681,400
PLUMBING		1.00	LUMP SUM	$ 1,233,554.00	$ 1,233,600
MECHANICAL		1.00	LUMP SUM	$ 8,714,642.00	$ 8,714,600
ELECTRICAL		1.00	LUMP SUM	$ 10,696,643.00	$ 10,696,600
CONTROLS		1.00	LUMP SUM	$ 888,000.00	$ 888,000
					$ -
					$ -
					$ -
ISADORE CORRIDOR					$ -
	PRIMARY ELECTRICAL	500.00	LF	$ 225.00	$ 112,500
	TELECOMMUNICATIONS	500.00	LF	$ 225.00	$ 112,500
	PRIMARY/SIGNAL UTILITY PITS	2.00	EACH	$ 100,000.00	$ 200,000
					$ -
SENTRY HALL					$ -
	STEAM & CONDENSATE	550.00	LF	$ 1,500.00	$ 825,000
	CHILLED WATER	550.00	LF	$ 1,000.00	$ 550,000
	STEAM UTILITY PITS	1.00	EACH	$ 500,000.00	$ 500,000
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				ADDITIONAL CONSTRUCTION & REMODELING COSTS:	$ 49,351,000

FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E): CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI)					
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				FF&E: CFCI	$ -

ADDITIONAL CONSTRUCTION & REMODELING COST SUBTOTAL $ 49,351,000

CONSTRUCTION & REMODELING COST SUBTOTAL **$ 49,351,000**

HAZ MATS	HAZARDOUS MATERIALS ABATEMENT	1.00	LUMP SUM	$ 500,000.00	$ 500,000

PROJECT TITLE: **SENTRY HALL ADDITION & RENOVATION**

CONSTRUCTION & REMODELING COST SUBTOTAL (from page 2)							$ 49,351,000
1. Total Construction Cost							**$ 72,679,000**
NEW CONSTRUCTION & REMODELING COST (from Page 1)				$ -			
DEMOLITION (from Page 2)				$ -			
ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)				$ 49,351,000			
FF&E: CFCI (from Page 2)				$ -			
CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)				$ 49,351,000			
Design Contingency	12.5000%	$	49,351,000	$ 6,168,900			
General Conditions	7.5000%	$	49,351,000	$ 3,701,300			
Overhead & Profit (OH&P)	5.5000%	$	49,351,000	$ 2,714,300			
HAZARDOUS MATERIALS ABATEMENT (from Page 2)				$ 500,000			
Unescalated Construction Cost Subtotal	Escalation Factor			$ 62,435,500		Inflation Option	
Escalated Construction Cost Subtotal	1.1525	$	62,435,500	$ 71,959,800		NORMAL	
						Construction Cost Threshold	
Builder's Risk Insurance Policy	1.0000%	$	71,959,800	$ 719,600		$ 21,250,000	
2. Architect/Engineer Basic Services						**6.4929%**	**$ 4,719,000**
Primary Scope of Work Designation:	RENOVATION		6.2000%				
Project Complexity Designation:	HIGH						
Basic Services (Calculated % of Construction $)	6.2000%	$	72,679,000	$ -			
Basic Services (Enter Direct $ for Basic A/E Fees)	6.2%			$ 4,537,036			
Reimbursible costs	4.0000%	$	4,537,036	$ 181,500			
3. Additional Design Services						**0.8820%**	**$ 641,000**
Pre-design	0.5006%	$	72,679,000	$ 363,800			
Sustainable/Resilient Design				$ -			
Commissioning (Level 1 or 2)	0.2500%	$	72,679,000	$ 181,700			
EIS/EIA consultant				$ -			
Construction Testing				$ -			
Testing & Balancing				$ -			
SITE SURVEY/GEOTECHNICAL SOIL BORINGS/GEOTHERMAL DRILL TESTIN(				$ 65,000			
LASER SCANNING/TELESURVEYING UTILITIES				$ 19,300			
DSPS PLAN REVIEW/DNR STORMWATER PERMIT/SITE PLUMBING				$ 11,500			
X				$ -			
Furnishings, Fixtures, & Equipment (FF&E) Design Fee	0.0000%	$	-	$ -			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)					FF&E: OFCI	$ -	
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum D				$ -			
4. Project Contingency	15.0000%	$	72,679,000	$ 10,901,900		**15.0002%**	**$ 10,902,000**
5. Project Management	4.0000%	$	83,581,000	$ 3,343,200		**4.5997%**	**$ 3,343,000**
6. Furnishings, Fixtures, & Equipment (FF&E)						**7.9996%**	**$ 5,814,000**
FF&E: OFCI (from #3 above)				$ -			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)					FF&E: OFOI	$ 5,814,300	
Movable & Special Equipment (% of Construction $)	8.0000%	$	72,679,000	$ 5,814,300			
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			

TOTAL PROJECT BUDGET ESTIMATE			$ 98,098,000
	$	- /ASF: Construction Cost (building & site)	
	$	- /GSF: Construction Cost (building & site)	
	$	- /ASF: Total Project Cost	
	$	- /GSF: Total Project Cost	

NOTES:

X
X
X
X
X

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Agency	Institution	Facility ID	Facility Name
Universities of Wisconsin	Parkside	285-0G-3023	WYLLIE HALL

Project Title	Priority
WYLLIE HALL RENOVATION COMPLETION (LEVELS L1/L2/L3)	09

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 35,342,000	$ 0	$ 0	$ 0	$ **35,342,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $35,342,000 General Fund Supported Borrowing to complete an academic and administrative facility renovation at UW-Parkside be included in the proposed 2025-27 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission. The design solution alternatives and all proposed project work will be reviewed, coordinated, and approved by the State of Wisconsin Historical Society and the Universities of Wisconsin Historic Preservation Officer.

Project Summary

- Completes renovation that began with the Phase I enumeration in 2017-19 for the central academic and learning hub.
- Replaces mechanical, electrical, telecommunications, fire protection, and plumbing branch distribution systems and controls.
- Resolves worst maintenance issues in the facility located on the uppermost levels L2 and L3, logistically unable to be resolved in the first phase.
- Unifies building infrastructure systems artificially bifurcated by the phased construction and enumerations.
- Replaces roofing systems and installs fall protection systems and rooftop solar photovoltaic array(s).
- Provides new home for Business Services & Human Resources, relocating from Tallent Hall to allow future expansion of Health Sciences in that facility.

Project Description and Scope

The first phase of the project replaced the main building mechanical, electrical, and plumbing equipment; main building distribution vertical risers; and branch distribution wholistically on Levels D2 and D1 and partially on L1 (approximately 81,000 GSF total). Work in this project includes the following wholistically on building levels L2, L3, and campus administration area and any portion of L1 not previously completed: replacing branch mechanical, electrical, telecommunications, and plumbing building infrastructure distribution; replacing all suspended acoustical ceiling systems, lighting fixtures, louvers, and vents; and modifying and relocating sprinkler system heads as required to accommodate the new ceiling grid and dimensions. All pneumatic controls will be replaced with new direct digital controls (DDC) and integrated into the campus building automation system (BAS). Network cabling will be replaced and terminated into networking closets and all networking closets will be connected to emergency power. The University Police radio transmitters, repeaters, equipment and associated central hub will also be replaced. Restrooms will be renovated to meet current accessibility standards and guidelines and all fixtures and floor drains will be replaced. The following items will be replaced to match the design, styles, colors, materials, and sizes installed under the Phase I renovation: new lighting controls and fixtures to be LED units; suspended acoustical ceiling system(s); sprinkler heads;

mechanical and ventilation system louvers and vents; flooring and wall finishes; and window treatments. The library book and media ranges located on levels L1, L2, and L3 will be replaced, reconfigured, and spaced to meet current accessibility guidelines.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	42,000	ASF	81,000	GSF	$	23,400,000
New Construction:	0	ASF	0	GSF	$	0
Project Total:	**42,000**	**ASF**	**81,000**	**GSF**	**$**	**23,400,000**

The ballasted roofing systems will be replaced with a new, fully adhered, EPDM roofing systems. If the roof structure is structurally suitable, new photovoltaic solar arrays will be installed on one or more roof sections. Roofing work will be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations. OSHA compliant fall protection appurtenances and features will be determined and associated cost estimates provided (including all required structural modifications) for all roof sections included in this project. It is anticipated that the visitor parking lot adjacent to Wyllie Hall, along with the natural turf areas on the east side of the facility will serve as the staging area during project construction and require extensive restoration and resurfacing at the conclusion of this project.

There are two administrative and service operations (Business Services, Human Resources) located in Tallent Hall, physically separated by a fair distance from the main campus administration, communications, and academic operations located in the core campus facilities. Recent development of programs in the Health Sciences area have resulted in reallocating underutilized space in Tallent Hall to these new, emerging program areas. It is conceivable, considering the demand for the Health Sciences degrees statewide and in particular in the southeast portion of the state, that these programs will require additional space in the near future, and Tallent Hall is a logical place to house that potential growth. This project will relocate the administrative and service units located in Tallent Hall to Level L3 of Wyllie Hall and therefore also reducing the library space to accommodate this move. The administrative elevator serving lower Main Place and the campus administrative area will be reconfigured, modified, and replaced to provide additional stops and facilitate better interior building circulation between the split-level the collective administrative units on Levels L2.5 and L3.

This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead-by-example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines ensure a healthy building with reduced utility costs that also provides university students and communities with educational examples of forward-thinking resilient and sustainable design.

Background

The building infrastructure systems, equipment, and components not previously replaced in the Phase I project are generally still original to the building construction in 1972 and more than 50 years old. These items have exceeded their useful life expectancy by all industry standards. System deficiencies were investigated, documented, and prioritized during the development of the Wyllie Hall Renewal and Academic Success Feasibility Study. A multi-phase, multi-biennium renewal plan was developed during that study. The Phase I renovation was enumerated as part of the 2017-19 biennial capital budget and building infrastructure maintenance and replacement which were advantageous to accomplish while completing the major space renovations related to the academic success goals of that project. Aligning the proposed project budget with capital funding trends at that time, the building infrastructure upgrades for levels L2 & L3 were identified as the second and final phase.

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This artificial segmentation of the renovation and repair work has resulted in compromised, bifurcated, and operationally burdensome building infrastructure systems. While it has been known for more than ten years that the condition of the mechanical piping on the highest floor levels were in the worst condition, the lower floors were advanced as the first phase because it was the best logistical approach. Replacing the main building mechanical, electrical, and plumbing equipment located in the basement and vertical risers throughout the building provided improved floor by floor isolation of building systems and established a reduced intrusive baseline of work to replace the remaining branch distribution systems on the highest floor levels.

Analysis of Need and Project Justification

Detailed condition assessments completed almost ten years ago determined that while some original building infrastructure and system were good initial quality and still functioning, these systems had already exceeded their expected useful life and should be replaced. Age and deterioration of these building systems has progressed at an increased pace since that last condition assessment, evidenced by routine mechanical piping sediment deposits, rusted through floor drains, electrical system overloads, and roof leaks in the campus administration area. The maintenance staff routinely pull significant amounts of rust, metal, and pipe slake from the strainers on the newly replaced air handling units. This debris is from the original heating pipes on the upper levels of the building that were not replaced in the first phase. The control valves on the heating system do not operate properly resulting in maintenance difficulties in repairing the system because it cannot easily be isolated. After the completion of the first phase, any work on the heating system on levels L2 or L3 will require those levels to be completely drained down to the L1 level in order to make repairs, then refill and vent as many as two floors of heating pipe to make the system operational. Restroom floor drains have rotted away and will need to be replaced. Stained ceiling tiles from multiple roof leaks are evident throughout both floors and are prominent in the Chancellor's Office and Chancellor's Conference Room. These conditions and events pose an immediate concern for property damage and unsafe working environment, in particular to those areas recently renovated under the Phase I project.

The restrooms on Levels L2 and L3 do not comply with the current standards for accessibility, including the space provided for a turn radius. Similarly, the remaining book and media ranges do not meet current accessibility standards in terms of aisle width, reach distances required for materials on the lowest and highest shelves, and aisle lighting. The networking cable runs exceed 300 LF, resulting in faded signals, unreliable connections, and reduced speeds available. This is vital as the campus has moved to more online resources, online learning options and online meetings and workshops. During the recent pandemic, as more operations and meetings were conducted virtually, it was common for signal reliability issues to negatively impact Chancellor's cabinet meetings with disruption to video, audio, or both. During the Fall of 2021, a live stream event to allow students to interact with campus administrators experienced three independent service disruptions, adversely affecting the experience for both students and administrators. Centralizing the networking racks to the unused elevator expansion shafts constructed with the original building will reduce the distance of all building cable runs and improve signal strength and reliability.

The library has reduced its data warehousing footprint over the last several years by an estimated 25%. The print journals and reference materials have been replaced with electronic versions. Physical books have been steadily replaced with e-Books and the current annual rate of reduction is approximately 2%. It is anticipated that these space management measures will support this proposed scope of work to meet current accessibility guidelines for the remaining book and media ranges as well as potential relocation of business and service units from Tallent Hall.

Alternatives

The option to renovate Wyllie Hall through multiple maintenance projects was determined to be not cost effective, not efficient, and overly disruptive to campus, facility, and program operations. The floor plates are too large to approach branch mechanical, electrical, and/or plumbing distribution in a piecemeal approach with any meaningful accomplishment as the end product. While it may be feasible to approach each remaining

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floor as a unique and standalone phase, those resulting project costs still require individual enumeration and formal design consultant selection, and both processes introduce inherent schedule implications and prolonging or extending of the operational disruptions and incomplete facility provisions.

In particular, the campus networking infrastructure is now operating as parallel systems between the original building configuration and the partial replacement configuration that was completed in the first phase. This doubles the maintenance and operational management of the entire infrastructure unless or until it can be merged into a cohesive, singular system configuration. The inability to predict future funding availability for each sub-phase project biennium to biennium also presents the possibility of having more bifurcated building infrastructure systems not just floor by floor, but zone by zone. Ultimately, the building infrastructure is failing at a rate that clearly indicates catastrophic failure for certain systems is already in its early stages. It is not believed that the condition of these systems could withstand a long, prolonged, multi-biennium approach.

Project Budget

Construction:		$	23,300,000
Hazardous Materials:		$	100,000
Total Construction:		$	**23,400,000**
Design Fees (Basic):	8.74%	$	2,044,000
Design Fees (Other):	3.09%	$	722,000
Total Design Fees:		$	**2,766,000**
Contingency:	15.00%	$	3,510,000
Management Fees:	4.60%	$	1,076,000
Furnishings/Fixtures/Eqpt:	19.62%	$	4,590,000
Total Budget Estimate:		$	**35,342,000**

Project Schedule

A/E Selection:	Mar 2024
Design Report (75%):	Aug 2025
Approval:	Dec 2025
Bid Opening:	Feb 2026
Start Project:	May 2026
Substantial Completion:	Aug 2028
Project Close Out:	Feb 2029

Previous Action

08/18/2022 Resolution 11906	The Board of Regents approved that the proposed 2023-25 Capital Budget request, including the UW System Academic & Administrative Multi-Building Renovations - Planning & Design project and the associated UW-Parkside Wyllie Hall Renovation Completion at an estimated total project cost of $1,869,000 Building Trust Funds be submitted to the Department of Administration and State Building Commission.
08/18/2016 Resolution 10745	The Board of Regents approved that the proposed 2017-19 Capital Budget request, including the UW-Parkside Wyllie Hall Renovation – Phase I (Levels D2/D1/L1) project at an estimated total project cost of $35,886,000 ($35,201,000 General Fund Supported Borrowing and $685,000 Program Revenue Supported Borrowing be submitted to the Department of Administration and State Building Commission.

Capital Budget Request Item
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Funding Source Checklist		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**750,000**
Reimbursable Costs:		**$**	**2,074,500**

Description

It is estimated that no additional will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $750,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $2,074,500 (75% of Design Fee estimate) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority. The Universities of Wisconsin Administration have requested $1,215,500 Segregated Revenue from the State of Wisconsin, but the status of that request at the time of this document publication is unknown. If awarded either in whole or in part, the reimbursable cost impact would be reduced by the corresponding award amount.

PROJECT TITLE:	**WYLLIE HALL RENOVATION COMPLETION (LEVELS L1/L2/L3)**	Date Prepared:	08/01/24
LOCATION:	UW-PARKSIDE	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (9.0)	**TOTAL PROJECT ESTIMATE:**	**$ 35,342,000**

NEW BUILDING AREA					
ASF New Const	0			Base Date:	02/2022
GSF New Const	0	0.00%	Efficiency	Base Date Index:	7458
				Inflation Date:	05/2026
				Inflation Date Index:	9334
REMODELING AREA			NORMAL	Inflation Factor:	1.2515
GSF Remodeling	81,000				
GSF Total Bldg	256,612	31.57%	Remodeling	Occupancy Date:	10/2029

$	162	/ASF: Construction Cost (building & site)
$	162	/GSF: Construction Cost (building & site)
$	436	/ASF: Total Project Cost
$	436	/GSF: Total Project Cost

TOTAL CONSTRUCTION		**23,400,000**
CONSTRUCTION		23,300,000
HAZARDOUS MATERIALS ABATEMENT		100,000
TOTAL DESIGN FEES	**11.8205%**	**2,766,000**
DESIGN FEES (BASIC)	8.7350%	2,044,000
DESIGN FEES (OTHER)	3.0855%	722,000
CONTINGENCY	**15.0000%**	**3,510,000**
MANAGEMENT FEES	**4.5983%**	**1,076,000**
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	**19.6154%**	**4,590,000**
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	9.6154%	2,250,000
OWNER FURNISHED, OWNER INSTALLED (OFOI)	10.0000%	2,340,000
TOTAL BUDGET ESTIMATE		**35,342,000**

PROJECT TITLE:	**WYLLIE HALL RENOVATION COMPLETION (LEVELS L1/L2/L3)**	Date Prepared:	08/01/24
LOCATION:	UW-PARKSIDE	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (9.0)	**TOTAL PROJECT ESTIMATE:**	**$ 35,342,000**

				ENR Index	Month/Year
NEW BUILDING AREA			Base Date:	7458	02/2022
ASF New Const	0		Inflation Date:	9334	05/2026
GSF New Const	0	0.0000% Efficiency	Inflation Factor C (Calculated):		1.2515
		NORMAL	Inflation Factor O (Override):		1.2515
REMODELING AREA			Inflation Delta (O-C):		0.0000
GSF Remodeling	81,000		Occupancy:	42 months	10/2029
GSF Total Bldg	256,612	31.5652% Remodeling			

NEW CONSTRUCTION BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function A	0	0.0000	0	$ -		$ -
Function B	0	0.0000	0	$ -		$ -
Function C	0	0.0000	0	$ -		$ -
Function D	0	0.0000	0	$ -		$ -
Function E	0	0.0000	0	$ -		$ -
Function F	0	0.0000	0	$ -		$ -
Function G	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

NEW CONSTRUCTION COST SUBTOTAL $ -

REMODELING BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function H	0	0.0000	0	$ -		$ -
Function I	0	0.0000	0	$ -		$ -
Function J	0	0.0000	0	$ -		$ -
Function K	0	0.0000	0	$ -		$ -
Function L	0	0.0000	0	$ -		$ -
Function M	0	0.0000	0	$ -		$ -
Function N	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

$ -

REMODELING BY TRADE

Trade Category		GSF	$/GSF	DFD $/GSF	Trade Cost
General	**Notes**				
Surface Treatment	X	0	$ 15.00	$ 15.00	$ -
Minor	X	0	$ 52.00	$ 52.00	$ -
Partial	TALLENT HALL DEPARTMENT RELOCATION(S)	10,300	$ 86.00	$ 86.00	$ 885,800
Complete	X	0	$ 103.00	$ 103.00	$ -
Plumbing					
Minor	TALLENT HALL DEPARTMENT RELOCATION(S)	10,300	$ 2.00	$ 17.00	$ 20,600
Partial	X	0	$ 29.00	$ 29.00	$ -
Complete	X	0	$ 33.00	$ 33.00	$ -
Special Laboratory Needs	X	0	$ 61.00	$ 61.00	$ -
Heating, Ventilating, & Air Conditioning					
Minor	TALLENT HALL DEPARTMENT RELOCATION(S)	10,300	$ 23.00	$ 23.00	$ 236,900
Partial	X	0	$ 48.00	$ 48.00	$ -
Complete	X	0	$ 71.00	$ 71.00	$ -
Electrical					
Minor	TALLENT HALL DEPARTMENT RELOCATION(S)	10,300	$ 18.00	$ 18.00	$ 185,400
Partial	X	0	$ 31.00	$ 31.00	$ -
Complete	X	0	$ 40.00	$ 40.00	$ -
				Subtotal: $	1,329,000

REMODELING COST SUBTOTAL (cell will highlight red if Remodeling by Space Type and Remodeling by Trade sections are both used) $ 1,329,000

NEW CONSTRUCTION & REMODELING COST SUBTOTAL **$ 1,329,000**

PROJECT TITLE: **WYLLIE HALL RENOVATION COMPLETION (LEVELS L1/L2/L3)**

NEW CONSTRUCTION & REMODELING COST SUBTOTAL (from page 1) $ 1,329,000

ADDITIONAL CONSTRUCTION & REMODELING COSTS:

HEADING NAME OR ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	SUBTOTAL
DEMO	DEMOLITION (RAZING GROSS SQUARE FOOTAGE)	0.00	GSF	$ 18.51	$ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS					
MIDDLETON ESTIMATE					$ -
01000	General Requirements	81,000.00	GSF	$ -	$ -
02000	Existing Conditions	81,000.00	GSF	$ 7.25	$ 587,300
03000	Concrete	81,000.00	GSF	$ -	$ -
04000	Masonry	81,000.00	GSF	$ -	$ -
05000	Metals	81,000.00	GSF	$ 1.22	$ 98,800
06000	Wood, Plastics & Composites	81,000.00	GSF	$ 0.06	$ 4,900
07000	Thermal & Moisture Protection System	81,000.00	GSF	$ 18.63	$ 1,509,000
08000	Openings	81,000.00	GSF	$ 0.24	$ 19,400
09000	Finishes	81,000.00	GSF	$ 27.70	$ 2,243,700
10000	Specialties	81,000.00	GSF	$ 2.74	$ 221,900
11000	Equipment	81,000.00	GSF	$ -	$ -
12000	Furnishings	81,000.00	GSF	$ -	$ -
13000	Special Construction	81,000.00	GSF	$ -	$ -
14000	Conveying Equipment	81,000.00	GSF	$ -	$ -
21000	Fire Suppression	81,000.00	GSF	$ 3.61	$ 292,400
22000	Plumbing	81,000.00	GSF	$ 4.82	$ 390,400
23000	Heating, Ventilating & Air Conditioning	81,000.00	GSF	$ 23.45	$ 1,899,500
26000	Electrical	81,000.00	GSF	$ 16.00	$ 1,296,000
27000	Communications	81,000.00	GSF	$ 8.53	$ 690,900
28000	Electronic Safety and Security	81,000.00	GSF	$ 5.08	$ 411,500
31000	Earthwork	81,000.00	GSF	$ -	$ -
32000	Exterior Improvements	81,000.00	GSF	$ -	$ -
33000	Utilities	81,000.00	GSF	$ -	$ -
UW SYSTEM/UW-PARKSIDE	ADDITIONAL COST FACTORS & CONSIDERATIONS				$ -
	CARPETING	101,000.00	SF	$ 1.00	$ 101,000
	ROOFING	75,000.00	SF	$ 15.00	$ 1,125,000
	FALL PROTECTION	1.00	LUMP SUM	$ 30,000.00	$ 30,000
					$ -
SUGGESTED SCOPE ITEMS	KICK-OFF MEETING SCOPE ITEM ADDITIONS				$ -
	ELEVATOR STOPS (L2 & L3), REPLACE CAB	1.00	LUMP SUM	$ 200,000.00	$ 200,000
	ROOFTOP PHOTOVOLTAIC ARRAY (S) (BASED ON 19F3E-03)	1.00	LUMP SUM	$ 100,000.00	$ 100,000
	SITEWORK & SITE IMPROVEMENTS RESTORATION/REPLACEMENT	1.00	LUMP SUM	$ 600,000.00	$ 600,000
					$ -
				ADDITIONAL CONSTRUCTION & REMODELING COSTS:	$ 11,822,000

FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E): CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI)					
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				FF&E: CFCI	$ -

ADDITIONAL CONSTRUCTION & REMODELING COST SUBTOTAL $ 11,822,000

CONSTRUCTION & REMODELING COST SUBTOTAL **$ 13,151,000**

HAZ MATS	HAZARDOUS MATERIALS ABATEMENT	20,000.00	SF	$ 5.00	$ 100,000

PROJECT TITLE: **WYLLIE HALL RENOVATION COMPLETION (LEVELS L1/L2/L3)**

CONSTRUCTION & REMODELING COST SUBTOTAL (from page 2)							$ 13,151,000
1. Total Construction Cost							**$ 23,400,000**
NEW CONSTRUCTION & REMODELING COST (from Page 1)				$ 1,329,000			
DEMOLITION (from Page 2)				$ -			
ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)				$ 11,822,000			
FF&E: CFCI (from Page 2)				$ -			
CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)				$ 13,151,000			
Design Contingency	15.0000%	$	13,151,000	$ 1,972,700			
General Conditions	15.0000%	$	13,151,000	$ 1,972,700			
Overhead & Profit (OH&P)	10.0000%	$	13,151,000	$ 1,315,100			
HAZARDOUS MATERIALS ABATEMENT (from Page 2)				$ 100,000			
Unescalated Construction Cost Subtotal	Escalation Factor			$ 18,511,500		Inflation Option	
Escalated Construction Cost Subtotal	1.2515	$	18,511,500	$ 23,168,100		NORMAL	
						Construction Cost Threshold	
Builder's Risk Insurance Policy	1.0000%	$	23,168,100	$ 231,700		$ 21,250,000	
2. Architect/Engineer Basic Services						**8.7350%**	**$ 2,044,000**
Primary Scope of Work Designation:	RENOVATION		8.4000%				
Project Complexity Designation:	HIGH						
Basic Services (Calculated % of Construction $)	8.4000%	$	23,400,000	$ 1,965,600			
Basic Services (Enter Direct $ for Basic A/E Fees)				$ -			
Reimbursible costs	4.0000%	$	1,965,600	$ 78,600			
3. Additional Design Services						**3.0855%**	**$ 722,000**
Pre-design	1.2500%	$	23,400,000	$ 292,500			
Sustainable/Resilient Design				$ -			
Commissioning (Level 1 or 2)	0.5000%	$	23,400,000	$ 117,000			
EIS/EIA consultant				$ -			
Construction Testing				$ -			
Testing & Balancing				$ -			
SPECIALTY DESIGN CONSULTANTS & ADDITIONAL SERVICES				$ 200,000			
Specify Additional Design Service B				$ -			
Specify Additional Design Service C				$ -			
Specify Additional Design Service D				$ -			
Furnishings, Fixtures, & Equipment (FF&E) Design Fee	5.0000%	$	2,250,000	$ 112,500			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)					FF&E: OFCI	$ 2,250,000	
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
LIBRARY RANGES/SHELVING/STATIC SHELVING/ETC. REPLACEMENT				$ 2,250,000			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum D				$ -			
4. Project Contingency	15.0000%	$	23,400,000	$ 3,510,000		**15.0000%**	**$ 3,510,000**
5. Project Management	4.0000%	$	26,910,000	$ 1,076,400		**4.5983%**	**$ 1,076,000**
6. Furnishings, Fixtures, & Equipment (FF&E)						**19.6154%**	**$ 4,590,000**
FF&E: OFCI (from #3 above)				$ 2,250,000			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)					FF&E: OFOI	$ 2,340,000	
Movable & Special Equipment (% of Construction $)	10.0000%	$	23,400,000	$ 2,340,000			
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			

TOTAL PROJECT BUDGET ESTIMATE				$ 35,342,000
	$	162	/ASF: Construction Cost (building & site)	
	$	162	/GSF: Construction Cost (building & site)	
	$	436	/ASF: Total Project Cost	
	$	436	/GSF: Total Project Cost	

NOTES:

X
X
X
X
X

Capital Budget Request Item
2025 - 27 Biennium

Agency	Institution	Facility ID	Facility Name
Universities of Wisconsin	Madison	285-0A-9999	NEW BUILDING

Project Title	Priority
NEW RESIDENCE HALL	10

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 293,411,000	$ 0	$ 0	$ **293,411,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $293,411,000 Program Revenue Supported Borrowing to construct new student residence facilities housing capacity between 1,500 to 2,000 additional beds at UW-Madison be included in the proposed 2025-27 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Constructs approximately 2,000 new semi-suite, double-occupancy type beds with shared restrooms in multiple building configurations.
- Dining hall options will be incorporated into the new buildings.
- Accommodates increased enrollment growth to provide sufficient housing for all first-year students.
- Occupancy rate is 114% due to the conversion of lounges to resident rooms along with the converting double-occupancy rooms to triple-occupancy.
- On-campus housing promotes student retention and recruitment, evidenced by students being more successful academically by living on campus in their first year

Project Description and Scope

This project constructs new semi-suite, double occupancy bedrooms with shared bathrooms to alleviate current overflow housing conditions. There are multiple potential sites for this work and each new residence hall will include a front desk; spacious common areas; collaborative, multi-purpose, and study rooms; resident assistant quarters and staff apartments; office space; laundry facilities, a central mailing/package center, and storage. Dining options and accommodations for as many as 400 seats will also be incorporated.

Project work includes site preparation, including demolition of existing facilities and structures as required to facilitate the new construction. Architectural, mechanical, electrical, fire protection, plumbing, site development, and landscaping upgrades will also be provided to enhance functionality and sustainability of the new facilities. Parking will be provided for each new residence hall to support move in/out activity, deliveries, and employee needs. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	,0	ASF	0	GSF	$	0
New Construction:	230,800	ASF	350,000	GSF	$	217,034,000
Project Total:	**230,800**	**ASF**	**350,000**	**GSF**	**$**	**217,034,000**

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This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead-by-example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines ensure a healthy building with reduced utility costs that also provides university students and communities with educational examples of forward-thinking resilient and sustainable design.

Background

UW-Madison is committed to finding ways to foster a vibrant university community that effectively meets the educational and social needs of students and improves the overall quality of the first-year experience. Research shows that students who live on campus during their first-year fare better academically and are more likely to attain a college degree than students who live off campus. On-campus housing supports the university's educational mission. UW-Madison’s ability to house first-year students is critical to its vision for enrollment. The university consistently maintains a goal of guaranteeing all first-year students housing at reasonable rates with the highest level of services. This goal was first achieved in 2013. However, with increased enrollment and related increased housing requests, University Housing is no longer able to meet this goal. As undergraduate demand has grown, University Housing has increased the use of temporary spaces and reduced contract offers to non-first-year students (transfers, exchanges, and returners). The next Facilities Master Plan will consider current and future increases in enrollment and related impacts on operations. As a self-funded division, the financial stability of University Housing relies on filling all possible on-campus resident spaces. The project cost and impact on rates will be a major consideration in this project.

Analysis of Need and Project Justification

This project contributes to a transformational UW-Madison initiative to address critical housing and dining shortages across campus. University Housing occupancy rate is over capacity (114%), achieved through the conversion of lounges to resident rooms and over 700 double-occupancy rooms into triple-occupancy rooms. More than 25% of students living in the residence halls are in expanded spaces. Low vacancy rates in the rental housing market along and rising costs continue to create challenges for students. This is a concern as the campus continues to prioritize access and affordability for students and the broader Madison community. Student housing issues, if not addressed, constrain future enrollment, and will hinder UW-Madison's ability to help increase the region and state workforce.

An expansion of on-campus housing capacity aligns with UW-Madison’s commitment to provide affordable, high-quality options that enhance student life and support academic success. The development timeline includes an early occupancy target of July 2027 and underscores the urgency and planning required for a successful project. A significant investment in the campus infrastructure, the project highlights the university’s dedication to meeting its evolving needs, student population, and successful learning environments.

Alternatives

The only alternative would be to do nothing but that would suggest the university is not interested in providing a high-quality experience for students or their academic success as evidenced in higher retention and graduation rates. Although many areas within a university setting offer educational opportunities for students, none have the potential to influence as many students as the residence halls. Research continues to reveal that students who live in residence halls consistently persist and graduate at higher rates than students who have not had this experience. Living on campus maximizes opportunities for social, cultural, and extracurricular involvement, impacting student development.

Capital Budget Request Item
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Project Budget

Construction:		$	216,293,000
Hazardous Materials:		$	741,000
Total Construction:		**$**	**217,034,000**
Design Fees (Basic):	6.52%	$	14,142,000
Design Fees (Other):	1.07%	$	2,333,000
Total Design Fees:		**$**	**16,475,000**
Contingency:	15.00%	$	32,555,000
Management Fees:	4.00%	$	9,984,000
Furnishings/Fixtures/Eqpt:	8.00%	$	17,363,000
Total Budget Estimate:		**$**	**293,411,000**

Project Schedule

A/E Selection:	Jan 2025
Design Report (75%):	Aug 2026
Approval:	Dec 2026
Bid Opening:	Apr 2027
Start Project:	Jun 2027
Substantial Completion:	Jul 2029
Project Close Out:	Jan 2030

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

The project is funded with 100% PRSB. There are no anticipated impacts on fees and rates.

Fee and Rate Impact(s)

None anticipated.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	16.00	$	1,200,000
Maintenance Staff:	2.00	$	220,000
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	20,569,773
Supplies & Expenses:		$	150,000
Utility Bills:		$	600,000
New Annual Costs:	**18.00**	**$**	**22,739,773**
One Time Project Costs:		**$**	**70,000**
Reimbursable Costs:		**$**	**12,465,750**

Description

It is estimated that an additional $22,739,773 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $70,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $12,465,750 (75% of Design Fee estimate for Major Projects, 50% of Design Fee Estimate for All Agency, Instructional, and Minor Projects) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

PROJECT TITLE:	**NEW RESIDENCE HALL**	Date Prepared:	08/01/24
LOCATION:	UW-MADISON	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (10.0)	**TOTAL PROJECT ESTIMATE:**	**$ 293,411,000**

NEW BUILDING AREA

ASF New Const	350,000			Base Date:	06/2023
GSF New Const	350,000	100.00%	Efficiency	Base Date Index:	8095
				Inflation Date:	08/2027
				Inflation Date Index:	10059
REMODELING AREA			NORMAL	Inflation Factor:	1.2425
GSF Remodeling	0				
GSF Total Bldg	0	0.00%	Remodeling	Occupancy Date:	01/2031

$	410	/ASF: Construction Cost (building & site)
$	410	/GSF: Construction Cost (building & site)
$	838	/ASF: Total Project Cost
$	838	/GSF: Total Project Cost

TOTAL CONSTRUCTION		**217,034,000**
CONSTRUCTION		216,293,000
HAZARDOUS MATERIALS ABATEMENT		741,000
TOTAL DESIGN FEES	**7.5910%**	**16,475,000**
DESIGN FEES (BASIC)	6.5160%	14,142,000
DESIGN FEES (OTHER)	1.0749%	2,333,000
CONTINGENCY	**15.0000%**	**32,555,000**
MANAGEMENT FEES	**4.6002%**	**9,984,000**
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	**8.0001%**	**17,363,000**
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	0.0000%	0
OWNER FURNISHED, OWNER INSTALLED (OFOI)	8.0000%	17,362,700
TOTAL BUDGET ESTIMATE		**293,411,000**

PROJECT TITLE:	**NEW RESIDENCE HALL**	Date Prepared:	08/01/24
LOCATION:	UW-MADISON	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (10.0)	**TOTAL PROJECT ESTIMATE:**	**$ 293,411,000**

NEW BUILDING AREA				ENR Index	Month/Year
ASF New Const	350,000		Base Date:	8095	06/2023
GSF New Const	350,000	100.0000% Efficiency	Inflation Date:	10059	08/2027
		NORMAL	Inflation Factor C (Calculated):		1.2425
REMODELING AREA			Inflation Factor O (Override):		1.2425
GSF Remodeling	0		Inflation Delta (O-C):		0.0000
GSF Total Bldg	0	0.0000% Remodeling	Occupancy:	42 months	01/2031

NEW CONSTRUCTION BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
RESIDENCE HALL	350,000	1.0000	350,000	$ 410.00	$	143,500,000
Function B	0	0.0000	0	$ -	$	-
Function C	0	0.0000	0	$ -	$	-
Function D	0	0.0000	0	$ -	$	-
Function E	0	0.0000	0	$ -	$	-
Function F	0	0.0000	0	$ -	$	-
Function G	0	0.0000	0	$ -	$	-
	350,000		350,000	Subtotal: $	$	143,500,000

NEW CONSTRUCTION COST SUBTOTAL $ 143,500,000

REMODELING BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function H	0	0.0000	0	$ -	$	-
Function I	0	0.0000	0	$ -	$	-
Function J	0	0.0000	0	$ -	$	-
Function K	0	0.0000	0	$ -	$	-
Function L	0	0.0000	0	$ -	$	-
Function M	0	0.0000	0	$ -	$	-
Function N	0	0.0000	0	$ -	$	-
	0		0	Subtotal: $	$	-

$ -

REMODELING BY TRADE

Trade Category		GSF	$/GSF	DFD $/GSF		Trade Cost
General	**Notes**					
Surface Treatment	X	0	$ 16.00	$ 16.00	$	-
Minor	X	0	$ 56.00	$ 56.00	$	-
Partial	X	0	$ 94.00	$ 94.00	$	-
Complete	X	0	$ 112.00	$ 112.00	$	-
Plumbing						
Minor	X	0	$ 18.00	$ 18.00	$	-
Partial	X	0	$ 32.00	$ 32.00	$	-
Complete	X	0	$ 36.00	$ 36.00	$	-
Special Laboratory Needs	X	0	$ 67.00	$ 67.00	$	-
Heating, Ventilating, & Air Conditioning						
Minor	X	0	$ 24.00	$ 24.00	$	-
Partial	X	0	$ 52.00	$ 52.00	$	-
Complete	X	0	$ 77.00	$ 77.00	$	-
Electrical						
Minor	X	0	$ 20.00	$ 20.00	$	-
Partial	X	0	$ 34.00	$ 34.00	$	-
Complete	X	0	$ 44.00	$ 44.00	$	-
				Subtotal: $		0

REMODELING COST SUBTOTAL (cell will highlight red if Remodeling by Space Type and Remodeling by Trade sections are both used) $ -

NEW CONSTRUCTION & REMODELING COST SUBTOTAL **$ 143,500,000**

PROJECT TITLE: **NEW RESIDENCE HALL**

NEW CONSTRUCTION & REMODELING COST SUBTOTAL (from page 1) $ 143,500,000

ADDITIONAL CONSTRUCTION & REMODELING COSTS:

HEADING NAME OR ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	**SUBTOTAL**
DEMO	DEMOLITION (RAZING GROSS SQUARE FOOTAGE)	0.00	GSF	$ 20.09	$ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS					
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
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					$ -
					$ -
				ADDITIONAL CONSTRUCTION & REMODELING COSTS:	$ -

FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E): CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI)					
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				FF&E: CFCI	$ -

ADDITIONAL CONSTRUCTION & REMODELING COST SUBTOTAL $ -

CONSTRUCTION & REMODELING COST SUBTOTAL **$ 143,500,000**

HAZ MATS	HAZARDOUS MATERIALS ABATEMENT	1.00	LUMP SUM	$ 741,000.00	$ 741,000

PROJECT TITLE: **NEW RESIDENCE HALL**

CONSTRUCTION & REMODELING COST SUBTOTAL (from page 2)							$ 143,500,000
1. Total Construction Cost							**$ 217,034,000**
NEW CONSTRUCTION & REMODELING COST (from Page 1)				$ 143,500,000			
DEMOLITION (from Page 2)				$ -			
ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)				$ -			
FF&E: CFCI (from Page 2)				$ -			
CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)				$ 143,500,000			
Design Contingency	10.0000%	$	143,500,000	$ 14,350,000			
General Conditions	0.0000%	$	143,500,000	$ -			
Overhead & Profit (OH&P)	10.0000%	$	143,500,000	$ 14,350,000			
HAZARDOUS MATERIALS ABATEMENT (from Page 2)				$ 741,000			
Unescalated Construction Cost Subtotal	Escalation Factor			$ 172,941,000		Inflation Option	
Escalated Construction Cost Subtotal	1.2425	$	172,941,000	$ 214,885,000		NORMAL	
						Construction Cost Threshold	
Builder's Risk Insurance Policy	1.0000%	$	214,885,000	$ 2,148,900		$ 21,250,000	
2. Architect/Engineer Basic Services						**6.5160%**	**$ 14,142,000**
Primary Scope of Work Designation:	CONSTRUCTION		5.5000%				
Project Complexity Designation:	AVERAGE						
Basic Services (Calculated % of Construction $)	5.5000%	$	217,034,000	$ -			
Basic Services (Enter Direct $ for Basic A/E Fees)	6.3%			$ 13,597,700			
Reimbursible costs	4.0000%	$	13,597,700	$ 543,900			
3. Additional Design Services						**1.0749%**	**$ 2,333,000**
Pre-design	0.5000%	$	217,034,000	$ 1,085,200			
Sustainable/Resilient Design				$ -			
Commissioning (Level 1 or 2)	0.5000%	$	217,034,000	$ 1,085,200			
EIS/EIA consultant				$ -			
Construction Testing				$ -			
Testing & Balancing				$ -			
REDI-CHECK				$ 50,000			
SURVEY				$ 73,000			
ABATEMENT CONSULTANT				$ 40,000			
Specify Additional Design Service D				$ -			
Furnishings, Fixtures, & Equipment (FF&E) Design Fee	0.0000%	$	-	$ -			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)					FF&E: OFCI	$ -	
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum D				$ -			
4. Project Contingency	15.0000%	$	217,034,000	$ 32,555,100		**15.0000%**	**$ 32,555,000**
5. Project Management	4.0000%	$	249,589,000	$ 9,983,600		**4.6002%**	**$ 9,984,000**
6. Furnishings, Fixtures, & Equipment (FF&E)						**8.0001%**	**$ 17,363,000**
FF&E: OFCI (from #3 above)				$ -			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)					FF&E: OFOI	$ 17,362,700	
Movable & Special Equipment (% of Construction $)	8.0000%	$	217,034,000	$ 17,362,700			
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			

TOTAL PROJECT BUDGET ESTIMATE				$ 293,411,000
	$	410	/ASF: Construction Cost (building & site)	
	$	410	/GSF: Construction Cost (building & site)	
	$	838	/ASF: Total Project Cost	
	$	838	/GSF: Total Project Cost	

NOTES:

Contruction costs are from Study 17J1A. But contingency, fees, etc. were done using this worksheet so they don't match table in study

Add work at Jorns and Humphrey from study use $/sf same as other buildings

Abatement cost from 17J1A includes Jorn and Humphry

Connector cost from study.

X

Capital Budget Request Item
2025 - 27 Biennium

Agency	Institution	Facility ID	Facility Name
Universities of Wisconsin	Milwaukee	285-0B-1937E	SANDBURG HALL EAST TOWER

Project Title	Priority
SANDBURG HALL EAST TOWER RESTROOM RENOVATIONS	11

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 14,731,000	$ 0	$ 0	$ **14,731,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $14,731,000 Program Revenue Supported Borrowing to renovate restrooms at UW-Milwaukee be included in the proposed 2025-27 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Replaces failing bathroom shower pans that result in leaks, flooding and rusting of door frames.
- Remediates failed plumbing systems and fixtures throughout.
- Creates a new accessible resident room and restrooms.
- Renovates 102 resident restrooms in the high-rise building.
- Restores finishes in disturbed areas.

Project Description and Scope

This project completes interior renovations focused on remediation of failed plumbing systems and fixtures which have led to ongoing mold, rust, and other architectural deficiencies throughout the Sandburg Hall East Tower. The HVAC, electrical, and fire alarm systems will be renovated to resolve deferred maintenance and comply with current life and safety codes. The project will also create new ADA accessible resident room and bathrooms. Plumbing laterals, fixtures, and shower surrounds that have corroded from years of use and require an increasing number of emergency repairs will be replaced. The repairs on a lower floor show signs of water damage from leaking upper floor pipes.

This facility is extremely popular with students because it is the only resident tower with air conditioning and in-suite kitchen facilities. The project will be constructed in two phases, strategically coordinating sets of floors to take off-line over two consecutive summer sessions and allowing the campus to provide on-campus housing to as many students as possible during the Fall and Spring semesters. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	9,026	ASF	12,000	GSF	$	11,201,000
New Construction:	0	ASF	0	GSF	$	0
Project Total:	**9,026**	**ASF**	**12,000**	**GSF**	**$**	**11,201,000**

This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing

energy systems and climate. These guidelines support Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead-by-example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines ensure a healthy building with reduced utility costs that also provides university students and communities with educational examples of forward-thinking resilient and sustainable design.

Background

The Sandburg Hall complex provides accommodations for approximately 2,800 students. It opened in 1970 with a west tower (16 floors), a south tower (20 floors), and a Green Commons (two floors that connected all three towers). The north tower (28 floors) opened in 1971. These three towers provide suite-style accommodations with single and double bedrooms that share a common bathroom. The Green Commons includes space for food service, a convenience store, a cinema, administration, and support. The 19-floor east tower (101,265ASF/143,780GSF)) opened in 2001 and provided apartment-style rooms. The east tower includes 102 resident bathrooms equaling 9,026 ASF of space.

A project to address the maintenance needs of the original three towers was enumerated in the 2017-19 biennium. A comprehensive building code and facility condition assessment was performed on the entire complex. A master plan was developed to renovate and repair Sandburg Hall. Design alternatives, phasing options, and plan implementation scenarios with corresponding budget estimates and schedules were developed for the proposed scope of work included in the enumerated project. The south tower was in the worst condition and its work was prioritized and completed first, followed by the north tower, which is currently under construction. During the planning and design phases of the first two towers, the scope of work was limited to building infrastructure and life safety deficiencies. Even with this approach, the enumerated budget is not sufficient to complete all three towers as originally intended. It was also determined during the planning and design of the enumerated project that the Sandburg Commons required a sprinkler system retrofit to meet current code, which resulted in approximately $2 million of unplanned scope being included in the enumerated project. The west tower renovation was enumerated in the 2021-23 biennium, project work is substantially complete, and the project is in the process of being closed.

Analysis of Need and Project Justification

The resident bathroom shower pans were installed improperly throughout the east tower, resulting in structural failures, leaks, flooding, severe molding, rusting of door frames/steel wall studs/other metal fixtures, seepage into adjacent spaces, and significant damage to surrounding structures. The proposed scope of work includes replacement of plumbing laterals; failed and failing steel wall studs; shower pans, controls, fixtures, tile surrounds, door assemblies, floor tile, restroom cabinetry and mirrors, carpet inside the suite, and any other related wall finishes. Project components included in the final design solution will be itemized and prioritized so that campus may adjust scope and scale as needed. Architectural renovations of restrooms and surrounding suites will meet or exceed modern ADA standards.

Alternatives

The alternatives to this major project are to complete the upgrades in phases with smaller maintenance projects. A single project will provide continuity of design and lessen the impact on building occupants. In addition, this approach avoids cost escalation that would result by spreading the proposed work over several biennia. Deferring the proposed scope of work creates increased risk for continued flooding, the associated loss and liability claims resulting from the expanded rust and mold issues, and ultimately may render the facility uninhabitable.

Capital Budget Request Item
2025 - 27 Biennium

Project Budget

Construction:		$	11,201,000
Hazardous Materials:		$	0
Total Construction:		$	**11,201,000**
Design Fees (Basic):	11.92%	$	1,335,000
Design Fees (Other):	0.00%	$	0
Total Design Fees:		$	**1,335,000**
Contingency:	15.00%	$	1,680,000
Management Fees:	4.00%	$	515,000
Furnishings/Fixtures/Eqpt:	0.00%	$	0
Total Budget Estimate:		$	**14,731,000**

Project Schedule

A/E Selection:	Nov 2025
Design Report (75%):	Aug 2026
Approval:	Oct 2026
Bid Opening:	Jan 2027
Start Project:	May 2027
Substantial Completion:	Aug 2029
Project Close Out:	Feb 2030

Previous Action

08/20/2020 Resolution 11493 — The Board of Regents approved that the proposed 2021-23 Capital Budget request, including the Sandburg Hall West Tower Renovation project at an estimated total project cost of $11,445,000 Program Revenue Supported Borrowing be submitted to the Department of Administration and State Building Commission.

08/18/2016 Resolution 10745 — The Board of Regents approved that the proposed 2017-19 Capital Budget request, including the Sandburg Hall Renovation project at an estimated total project cost of $33,500,000 ($31,000,000 Program Revenue Supported Borrowing and $2,500,000 Cash be submitted to the Department of Administration and State Building Commission.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Fiscal Year			Project Fee Impact Increment	Project Fee Impact Total Fee	Description
2029	to	2049	$ 1,220	$ 8,290	*Total fee increases to support the expected debt service would be split amongst all buildings and room types. Ideally, fee increases would not need to be as extreme if additional savings can be realized with the completion of the project or additional revenue sources can be realized to lessen the burden on student fees. Fee structure would not be implemented until after completion of the project for the Fall 2029 academic period. Rate increases vary by building and room occupancy, either 3% or 6%, and range from $180 to $470 per room.*

Capital Budget Request Item
2025 - 27 Biennium

	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
Single	$7,820	$7,820	$7,820	$7,820	$7,820	$8,290	$8,290	$8,290	$8,290	$8,290	$8,290	$8,290
Double	$6,630	$6,630	$6,630	$6,630	$6,630	$7,030	$7,030	$7,030	$7,030	$7,030	$7,030	$7,030
Triple	$5,910	$5,910	$5,910	$5,910	$5,910	$6,260	$6,260	$6,260	$6,260	$6,260	$6,260	$6,260
INCREASE SUMMARY												
Increase in $	$0	$0	$0	$0	$0	$1,220	$0	$0	$0	$0	$0	$0
Increase in %	0.00%	0.00%	0.00%	0.00%	0.00%	6.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	1,237,000
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**1,237,000**
One Time Project Costs:		**$**	**150,000**
Reimbursable Costs:		**$**	**1,001,250**

Description

It is estimated that an additional $1,237,000 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $150,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $1,001,250 (75% of Design Fee estimate) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

PROJECT TITLE:	**SANDBURG HALL EAST TOWER RESTROOM RENOVATIONS**	Date Prepared:	08/01/24
LOCATION:	UW-MILWAUKEE	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (11.0)	**TOTAL PROJECT ESTIMATE:**	**$ 14,731,000**

NEW BUILDING AREA					
ASF New Const	0			Base Date:	10/2023
GSF New Const	0	0.00%	Efficiency	Base Date Index:	8256
				Inflation Date:	05/2027
				Inflation Date Index:	9909
REMODELING AREA			NORMAL	Inflation Factor:	1.2003
GSF Remodeling	0				
GSF Total Bldg	0	0.00%	Remodeling	Occupancy Date:	10/2029

$	-	/ASF: Construction Cost (building & site)
$	-	/GSF: Construction Cost (building & site)
$	-	/ASF: Total Project Cost
$	-	/GSF: Total Project Cost

TOTAL CONSTRUCTION		**11,201,000**
CONSTRUCTION		11,201,000
HAZARDOUS MATERIALS ABATEMENT		0
TOTAL DESIGN FEES	**11.9186%**	**1,335,000**
DESIGN FEES (BASIC)	11.9186%	1,335,000
DESIGN FEES (OTHER)	0.0000%	0
CONTINGENCY	**14.9987%**	**1,680,000**
MANAGEMENT FEES	**4.5978%**	**515,000**
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	**0.0000%**	**0**
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	0.0000%	0
OWNER FURNISHED, OWNER INSTALLED (OFOI)	0.0000%	0
TOTAL BUDGET ESTIMATE		**14,731,000**

PROJECT TITLE:	SANDBURG HALL EAST TOWER RESTROOM RENOVATIONS	Date Prepared:	08/01/24
LOCATION:	UW-MILWAUKEE	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (11.0)	**TOTAL PROJECT ESTIMATE:**	**$ 14,731,000**

NEW BUILDING AREA			ENR Index	Month/Year
ASF New Const	0		Base Date:	8256	10/2023
GSF New Const	0	0.0000% Efficiency	Inflation Date:	9909	05/2027
		NORMAL	Inflation Factor C (Calculated):		1.2003
REMODELING AREA			Inflation Factor O (Override):		1.2003
GSF Remodeling	0		Inflation Delta (O-C):		0.0000
GSF Total Bldg	0	0.0000% Remodeling	Occupancy:	30 months	10/2029

NEW CONSTRUCTION BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function A	0	0.0000	0	$ -		$ -
Function B	0	0.0000	0	$ -		$ -
Function C	0	0.0000	0	$ -		$ -
Function D	0	0.0000	0	$ -		$ -
Function E	0	0.0000	0	$ -		$ -
Function F	0	0.0000	0	$ -		$ -
Function G	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

NEW CONSTRUCTION COST SUBTOTAL $ -

REMODELING BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function H	0	0.0000	0	$ -		$ -
Function I	0	0.0000	0	$ -		$ -
Function J	0	0.0000	0	$ -		$ -
Function K	0	0.0000	0	$ -		$ -
Function L	0	0.0000	0	$ -		$ -
Function M	0	0.0000	0	$ -		$ -
Function N	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

$ -

REMODELING BY TRADE

Trade Category		GSF	$/GSF	DFD $/GSF	Trade Cost
General	**Notes**				
Surface Treatment	X	0	$ 17.00	$ 17.00	$ -
Minor	X	0	$ 57.00	$ 57.00	$ -
Partial	X	0	$ 96.00	$ 96.00	$ -
Complete	X	0	$ 114.00	$ 114.00	$ -
Plumbing					
Minor	X	0	$ 19.00	$ 19.00	$ -
Partial	X	0	$ 32.00	$ 32.00	$ -
Complete	X	0	$ 36.00	$ 36.00	$ -
Special Laboratory Needs	X	0	$ 68.00	$ 68.00	$ -
Heating, Ventilating, & Air Conditioning					
Minor	X	0	$ 25.00	$ 25.00	$ -
Partial	X	0	$ 53.00	$ 53.00	$ -
Complete	X	0	$ 79.00	$ 79.00	$ -
Electrical					
Minor	X	0	$ 20.00	$ 20.00	$ -
Partial	X	0	$ 35.00	$ 35.00	$ -
Complete	X	0	$ 44.00	$ 44.00	$ -
				Subtotal: $	0

REMODELING COST SUBTOTAL (cell will highlight red if Remodeling by Space Type and Remodeling by Trade sections are both used) $ -

NEW CONSTRUCTION & REMODELING COST SUBTOTAL $ -

PROJECT TITLE: **SANDBURG HALL EAST TOWER RESTROOM RENOVATIONS**

NEW CONSTRUCTION & REMODELING COST SUBTOTAL (from page 1) $ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS:

HEADING NAME OR ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	**SUBTOTAL**
DEMO	DEMOLITION (RAZING GROSS SQUARE FOOTAGE)	0.00	GSF	$ 20.49	$ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS					
	BATHROOM RENOVATIONS	1.00	LUMP SUM	$ 7,648,609.00	$ 7,648,600
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
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					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
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					$ -
					$ -
					$ -
					$ -
					$ -
				ADDITIONAL CONSTRUCTION & REMODELING COSTS:	$ 7,649,000

FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E): CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI)					
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				FF&E: CFCI	$ -

ADDITIONAL CONSTRUCTION & REMODELING COST SUBTOTAL	$ 7,649,000
CONSTRUCTION & REMODELING COST SUBTOTAL	**$ 7,649,000**

HAZ MATS	HAZARDOUS MATERIALS ABATEMENT	0.00	SF	$ -	$ -

PROJECT TITLE: **SANDBURG HALL EAST TOWER RESTROOM RENOVATIONS**

CONSTRUCTION & REMODELING COST SUBTOTAL (from page 2)						$	7,649,000
1. Total Construction Cost							**$ 11,201,000**
NEW CONSTRUCTION & REMODELING COST (from Page 1)				$	-		
DEMOLITION (from Page 2)				$	-		
ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)				$	7,649,000		
FF&E: CFCI (from Page 2)				$	-		
CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)				$	7,649,000		
Design Contingency	10.0000%	$	7,649,000	$	764,900		
General Conditions	7.0000%	$	7,649,000	$	535,400		
Overhead & Profit (OH&P)	5.0000%	$	7,649,000	$	382,500		
HAZARDOUS MATERIALS ABATEMENT (from Page 2)				$	-		
Unescalated Construction Cost Subtotal	Escalation Factor			$	9,331,800	Inflation Option	
Escalated Construction Cost Subtotal	1.2003	$	9,331,800	$	11,201,100	NORMAL	
						Construction Cost Threshold	
Builder's Risk Insurance Policy	1.0000%	$	11,201,100	$	-	$ 21,250,000	
2. Architect/Engineer Basic Services						**11.9186%**	**$ 1,335,000**
Primary Scope of Work Designation:	RENOVATION		8.4000%				
Project Complexity Designation:	HIGH						
Basic Services (Calculated % of Construction $)	8.4000%	$	11,201,000	$	-		
Basic Services (Enter Direct $ for Basic A/E Fees)	11.5%			$	1,283,400		
Reimbursible costs	4.0000%	$	1,283,400	$	51,300		
3. Additional Design Services							**$ -**
Pre-design	0.0000%	$	11,201,000	$	-		
Sustainable/Resilient Design				$	-		
Commissioning (Level 1 or 2)	0.0000%	$	11,201,000	$	-		
EIS/EIA consultant				$	-		
Construction Testing				$	-		
Testing & Balancing				$	-		
Specify Additional Design Service A				$	-		
Specify Additional Design Service B				$	-		
Specify Additional Design Service C				$	-		
Specify Additional Design Service D				$	-		
Furnishings, Fixtures, & Equipment (FF&E) Design Fee	0.0000%	$	-	$	-		
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)						FF&E: OFCI	$ -
Audio-Visual and Computer Equipment				$	-		
Systems Furniture				$	-		
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum A				$	-		
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum B				$	-		
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum C				$	-		
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum D				$	-		
4. Project Contingency	15.0000%	$	11,201,000	$	1,680,200	**14.9987%**	**$ 1,680,000**
5. Project Management	4.0000%	$	12,881,000	$	515,200	**4.5978%**	**$ 515,000**
6. Furnishings, Fixtures, & Equipment (FF&E)							**$ -**
FF&E: OFCI (from #3 above)				$	-		
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)						FF&E: OFOI	$ -
Movable & Special Equipment (% of Construction $)	0.0000%	$	11,201,000	$	-		
Audio-Visual and Computer Equipment				$	-		
Systems Furniture				$	-		
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum A				$	-		
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum B				$	-		
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum C				$	-		

TOTAL PROJECT BUDGET ESTIMATE			$ 14,731,000
	$	- /ASF: Construction Cost (building & site)	
	$	- /GSF: Construction Cost (building & site)	
	$	- /ASF: Total Project Cost	
	$	- /GSF: Total Project Cost	

NOTES:

X
X
X
X
X

Capital Budget Request Item
2025 - 27 Biennium

Agency	Institution	Facility ID	Facility Name
Universities of Wisconsin	Stout	285-0L-0005	SPORTS & FITNESS CENTER

Project Title	Priority
RECREATION COMPLEX ADDITION & RENOVATION	12

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 26,728,000	$ 5,000,000	$ 0	$ **31,728,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $31,728,000 ($26,728,000 Program Revenue Supported Borrowing and $5,000,000 Cash) and a three-step, graduated segregated fee increase of $338.50 for a new total segregated fee of $1,881.30 to improve access to recreational fitness equipment and gymnasium space at UW-Stout be included in the proposed 2025-27 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Renovates existing building to alleviate space deficits for fitness, recreation, and wellness.
- Constructs an addition to provide space for multi-use courts and a new entrance.
- Converts the natatorium into a multi-purpose gymnasium.
- Expands and upgrades the locker rooms to address quality and privacy.
- Facilitates new work through renovation and replacement of building infrastructure systems, equipment, and controls.
- Resolves lack of quality fitness and recreation student space that have negatively impacted enrollment, recruitment, and retention.
- Stout students passed a referendum in 2019 to increase segregated fees to fund the project and student government association reaffirmed the vote in 2022

Project Description and Scope

This project constructs a new 11,750 GSF addition on the west side of the Sports & Fitness Center and renovates 27,658 GSF within the complex to alleviate space deficits for fitness, recreation, and wellness. The decommissioned natatorium will be converted into a multi-purpose gymnasium, the athletic weight room will be converted into multi-use studios, and the fitness center will become the new home for the relocated athletic weight room. The second floor of the addition will house several multi-use courts marked for a variety of sports. Locker rooms will be significantly expanded and improved to address issues including quality and privacy. Athletics team locker rooms overall space will be slightly reduced while cardio/strength fitness space and recreation locker rooms, gymnasium, and multi-purposes space will be significantly increased in the resulting facility. A new, single facility entrance will be developed to improve accessibility and security, improve building circulation and management, and allow increased building capacity. The new entrance is primarily funded through donor gifts. This project also enhances accessibility and use of adjacent spaces within the Sports & Fitness Center that are not included in the proposed scope of work.

Building infrastructure will be completely renovated or replaced in project areas and site utilities will be relocated, renovated, and/or replaced as necessary to facilitate the new addition. Project work includes re-

locating the underground steam duct bank, medium voltage electrical service, and storm sewer; replacing the steam reducing station, medium voltage transformer, and switchgear; eliminating the motor control center and electrical feeder taps; and upsizing the domestic water service. Pedestrian pathways will be improved and the adjacent parking lot will receive enhanced storm water treatment systems and be resurfaced. The fire alarm and smoke detection system in the entire complex will be replaced with a single, unified system. Project areas will receive new HVAC, electrical, telecommunications, fire protection, and plumbing systems. A scope of work summary is shown below with associated construction costs.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	19,720	ASF	27,658	GSF	$	16,777,000
New Construction:	8,400	ASF	11,750	GSF	$	7,146,000
Project Total:	**28,120**	**ASF**	**39,408**	**GSF**	**$**	**23,923,000**

This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead-by-example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines ensure a healthy building with reduced utility costs that also provides university students and communities with educational examples of forward-thinking resilient and sustainable design.

Background

The Sports & Fitness Center houses physical education, intercollegiate athletics, and campus recreation facilities. The original facility (60,667 ASF/85,092 GSF) was constructed in 1964 and had previous additions constructed in 1989 (64,001 ASF/79,628 GSF) for multi-purpose, locker room, and office space; and in 2001 (12,723 ASF/17,792 GSF) for gymnasium, cardio, and weight training spaces. The natatorium was permanently closed in 2018 due to deteriorating conditions, high repair cost, and dwindling use.

A student-led committee conducted surveys of the student body in 2008, 2012, and 2016 to determine campus population desires for fitness and recreation space. Current space allocations to these uses are significantly below National Intramural-Recreational Sports Association (NIRSA) standards for institutions of UW-Stout's population. In 2017, the student association funded a feasibility study to better understand the costs and required scope of work to improve the existing complex. The results of that completed study were circulated and the student body voted in April 2019 to increase segregated fees in order to achieve the recommended renovation and addition. The student association passed the motion increasing segregated fees on a per credit-hour basis and reaffirmed their support for the project in March 2022. The design team of record was selected in January 2022, the pre-design has been completed, and final design already commenced in anticipation of enumeration in 2025-27.

Analysis of Need and Project Justification

The Sports & Fitness Center (SFC) is unable to meet the demand for interior recreation space in terms of quantity, quality, and variety. This directly and negatively impacts recruitment of students and student athletes, many of which come from high schools with better facilities. Many potential students have not chosen to attend UW-Stout due to the inferior and inadequate recreation facilities. The demand for indoor recreational space remains high throughout the year. The campus exterior sport fields are located on marginal land with high water tables, resulting in the field conditions that are too wet for use throughout the Spring or after even moderate rainfall, which requires students to seek interior recreation space for more frequent instances and longer durations that originally intended or anticipated. In addition, the SFC facility hosts more than 1,000 events annually, almost 3,700 event hours with more than 40,000 people attending. Normal and recreational usage

of locker rooms is periodically restricted to allow the visiting teams use of the facilities during athletic events. The impact of a newly renovated and expanded facilities is expected to increase the demand and use of this facility beyond this already high utilization. Fitness participant use of the SFC facility has increased 64.5% and total visits has doubled since 2021. The proposed scope of work is necessary to support the increasing facility demand, provide adequate and appropriate wellness/fitness/recreational spaces, and resolve substandard facility physical and functional conditions.

The proposed additional square footage and donor space improves building circulation, security, and access. It also provides a new revenue generating opportunity in the form of an in-building store operated by University Dining. This is a highly desired space by building occupants, users, and visitors and requires space not currently available in the SFC facility complex. The proposed store will provide access to goods and services during normal operating hours and events. The proposed renovation area equipment, infrastructure, and finishes are original to their 1963 construction and well past their expected useful lives. Integrated shower valves no longer work, lockers are rusting, and the ceramic tile and grout are irreversibly stained. The estimated deferred maintenance in the proposed project areas exceeds $3.4 million and will be completely resolved and reset at the conclusion of this project.

The Sports & Fitness Center complex serves as an important resource for applied learning, engagement, and retention. UW-Stout's polytechnic model aligns partnerships with athletics, recreation, and academic programs as evidenced by programs in Health Education; Health, Wellness, and Fitness; Golf Enterprise Management; Coaching; and e-Sports. Video Production students create class projects shot on location; Game Design and Animation students study athlete motion to inform their game designs; Industrial Design students are inspired to design new ergonomic products such as canoe paddles, footwear, camping gear, and football equipment; and Engineering faculty partner with coaches to develop wearable sensors to help prevent sports injuries.

Students use the SFC laboratory facilities for simulations and fitness-related research and the overall facilities for personal mental health and physical well-being. The facility complex is used throughout the year by the campus and local community to maintain a balanced activity lifestyle and in support of community and industry partners, including the Menomonie Area School District, residents of Dunn County and City of Menomonie, regional first responders and law enforcement, youth sports organizations, and Special Olympics.

Alternatives

The space deficits documented in the feasibility study and NIRSA surveys can only be remedied by the creation of new space. There is no other existing space on campus that can accommodate these needs. Not proceeding with this facility renovation will result in students not having adequate recreational facilities to meet their needs and will affect the recruitment and retention of students. The feasibility study team explored numerous alternatives in detail for creation of this new space. Ultimately, the team recommended a scenario to address all the needs and the student body has elected to proceed with that solution. Less desirable alternatives would be to proceed with only a portion of the work.

Capital Budget Request Item
2025 - 27 Biennium

Project Budget

Construction:		$	23,854,000
Hazardous Materials:		$	70,000
Total Construction:		$	**23,924,000**
Design Fees (Basic):	6.68%	$	1,597,000
Design Fees (Other):	1.74%	$	417,000
Total Design Fees:		$	**2,014,000**
Contingency:	15.00%	$	3,589,000
Management Fees:	4.00%	$	1,101,000
Furnishings/Fixtures/Eqpt:	4.60%	$	1,100,000
Total Budget Estimate:		$	**31,728,000**

Project Schedule

A/E Selection:	Jan 2022
Design Report (75%):	Aug 2025
Approval:	Oct 2025
Bid Opening:	Jan 2026
Start Project:	May 2026
Substantial Completion:	Jul 2027
Project Close Out:	Jan 2028

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☒	☐
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

i. Donor requires their funds be used to construct a new entrance.

ii. Stout Student Association (SSA) passed a motion April 30, 2019, to support the recommendation to increase segregated fees to support Sports and Recreation Complex renovation and addition. The approved increase of segregated fees by $11.29 per credit, totaling $338.50 per year based on a 30-credit academic load. Segregated fee increases are planned as a 3-phased increase. The first of the three phases has been approved by the Board of Regents. Stout Student Association (SSA) reaffirmed their support for the project in March 2022.

Fee and Rate Impact(s)

Fiscal Year			Project Fee Impact: Increment	Project Fee Impact: Total Fee
2021	to	2022	$ 48.30	$ 1,622.70
2022	to	2023	$ 80.10	$ 1,671.00
2023	to	2024	$ 0	$ 1,671.00
2024	to	2025	$ 0	$ 1,671.00
2025	to	2026	$ 150.00	$ 1,821.00
2026	to	2027	$ 60.30	$ 1,881.30

Description

Through a Student Referendum UW-Stout has an agreement with the students for an $11.29/credit Seg Fee increase which is $338.70/year. This will remain in effect for 20 years and the students will all have free access to the health and fitness areas.

	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
Recreation Complex	$1,574.40	$1,622.70	$1,671.00	$1,671.00	$1,671.00	$1,821.00	$1,881.30	$1,881.30	$1,881.30	$1,881.30	$1,881.30
	INCREASE SUMMARY										
Increase $	$0	$48.30	$80.10	$0	$0	$150.00	$60.30	$0	$0	$0	$0
Increase %	0.00%	2.98%	4.79%	0.00%	0.00%	8.24%	3.21%	0.00%	0.00%	0.00%	0.00%

Capital Budget Request Item
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Impact on Operating Budget

	FTE		Cost
Custodial Staff:	1.00	$	43,109
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	2,654,978
Supplies & Expenses:		$	11,767
Utility Bills:		$	10,835
New Annual Costs:	**1.00**	**$**	**2,720,689**
One Time Project Costs:		**$**	**50,000**
Reimbursable Costs:		**$**	**1,510,500**

Description

It is estimated that an additional $2,720,689 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $50,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $1,510,500 (75% of Design Fee estimate) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

PROJECT TITLE:	**RECREATION COMPLEX ADDITION & RENOVATION**	Date Prepared:	08/01/24
LOCATION:	UW-STOUT	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (12.0)	**TOTAL PROJECT ESTIMATE:**	**$ 31,728,000**

NEW BUILDING AREA					
ASF New Const	0			Base Date:	06/2024
GSF New Const	11,650	0.00%	Efficiency	Base Date Index:	8322
				Inflation Date:	05/2026
				Inflation Date Index:	9334
REMODELING AREA			NORMAL	Inflation Factor:	1.1216
GSF Remodeling	27,568				
GSF Total Bldg	0	0.00%	Remodeling	Occupancy Date:	10/2029

$	587	/ASF: Construction Cost (building & site)
$	413	/GSF: Construction Cost (building & site)
$	1,151	/ASF: Total Project Cost
$	809	/GSF: Total Project Cost

TOTAL CONSTRUCTION		**23,924,000**
CONSTRUCTION		23,854,000
HAZARDOUS MATERIALS ABATEMENT		70,000
TOTAL DESIGN FEES	**8.4183%**	**2,014,000**
DESIGN FEES (BASIC)	6.6753%	1,597,000
DESIGN FEES (OTHER)	1.7430%	417,000
CONTINGENCY	**15.0017%**	**3,589,000**
MANAGEMENT FEES	**4.6021%**	**1,101,000**
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	**4.5979%**	**1,100,000**
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	0.0000%	0
OWNER FURNISHED, OWNER INSTALLED (OFOI)	4.5979%	1,100,000
TOTAL BUDGET ESTIMATE		**31,728,000**

PROJECT TITLE:	**RECREATION COMPLEX ADDITION & RENOVATION**	Date Prepared:	08/01/24
LOCATION:	UW-STOUT	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (12.0)	**TOTAL PROJECT ESTIMATE:**	**$ 31,728,000**

UNIVERSITIES OF WISCONSIN

NEW BUILDING AREA				ENR Index	Month/Year
ASF New Const	0		Base Date:	8322	06/2024
GSF New Const	11,650	0.0000% Efficiency	Inflation Date:	9334	05/2026
		NORMAL	Inflation Factor C (Calculated):		1.1216
REMODELING AREA			Inflation Factor O (Override):		1.1216
GSF Remodeling	27,568		Inflation Delta (O-C):		0.0000
GSF Total Bldg	0	0.0000% Remodeling	Occupancy:	42 months	10/2029

NEW CONSTRUCTION BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function A	0	0.0000	0	$ -		$ -
Function B	0	0.0000	0	$ -		$ -
Function C	0	0.0000	0	$ -		$ -
Function D	0	0.0000	0	$ -		$ -
Function E	0	0.0000	0	$ -		$ -
Function F	0	0.0000	0	$ -		$ -
Function G	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

NEW CONSTRUCTION COST SUBTOTAL $ -

REMODELING BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function H	0	0.0000	0	$ -		$ -
Function I	0	0.0000	0	$ -		$ -
Function J	0	0.0000	0	$ -		$ -
Function K	0	0.0000	0	$ -		$ -
Function L	0	0.0000	0	$ -		$ -
Function M	0	0.0000	0	$ -		$ -
Function N	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

$ -

REMODELING BY TRADE

Trade Category		GSF	$/GSF	DED $/GSF	Trade Cost
General	**Notes**				
Surface Treatment	X	0	$ 17.00	$ 17.00	$ -
Minor	X	0	$ 58.00	$ 58.00	$ -
Partial	X	0	$ 96.00	$ 96.00	$ -
Complete	X	0	$ 115.00	$ 115.00	$ -
Plumbing					
Minor	X	0	$ 19.00	$ 19.00	$ -
Partial	X	0	$ 32.00	$ 32.00	$ -
Complete	X	0	$ 37.00	$ 37.00	$ -
Special Laboratory Needs	X	0	$ 69.00	$ 69.00	$ -
Heating, Ventilating, & Air Conditioning					
Minor	X	0	$ 25.00	$ 25.00	$ -
Partial	X	0	$ 53.00	$ 53.00	$ -
Complete	X	0	$ 79.00	$ 79.00	$ -
Electrical					
Minor	X	0	$ 20.00	$ 20.00	$ -
Partial	X	0	$ 35.00	$ 35.00	$ -
Complete	X	0	$ 45.00	$ 45.00	$ -
				Subtotal: $	0

REMODELING COST SUBTOTAL (cell will highlight red if Remodeling by Space Type and Remodeling by Trade sections are both used) $ -

NEW CONSTRUCTION & REMODELING COST SUBTOTAL **$ -**

PROJECT TITLE: **RECREATION COMPLEX ADDITION & RENOVATION**

NEW CONSTRUCTION & REMODELING COST SUBTOTAL (from page 1) $ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS:

HEADING NAME OR ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	SUBTOTAL
DEMO	DEMOLITION (RAZING GROSS SQUARE FOOTAGE)	0.00	GSF	$ 20.66	$ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS					
	MIDDLETON CONSULTING & CONTRACTING COST SUMMARY				$ -
					$ -
1000	GENERAL REQUIREMENTS	41,744.00	GSF	$ -	$ -
2000	EXISTING CONDITIONS	41,744.00	GSF	$ 8.06	$ 336,500
3000	CONCRETE	41,744.00	GSF	$ 16.07	$ 670,800
4000	MASONRY	41,744.00	GSF	$ 14.18	$ 591,900
5000	METALS	41,744.00	GSF	$ 20.32	$ 848,200
6000	WOODS, PLASTICS & COMPOSITES	41,744.00	GSF	$ 3.52	$ 146,900
7000	THERMAL & MOISTURE PROTECTION SYSTEM	41,744.00	GSF	$ 13.15	$ 548,900
8000	OPENINGS	41,744.00	GSF	$ 19.18	$ 800,600
9000	FINISHES	41,744.00	GSF	$ 30.09	$ 1,256,100
10000	SPECIALTIES	41,744.00	GSF	$ 11.02	$ 460,000
11000	EQUIPMENT	41,744.00	GSF	$ 4.75	$ 198,300
12000	FURNISHINGS	41,744.00	GSF	$ 0.17	$ 7,100
13000	SPECIAL CONSTRUCTION	41,744.00	GSF	$ -	$ -
14000	CONVEYING EQUIPMENT	41,744.00	GSF	$ 6.49	$ 270,900
21000	FIRE SUPPRESSION	41,744.00	GSF	$ 2.49	$ 103,900
22000	PLUMBING	41,744.00	GSF	$ 26.10	$ 1,089,500
23000	HEATING, VENTILATING & AIR CONDITIONING	41,744.00	GSF	$ 63.77	$ 2,662,000
26000	ELECTRICAL	41,744.00	GSF	$ 62.36	$ 2,603,200
27000	COMMUNICATIONS	41,744.00	GSF	$ 8.97	$ 374,400
28000	ELECTRONIC SAFETY AND SECURITY	41,744.00	GSF	$ 26.18	$ 1,092,900
31000	EARTHWORK	41,744.00	GSF	$ 3.50	$ 146,100
32000	EXTERIOR IMPROVEMENTS	41,744.00	GSF	$ 20.37	$ 850,300
33000	UTILITIES	41,744.00	GSF	$ 4.34	$ 181,200
					$ -
					$ -
					$ -
					$ -
	UNSPECIFIED	1.00	LUMP SUM	$ 952,000.00	$ 952,000
					$ -
					$ -
					$ -
					$ -
				ADDITIONAL CONSTRUCTION & REMODELING COSTS:	$ 16,192,000

FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E): CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI)					
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				FF&E: CFCI	$ -

ADDITIONAL CONSTRUCTION & REMODELING COST SUBTOTAL $ 16,192,000

CONSTRUCTION & REMODELING COST SUBTOTAL **$ 16,192,000**

HAZ MATS	HAZARDOUS MATERIALS ABATEMENT	1.00	LUMP SUM	$ 70,000.00	$ 70,000

PROJECT TITLE: **RECREATION COMPLEX ADDITION & RENOVATION**

CONSTRUCTION & REMODELING COST SUBTOTAL (from page 2)							$ 16,192,000
1. Total Construction Cost							**$ 23,924,000**
NEW CONSTRUCTION & REMODELING COST (from Page 1)				$ -			
DEMOLITION (from Page 2)				$ -			
ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)				$ 16,192,000			
FF&E: CFCI (from Page 2)				$ -			
CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)				$ 16,192,000			
Design Contingency	10.0000%	$	16,192,000	$ 1,619,200			
General Conditions	10.0000%	$	16,192,000	$ 1,619,200			
Overhead & Profit (OH&P)	10.0000%	$	16,192,000	$ 1,619,200			
HAZARDOUS MATERIALS ABATEMENT (from Page 2)				$ 70,000			
Unescalated Construction Cost Subtotal	Escalation Factor			$ 21,119,600		Inflation Option	
Escalated Construction Cost Subtotal	1.1216	$	21,119,600	$ 23,686,700		NORMAL	
						Construction Cost Threshold	
Builder's Risk Insurance Policy	1.0000%	$	23,686,700	$ 236,900		$ 21,250,000	
2. Architect/Engineer Basic Services						**6.6753%**	**$ 1,597,000**
Primary Scope of Work Designation:	RENOVATION		7.5000%				
Project Complexity Designation:	AVERAGE						
Basic Services (Calculated % of Construction $)	7.5000%	$	23,924,000	$ -			
Basic Services (Enter Direct $ for Basic A/E Fees)	6.4%			$ 1,536,000			
Reimbursible costs	4.0000%	$	1,536,000	$ 61,400			
3. Additional Design Services						**1.7430%**	**$ 417,000**
Pre-design	0.0000%	$	23,924,000	$ -			
Sustainable/Resilient Design				$ -			
Commissioning (Level 1 or 2)	0.3758%	$	23,924,000	$ 89,900			
EIS/EIA consultant				$ 20,500			
Construction Testing				$ 14,000			
Testing & Balancing				$ -			
CHANGE ORDER #2				$ 20,510			
CHANGE ORDER #3				$ 262,140			
PARKING LOT MILL & OVERLAY				$ 10,000			
Specify Additional Design Service D				$ -			
Furnishings, Fixtures, & Equipment (FF&E) Design Fee	0.0000%	$	-	$ -			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)					FF&E: OFCI	$ -	
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum D				$ -			
4. Project Contingency	15.0000%	$	23,924,000	$ 3,588,600		**15.0017%**	**$ 3,589,000**
5. Project Management	4.0000%	$	27,513,000	$ 1,100,500		**4.6021%**	**$ 1,101,000**
6. Furnishings, Fixtures, & Equipment (FF&E)						**4.5979%**	**$ 1,100,000**
FF&E: OFCI (from #3 above)				$ -			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)					FF&E: OFOI	$ 1,100,000	
Movable & Special Equipment (% of Construction $)	0.0000%	$	23,924,000	$ -			
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ 1,100,000			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			

TOTAL PROJECT BUDGET ESTIMATE			**$ 31,728,000**
	$ 587	/ASF: Construction Cost (building & site)	
	$ 413	/GSF: Construction Cost (building & site)	
	$ 1,151	/ASF: Total Project Cost	
	$ 809	/GSF: Total Project Cost	

NOTES:

X
X
X
X
X

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Agency	Institution	Facility ID	Facility Name
Universities of Wisconsin	Madison	285-0A-0567	DEJOPE RESIDENCE HALL

Project Title	Priority
DEJOPE RESIDENCE HALL DINING ADDITION & RENOVATION	13

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 10,668,000	$ 0	$ 0	$ **10,668,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $10,668,000 Program Revenue Supported Borrowing to construct a student residence dining addition and renovation at UW-Madison be included in the proposed 2025-27 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Renovates and expands the Four Lakes Market located in Dejope Residence Hall.
- Included in targeted set of improvements campus wide to increase dining capacity to meet increased demand and changes in the delivery of dining services.
- Initiative to improve dining facilities and integrate academic and student services into university housing facilities.
- Inefficient current facilities have caused resident concerns.
- Renovates dining areas, kitchen, dishwashing, and storage facilities to support dining operations.
- Upgrades architectural, mechanical, electrical, and fire protection systems.

Project Description and Scope

This project constructs and renovates dining, server, kitchen, dishwash, storage, and support areas for the Dejope Residence Hall. The proposed scope of work includes a wide range of upgrades across architectural, mechanical, electrical, fire protection, plumbing, site, and landscaping disciplines. Existing rain gardens will be displaced by the new addition and not be replaced. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	6,000	ASF	9,000	GSF	$	1,934,000
New Construction:	6,000	ASF	9,000	GSF	$	5,157,000
Project Total:	**12,000**	**ASF**	**18,000**	**GSF**	**$**	**7,091,000**

This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead-by-example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines ensure a healthy building with reduced utility costs that also

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provides university students and communities with educational examples of forward-thinking resilient and sustainable design.

Background

Dejope Residence Hall, located at 640 Elm Drive, was constructed in 2012 to provide a residence hall, food service, and conference/event space in the Lakeshore area of campus. The dining component of Dejope Hall is Four Lakes Market. Student enrollment in 2022 increased significantly with 1,500 more freshmen living in campus housing and utilizing dining at various student food service locations, creating a need for additional capacity. Integration of academic and student services in University Housing facilities such as Dejope are designed to facilitate academic success at UW-Madison with particular attention on the transition to college and success in the first year. Over the past several years, the Dejope Residence Hall has transformed into a hub for those living in the Lakeshore residence halls. The venue is the primary dining location in that area of campus. Customer traffic at Dejope has steadily increased to the point that the current space layout does not allow for efficient service, creating resident concerns. The increase in traffic is directly related to the growth in housing residents and is magnified by an increased capture rate of an All-You-Care-To-Eat (AYCTE) program.

Analysis of Need and Project Justification

This project contributes to a transformational UW-Madison initiative to address critical housing and dining shortages across campus. The on-campus student population living in campus housing increased from 7,500 to 9,000 in the past decade and has resulted in a corresponding increase in the need for dining capacity. A recent dining expansion and renovation study analyzed current student housing demand and future enrollment projections. The conclusion indicated that there is a shortfall of 466 seats at the Dejope Residence Hall. The study recommended constructing a 9,000 SF addition and renovating 9,000 SF of the existing facility. The proposed enhancements will modernize the facility, improve operational efficiencies, and develop more functional and inviting dining environments to meet student needs. The proposed addition and renovation is required to accommodate current housing capacity, the proposed expansion of on-campus housing, and the ability to provide essential services effectively. A significant investment in the campus infrastructure, the project highlights the university's dedication to meeting its evolving needs, student population, and successful learning environments.

Alternatives

Current and projected future food service demand and capacities were evaluated at the Four Lakes Dining Hall, Gordon Dining and Event Center, and Dejope Residence Hall. Potential expansion of food service offerings at Granger Hall was considered, as was incorporation of new food service offering in a proposed new student residence on the Merit Hall site. Using industry standards for Higher Education Dining Facilities, it was determined that additional capacity for dining was needed based on current and future enrollment.

Project Budget

Construction:		$	7,091,000
Hazardous Materials:		$	0
Total Construction:		**$**	**7,091,000**
Design Fees (Basic):	9.72%	$	689,000
Design Fees (Other):	4.56%	$	323,000
Total Design Fees:		**$**	**1,012,000**
Contingency:	15.00%	$	1,418,000
Management Fees:	4.00%	$	340,000
Furnishings/Fixtures/Eqpt:	11.38%	$	807,000
Total Budget Estimate:		**$**	**10,668,000**

Project Schedule

A/E Selection:	Sept 2025
Design Report (75%):	Oct 2026
Approval:	Dec 2026
Bid Opening:	Mar 2027
Start Project:	May 2027
Substantial Completion:	Jun 2028
Project Close Out:	Aug 2028

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Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	2.00	$	140,000
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	782,163
Supplies & Expenses:		$	1,000
Utility Bills:		$	9,000
New Annual Costs:	**2.00**	**$**	**932,163**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**774,750**

Description

It is estimated that an additional $932,163 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that no additional university funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $774,750 (75% of Design Fee estimate) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

PROJECT TITLE:	**DEJOPE RESIDENCE HALL DINING ADDITION & RENOVATION**	Date Prepared:	08/01/24
LOCATION:	UW-MADISON	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (13.0)	**TOTAL PROJECT ESTIMATE:**	**$ 10,668,000**

NEW BUILDING AREA					
ASF New Const	9,000			Base Date:	06/2023
GSF New Const	18,000	50.00%	Efficiency	Base Date Index:	8095
				Inflation Date:	05/2027
				Inflation Date Index:	9909
REMODELING AREA			NORMAL	Inflation Factor:	1.2241
GSF Remodeling	9,000				
GSF Total Bldg	18,000	50.00%	Remodeling	Occupancy Date:	10/2029

$	275	/ASF: Construction Cost (building & site)
$	183	/GSF: Construction Cost (building & site)
$	593	/ASF: Total Project Cost
$	395	/GSF: Total Project Cost

TOTAL CONSTRUCTION		**7,091,000**
CONSTRUCTION		7,091,000
HAZARDOUS MATERIALS ABATEMENT		0
TOTAL DESIGN FEES	**14.2716%**	**1,012,000**
DESIGN FEES (BASIC)	9.7165%	689,000
DESIGN FEES (OTHER)	4.5551%	323,000
CONTINGENCY	**19.9972%**	**1,418,000**
MANAGEMENT FEES	**4.7948%**	**340,000**
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	**11.3806%**	**807,000**
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	0.0000%	0
OWNER FURNISHED, OWNER INSTALLED (OFOI)	11.3764%	806,700
TOTAL BUDGET ESTIMATE		**10,668,000**

PROJECT TITLE:	**DEJOPE RESIDENCE HALL DINING ADDITION & RENOVATION**	Date Prepared:	08/01/24
LOCATION:	UW-MADISON	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (13.0)	**TOTAL PROJECT ESTIMATE:**	**$ 10,668,000**

NEW BUILDING AREA				ENR Index	Month/Year
ASF New Const	9,000		Base Date:	8095	06/2023
GSF New Const	18,000	50.0000% Efficiency	Inflation Date:	9909	05/2027
		NORMAL	Inflation Factor C (Calculated):		1.2241
REMODELING AREA			Inflation Factor O (Override):		1.2241
GSF Remodeling	9,000		Inflation Delta (O-C):		0.0000
GSF Total Bldg	18,000	50.0000% Remodeling	Occupancy:	30 months	10/2029

NEW CONSTRUCTION BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
DINING	9,000	1.0000	9,000	$ 400.00	$	3,600,000
Function B	0	0.0000	0	$ -	$	-
Function C	0	0.0000	0	$ -	$	-
Function D	0	0.0000	0	$ -	$	-
Function E	0	0.0000	0	$ -	$	-
Function F	0	0.0000	0	$ -	$	-
Function G	0	0.0000	0	$ -	$	-
	9,000		9,000	Subtotal: $	$	3,600,000

NEW CONSTRUCTION COST SUBTOTAL $ 3,600,000

REMODELING BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
DINING	9,000	1.0000	9,000	$ 150.00	$	1,350,000
Function I	0	0.0000	0	$ -	$	-
Function J	0	0.0000	0	$ -	$	-
Function K	0	0.0000	0	$ -	$	-
Function L	0	0.0000	0	$ -	$	-
Function M	0	0.0000	0	$ -	$	-
Function N	0	0.0000	0	$ -	$	-
	9,000		9,000	Subtotal: $	$	1,350,000

$ 1,350,000

REMODELING BY TRADE

Trade Category		GSF	$/GSF	DFD $/GSF	Trade Cost
General	**Notes**				
Surface Treatment	X	0	$ 16.00	$ 16.00	$ -
Minor	X	0	$ 56.00	$ 56.00	$ -
Partial	X	0	$ 94.00	$ 94.00	$ -
Complete	X	0	$ 112.00	$ 112.00	$ -
Plumbing					
Minor	X	0	$ 18.00	$ 18.00	$ -
Partial	X	0	$ 32.00	$ 32.00	$ -
Complete	X	0	$ 36.00	$ 36.00	$ -
Special Laboratory Needs	X	0	$ 67.00	$ 67.00	$ -
Heating, Ventilating, & Air Conditioning					
Minor	X	0	$ 24.00	$ 24.00	$ -
Partial	X	0	$ 52.00	$ 52.00	$ -
Complete	X	0	$ 77.00	$ 77.00	$ -
Electrical					
Minor	X	0	$ 20.00	$ 20.00	$ -
Partial	X	0	$ 34.00	$ 34.00	$ -
Complete	X	0	$ 44.00	$ 44.00	$ -
				Subtotal: $	0

REMODELING COST SUBTOTAL (cell will highlight red if Remodeling by Space Type and Remodeling by Trade sections are both used) $ -

NEW CONSTRUCTION & REMODELING COST SUBTOTAL **$ 4,950,000**

PROJECT TITLE: **DEJOPE RESIDENCE HALL DINING ADDITION & RENOVATION**

NEW CONSTRUCTION & REMODELING COST SUBTOTAL (from page 1) $ 4,950,000

ADDITIONAL CONSTRUCTION & REMODELING COSTS:

HEADING NAME OR ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	**SUBTOTAL**
DEMO	DEMOLITION (RAZING GROSS SQUARE FOOTAGE)	0.00	GSF	$ 20.09	$ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS					
					$ -
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					$ -
				ADDITIONAL CONSTRUCTION & REMODELING COSTS:	$ -

FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E): CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI)					
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				FF&E: CFCI	$ -

ADDITIONAL CONSTRUCTION & REMODELING COST SUBTOTAL $ -

CONSTRUCTION & REMODELING COST SUBTOTAL **$ 4,950,000**

HAZ MATS	HAZARDOUS MATERIALS ABATEMENT	0.00	SF	$ -	$ -

PROJECT TITLE: **DEJOPE RESIDENCE HALL DINING ADDITION & RENOVATION**

CONSTRUCTION & REMODELING COST SUBTOTAL (from page 2)				$ 4,950,000			
1. Total Construction Cost							**$ 7,091,000**
NEW CONSTRUCTION & REMODELING COST (from Page 1)			$ 4,950,000				
DEMOLITION (from Page 2)			$ -				
ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)			$ -				
FF&E: CFCI (from Page 2)			$ -				
CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)			$ 4,950,000				
Design Contingency	10.0000%	$ 4,950,000	$ 495,000				
General Conditions	0.0000%	$ 4,950,000	$ -				
Overhead & Profit (OH&P)	7.0300%	$ 4,950,000	$ 348,000				
HAZARDOUS MATERIALS ABATEMENT (from Page 2)			$ -				
Unescalated Construction Cost Subtotal	Escalation Factor		$ 5,793,000		Inflation Option		
Escalated Construction Cost Subtotal	1.2241	$ 5,793,000	$ 7,091,100		NORMAL		
					Construction Cost Threshold		
Builder's Risk Insurance Policy	1.0000%	$ 7,091,100	$ -		$ 21,250,000		
2. Architect/Engineer Basic Services						**9.7165%**	**$ 689,000**
Primary Scope of Work Designation:	CONSTRUCTION	7.4000%					
Project Complexity Designation:	AVERAGE						
Basic Services (Calculated % of Construction $)	7.4000%	$ 7,091,000	$ -				
Basic Services (Enter Direct $ for Basic A/E Fees)	9.6%		$ 681,900				
Reimbursible costs	1.0000%	$ 681,900	$ 6,800				
3. Additional Design Services						**4.5551%**	**$ 323,000**
Pre-design	1.0000%	$ 7,091,000	$ 70,900				
Sustainable/Resilient Design			$ -				
Commissioning (Level 1 or 2)	1.0000%	$ 7,091,000	$ 70,900				
EIS/EIA consultant			$ 15,000				
Construction Testing			$ -				
Testing & Balancing			$ -				
OTHER PRIME CONSULTANT FEES			$ 86,000				
GEOTECH			$ 15,000				
SURVEY			$ 15,000				
REDI-CHECK			$ 50,000				
Furnishings, Fixtures, & Equipment (FF&E) Design Fee	0.0000%	$ -	$ -				
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)					FF&E: OFCI	$ -	
Audio-Visual and Computer Equipment			$ -				
Systems Furniture			$ -				
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum A			$ -				
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum B			$ -				
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum C			$ -				
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum D			$ -				
4. Project Contingency	20.0000%	$ 7,091,000	$ 1,418,200			**19.9972%**	**$ 1,418,000**
5. Project Management	4.0000%	$ 8,509,000	$ 340,400			**4.7948%**	**$ 340,000**
6. Furnishings, Fixtures, & Equipment (FF&E)						**11.3806%**	**$ 807,000**
FF&E: OFCI (from #3 above)			$ -				
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)					FF&E: OFOI	$ 806,700	
Movable & Special Equipment (% of Construction $)	11.3770%	$ 7,091,000	$ 806,700				
Audio-Visual and Computer Equipment			$ -				
Systems Furniture			$ -				
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum A			$ -				
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum B			$ -				
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum C			$ -				

TOTAL PROJECT BUDGET ESTIMATE				$ 10,668,000
	$	275	/ASF: Construction Cost (building & site)	
	$	183	/GSF: Construction Cost (building & site)	
	$	593	/ASF: Total Project Cost	
	$	395	/GSF: Total Project Cost	

NOTES:

X
X
X
X
X

Capital Budget Request Item
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Agency	Institution	Facility ID	Facility Name
Universities of Wisconsin	Oshkosh	285-0F-0006A/B	POLK LIBRARY

Project Title	Priority
POLK LEARNING COMMONS ADDITION & RENOVATION	14

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 137,572,000	$ 0	$ 0	$ 0	$ **137,572,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $137,572,000 General Fund Supported Borrowing to demolish the original library facility, renovate the addition, and construct a partial replacement addition at UW-Oshkosh be included in the proposed 2025-27 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Demolishes original library and renovates first addition of an outdated library with significant deferred maintenance and reconstructs a partial replacement with more efficient space and improves the energy and maintenance requirements.
- Creates new central academic hub, housing core academic support services, creating a centralized location for academic resources, math tutoring, and the writing center.
- Includes a new, flexible learning commons to replace the old library, featuring technology-rich group study rooms, digital multimedia labs, active learning classrooms, and versatile event spaces.
- Emphasizes energy efficiency, renewable energy, and reduced emissions, supporting state ‘clean energy’ initiatives.
- Complies with modern accessibility standards, including new accessible pathways and updated facilities.

Project Description and Scope

This project demolishes the inefficient, obsolete, and failing original 1962 library facility and replaces it by constructing a new, smaller, and more flexible learning commons building addition. The connector link between the original facility and the addition, along with the mechanical penthouse on the building addition will also be demolished. The 1969 addition will be completely renovated, including replacing the exterior envelope with a new, energy efficient façade to match the new addition. A new main building entrance, general access classrooms, and meeting spaces will be housed in the replacement building addition. A multi-story, interior circulation avenue will provide informal study, seating, and gathering spaces and connections to exterior pedestrian walkways, North academic quadrangle, and the Reeve Memorial Union. The reduced footprint learning commons facility will improve accessibility and align with the façade of the adjacent Dempsey Hall to create a more prominent green space.

The library collection will be reduced to half of its current size and the replacement learning commons will prioritize space for instruction, research, and study. Compact shelving will be used for closed collection applications and student accessed shelving will be arranged in standard browsable rows. The collections will be located primarily in the 1969 building addition. The quality, quantity, and variety of learning spaces include

technology-rich group study rooms, digital multimedia laboratories, active learning classrooms, experience-driven learning spaces, and flexible event, instructional whitebox, and multi-use spaces. Select academic resource groups have been added to the program to create a center of academic resources for campus. The resulting facility will anchor the heart of intellectual activity at UW-Oshkosh and provide a facility that meets applicable state building, health, safety, environmental codes, and accessibility standards. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	69,130	ASF	104,740	GSF	$	4,755,000
Renovation:	65,430	ASF	97,160	GSF	$	48,591,000
New Construction:	44,770	ASF	65,840	GSF	$	42,267,000
Project Total:	**179,330**	**ASF**	**267,740**	**GSF**	**$**	**95,613,000**

This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead-by-example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines ensure a healthy building with reduced utility costs that also provides university students and communities with educational examples of forward-thinking resilient and sustainable design.

Background

The library facility (66,273 ASF/97,762 GSF) was originally constructed in 1962 and named for the university's longest serving chancellor, Forrest R. Polk, and the addition (85,944 ASF/) was constructed in 1969. This facility has always been mixed use occupancy, housing the library services, general access classrooms, testing center, and various academic and administrative units. A small section of circulation space near the main entrance was renovated in 2018. In addition, carpeting was replaced in the main administrative suite in 2020, located on the second floor of the facility. Ventilator units were repaired or replaced in 2021. The remainder of the facility, including all building infrastructure systems, architectural finishes, equipment, and furniture date back to the original construction 60 plus years ago. In 2017, the government documents collection that was housed on third floor south building was relocated to an alternate site by the federal government. Current efforts are underway to reduce the print monograph collection by 40% and the bound periodicals collection by 75%.

Analysis of Need and Project Justification

As UW-Oshkosh navigates the impacts of declining enrollment, its strategic planning includes efforts and methods to reduce overall square footage but also provide the quality and flexible square footage required for current and future program needs. This proposed scope of work is a prime illustration of that strategy, eliminating the original library facility in its entirety, and replacing it with a significantly smaller facility addition that is higher quality and more flexible than the original facility could have ever been. The Polk Library facility has been identified as the most logical and feasible candidate to house a new mixed-use occupancy of library services, student services, and student resources. The resulting facility will provide a prime recruitment and retention tool for current and prospective students. The reimagined facility will provide an accessible, modern learning commons that is essential for higher educational environments. The renovation will resolve accessibility compliance issues including regarding stack placements, reach limits, exterior and interior accessible path of travel routes, door hardware, communications elements including signage and public toilet facilities. It will restore building infrastructure systems and operations, improve space functionality and flexibility, and provide a compelling draw for the entire campus community. Reduction of physical media being replaced with digital resources allows the proposed reduction of overall library space while simultaneously allowing the creation of additional collaboration, testing, study, and informal learning spaces.

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The proposed new commons will be the central hub for innovation and core instruction and learning mission. The multiuse classroom spaces promote active learning, foster creativity, and showcase multimedia instruction and scholarship. The instructional spaces also serve as faculty laboratories where pedagogical approaches central to the interdisciplinary, experience-driven learning at the heart of new academic model will be developed. The learning commons will provide a place where students, faculty, and staff gather to learn collaboratively and showcase their work and solutions, particularly in spaces like the digital scholarship lab. All core academic support services (including Center for Academic Resources, Office of Student Research and Creative Activity, math tutoring, and writing center) will be co-located in the resulting facility, eliminating the current necessity to visit five separate facilities located across campus and streamline student access and activity within these operations. The final design solution, the types of space provided, their adjacencies and locations, will foster connections among students, faculty, and staff.

The original facility is now more than 60 years old, and the building infrastructure systems are well past their expected useful lives. They are beginning to fail with a frequency and severity that cannot be resolved without significant capital investment. The HVAC systems have repeated failures. The piping from the main utility supply lines is deteriorating from the inside out, resulting in significant damage when they rupture. Just in the past biennium, there have been 12 unique pipe breaks causing more than $70,000 in damage and repair costs. The ventilation equipment is not functioning properly and cannot be repaired to provide adequate air exchanges per current code requirements, nor maintain temperatures and humidity levels. Most electrical panels are at capacity therefore the increase in technology within the facility will require an increase in power distribution. The undersized electrical and telecommunications capacity available within the building does not allow the university to keep pace with the demand for technology-rich instructional environments. As more online pathways and hybrid courses are implemented the design and flow of all spaces on campus must incorporate this thought process. Lighting systems are inefficient and poorly designed to meet modern code requirements.

Most of the restrooms have narrow entrances and fixtures that do not comply with the current accessibility standards. Flooring throughout the building has exceeded its life expectancy and has worn through and exposed the asbestos underlayment to foot traffic. Furniture has exceeded its life expectancy, most of it is worn and in various stages of disrepair. The exterior of the building has failed, and large sections of granite material are cracked, broken, or missing. Replacement of the exterior storefront and single pane windows will provide increased energy efficiencies and eliminate water intrusion. Exterior storefront and window replacements will also bring the facility into compliance with State of Wisconsin daylighting requirements. Addition of a fire sprinkler system and alteration of open stairwells will bring the facility into compliance with the IBC and NFPA. The proposed scope of work will coordinate phased construction and the associated logistical challenges to resolve the most pressing facilities issues while also allowing limited library functionality in the south portion of the facility throughout the renovation and construction project.

Alternatives

It is not possible to accomplish the proposed scope of work in a series of smaller maintenance and renovation projects as the required scopes of work exceed all capital project program budget thresholds. A single project will provide continuity of design and lessen the impact on building occupants. In addition, this approach avoids cost escalation that would result by spreading the proposed work over several biennia. The preliminary budget estimate to replace the ventilator piping alone exceeds the All Agency Projects Program threshold and a complete renovation of the entire library facility, as is without reduction in square footage, is approximately $177 million.

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Project Budget

Construction:		$	94,989,000
Hazardous Materials:		$	624,000
Total Construction:		**$**	**95,613,000**
Design Fees (Basic):	8.94%	$	8,706,000
Design Fees (Other):	4.92%	$	2,880,000
Total Design Fees:		**$**	**11,586,000**
Contingency:	15.00%	$	14,342,000
Management Fees:	4.00%	$	4,398,000
Furnishings/Fixtures/Eqpt:	12.04%	$	11,633,000
Total Budget Estimate:		**$**	**137,572,000**

Project Schedule

A/E Selection:	Aug 2023
Design Report (75%):	Aug 2025
Approval:	Dec 2025
Bid Opening:	Feb 2026
Start Project:	May 2026
Substantial Completion:	Aug 2028
Project Close Out:	Feb 2029

Previous Action

08/18/2022
Resolution 11906

The Board of Regents approved that the proposed 2023-25 Capital Budget request, including the UW System Academic & Administrative Multi-Building Renovations - Planning & Design project and the associated UW-Oshkosh Polk Library Renovation or Replacement at an estimated total project cost of $5,314,000 Building Trust Funds be submitted to the Department of Administration and State Building Commission.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

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Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	(52,000)
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**8,689,500**

Description

It is estimated that a savings of $52,000 will be achieved annually as the result of lower energy bills for a smaller overall facility. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that no additional university funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $8,689,500 (75% of Design Fee estimate) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

PROJECT TITLE:	**POLK LEARNING COMMONS ADDITION & RENOVATION**	Date Prepared:	08/01/24
LOCATION:	UW-OSHKOSH	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (14.0)	**TOTAL PROJECT ESTIMATE:**	**$ 137,572,000**

NEW BUILDING AREA					
ASF New Const	0			Base Date:	05/2024
GSF New Const	0	0.00%	Efficiency	Base Date Index:	8308
				Inflation Date:	05/2026
				Inflation Date Index:	9334
REMODELING AREA			NORMAL	Inflation Factor:	1.1235
GSF Remodeling	0				
GSF Total Bldg	0	0.00%	Remodeling	Occupancy Date:	10/2029

$	-	/ASF: Construction Cost (building & site)
$	-	/GSF: Construction Cost (building & site)
$	-	/ASF: Total Project Cost
$	-	/GSF: Total Project Cost

TOTAL CONSTRUCTION		**95,613,000**
CONSTRUCTION		94,989,000
HAZARDOUS MATERIALS ABATEMENT		624,000
TOTAL DESIGN FEES	**12.1176%**	**11,586,000**
DESIGN FEES (BASIC)	9.1055%	8,706,000
DESIGN FEES (OTHER)	3.0121%	2,880,000
CONTINGENCY	**15.0001%**	**14,342,000**
MANAGEMENT FEES	**4.5998%**	**4,398,000**
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	**12.1668%**	**11,633,000**
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	7.1670%	6,852,600
OWNER FURNISHED, OWNER INSTALLED (OFOI)	5.0001%	4,780,700
TOTAL BUDGET ESTIMATE		**137,572,000**

PROJECT TITLE:	POLK LEARNING COMMONS ADDITION & RENOVATION	Date Prepared:	08/01/24
LOCATION:	UW-OSHKOSH	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (14.0)	**TOTAL PROJECT ESTIMATE:**	**$ 137,572,000**

NEW BUILDING AREA

ASF New Const	0		Base Date:	05/2024
GSF New Const	0	0.0000% Efficiency	Inflation Date:	05/2026
		NORMAL	Inflation Factor C (Calculated):	1.1235
REMODELING AREA			Inflation Factor O (Override):	1.1235
GSF Remodeling	0		Inflation Delta (O-C):	0.0000
GSF Total Bldg	0	0.0000% Remodeling	Occupancy:	10/2029

	ENR Index	Month/Year
Base Date:	8308	05/2024
Inflation Date:	9334	05/2026
Occupancy:	42 months	

NEW CONSTRUCTION BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function A	0	0.0000	0	$ -		$ -
Function B	0	0.0000	0	$ -		$ -
Function C	0	0.0000	0	$ -		$ -
Function D	0	0.0000	0	$ -		$ -
Function E	0	0.0000	0	$ -		$ -
Function F	0	0.0000	0	$ -		$ -
Function G	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

NEW CONSTRUCTION COST SUBTOTAL $ -

REMODELING BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function H	0	0.0000	0	$ -		$ -
Function I	0	0.0000	0	$ -		$ -
Function J	0	0.0000	0	$ -		$ -
Function K	0	0.0000	0	$ -		$ -
Function L	0	0.0000	0	$ -		$ -
Function M	0	0.0000	0	$ -		$ -
Function N	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

$ -

REMODELING BY TRADE

Trade Category		GSF	$/GSF	DFD $/GSF	Trade Cost
General	**Notes**				
Surface Treatment	X	0	$ 17.00	$ 17.00	$ -
Minor	X	0	$ 58.00	$ 58.00	$ -
Partial	X	0	$ 96.00	$ 96.00	$ -
Complete	X	0	$ 115.00	$ 115.00	$ -
Plumbing					
Minor	X	0	$ 19.00	$ 19.00	$ -
Partial	X	0	$ 32.00	$ 32.00	$ -
Complete	X	0	$ 37.00	$ 37.00	$ -
Special Laboratory Needs	X	0	$ 68.00	$ 68.00	$ -
Heating, Ventilating, & Air Conditioning					
Minor	X	0	$ 25.00	$ 25.00	$ -
Partial	X	0	$ 53.00	$ 53.00	$ -
Complete	X	0	$ 79.00	$ 79.00	$ -
Electrical					
Minor	X	0	$ 20.00	$ 20.00	$ -
Partial	X	0	$ 35.00	$ 35.00	$ -
Complete	X	0	$ 45.00	$ 45.00	$ -
				Subtotal: $	0

REMODELING COST SUBTOTAL (cell will highlight red if Remodeling by Space Type and Remodeling by Trade sections are both used) $ -

NEW CONSTRUCTION & REMODELING COST SUBTOTAL $ -

PROJECT TITLE: **POLK LEARNING COMMONS ADDITION & RENOVATION**

NEW CONSTRUCTION & REMODELING COST SUBTOTAL (from page 1) $ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS:

HEADING NAME OR ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	SUBTOTAL
DEMO	DEMOLITION (RAZING GROSS SQUARE FOOTAGE)	104,740.00	GSF	$ 29.64	$ 3,104,000

ADDITIONAL CONSTRUCTION & REMODELING COSTS					
1000	GENERAL REQUIREMENTS	163,000.00	GSF	$ -	$ -
2000	EXISTING CONDITIONS	163,000.00	GSF	$ 27.83	$ 4,536,700
3000	CONCRETE	163,000.00	GSF	$ 34.58	$ 5,636,700
4000	MASONRY	163,000.00	GSF	$ 13.73	$ 2,238,300
5000	METALS	163,000.00	GSF	$ 7.53	$ 1,227,000
6000	WOODS, PLASTICS & COMPOSITES	163,000.00	GSF	$ 4.69	$ 765,200
7000	THERMAL & MOISTURE PROTECTION SYSTEM	163,000.00	GSF	$ 16.34	$ 2,663,900
8000	OPENINGS	163,000.00	GSF	$ 32.55	$ 5,304,900
9000	FINISHES	163,000.00	GSF	$ 26.29	$ 4,286,000
10000	SPECIALTIES	163,000.00	GSF	$ 0.95	$ 155,400
11000	EQUIPMENT	163,000.00	GSF	$ -	$ -
12000	FURNISHINGS	163,000.00	GSF	$ 16.69	$ 2,719,700
13000	SPECIAL CONSTRUCTION	163,000.00	GSF	$ -	$ -
14000	CONVEYING EQUIPMENT	163,000.00	GSF	$ 2.40	$ 391,200
					$ -
21000	FIRE SUPPRESSION	163,000.00	GSF	$ 4.90	$ 798,600
22000	PLUMBING	163,000.00	GSF	$ 7.93	$ 1,292,400
23000	HEATING, VENTILATING & AIR CONDITIONING	163,000.00	GSF	$ 56.42	$ 9,196,500
					$ -
26000	ELECTRICAL	163,000.00	GSF	$ 47.17	$ 7,689,400
27000	COMMUNICATIONS AND AUDIO/VISUAL	163,000.00	GSF	$ 19.55	$ 3,186,000
28000	ELECTRONIC SAFETY AND SECURITY	163,000.00	GSF	$ 7.05	$ 1,149,800
					$ -
31000	EARTHWORK	163,000.00	GSF	$ 1.53	$ 249,700
32000	EXTERIOR IMPROVEMENTS	163,000.00	GSF	$ 13.40	$ 2,183,700
33000	UTILITIES	163,000.00	GSF	$ 3.85	$ 627,600
					$ -
					$ -
					$ -
	PHASED CONSTRUCTION	1.00	LUMP SUM	$ 3,013,200.00	$ 3,013,200
					$ -
					$ -
					$ -
					$ -
				ADDITIONAL CONSTRUCTION & REMODELING COSTS:	$ 59,312,000

FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E): CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI)					
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				FF&E: CFCI	$ -

ADDITIONAL CONSTRUCTION & REMODELING COST SUBTOTAL $ 62,416,000

CONSTRUCTION & REMODELING COST SUBTOTAL **$ 62,416,000**

HAZ MATS	HAZARDOUS MATERIALS ABATEMENT	0.01	SF	$ 62,416,000.00	$ 624,000

PROJECT TITLE: **POLK LEARNING COMMONS ADDITION & RENOVATION**

CONSTRUCTION & REMODELING COST SUBTOTAL (from page 2)							$ 62,416,000
1. Total Construction Cost							**$ 95,613,000**
NEW CONSTRUCTION & REMODELING COST (from Page 1)				$ -			
DEMOLITION (from Page 2)				$ 3,104,000			
ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)				$ 59,312,000			
FF&E: CFCI (from Page 2)				$ -			
CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)				$ 62,416,000			
Design Contingency	20.0000%	$	62,416,000	$ 12,483,200			
General Conditions	8.0000%	$	62,416,000	$ 4,993,300			
Contractor's Fees	6.0000%	$	62,416,000	$ 3,745,000			
HAZARDOUS MATERIALS ABATEMENT (from Page 2)				$ 624,000			
Unescalated Construction Cost Subtotal	Escalation Factor			$ 84,261,500		Inflation Option	
Escalated Construction Cost Subtotal	1.1235	$	84,261,500	$ 94,666,400		NORMAL	
						Construction Cost Threshold	
Builder's Risk Insurance Policy	1.0000%	$	94,666,400	$ 946,700		$ 21,250,000	
2. Architect/Engineer Basic Services						**9.1055%**	**$ 8,706,000**
Primary Scope of Work Designation:	RENOVATION		6.2000%				
Project Complexity Designation:	HIGH						
Basic Services (Calculated % of Construction $)	6.2000%	$	95,613,000	$ -			
Basic Services (Enter Direct $ for Basic A/E Fees)	8.8%			$ 8,371,116			
Reimbursible costs	4.0000%	$	8,371,116	$ 334,800			
3. Additional Design Services						**3.0121%**	**$ 2,880,000**
Pre-design	1.0533%	$	95,613,000	$ 1,007,100			
Sustainable/Resilient Design				$ -			
Commissioning (Level 1 or 2)	1.0000%	$	95,613,000	$ 956,100			
EIS/EIA consultant				$ 100,000			
Construction Testing				$ 50,000			
Testing & Balancing				$ 150,000			
Specify Additional Design Service A				$ -			
Specify Additional Design Service B				$ -			
Specify Additional Design Service C				$ -			
Specify Additional Design Service D				$ -			
Furnishings, Fixtures, & Equipment (FF&E) Design Fee	9.0000%	$	6,852,600	$ 616,700			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)					FF&E: OFCI	$ 6,852,600	
Audio-Visual and Computer Equipment				$ 2,352,000			
Systems Furniture				$ 4,500,600			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum D				$ -			
4. Project Contingency	15.0000%	$	95,613,000	$ 14,342,000		**15.0001%**	**$ 14,342,000**
5. Project Management	4.0000%	$	109,955,000	$ 4,398,200		**4.5998%**	**$ 4,398,000**
6. Furnishings, Fixtures, & Equipment (FF&E)						**12.1668%**	**$ 11,633,000**
FF&E: OFCI (from #3 above)				$ 6,852,600			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)					FF&E: OFOI	$ 4,780,700	
Movable & Special Equipment (% of Construction $)	5.0000%	$	95,613,000	$ 4,780,700			
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			

TOTAL PROJECT BUDGET ESTIMATE	$ 137,572,000

$	-	/ASF: Construction Cost (building & site)
$	-	/GSF: Construction Cost (building & site)
$	-	/ASF: Total Project Cost
$	-	/GSF: Total Project Cost

NOTES:

CAFÉ SPACE = 1,733 ASF and 3.87% of NEW CONSTRUCTION ASF...$69,915,000 * .0387 = $2,354,000 PRSB

ASSUME NEW CONSTRUCTION OF 65,840 GSF @ $547.50/GSF = $36,047,000 UNINFLATED CONSTRUCTION COST (46.52%)

ASSUME RENOVATION OF 97,160 GSF @ 426.50/GSF = $41,439,000 UNINFLATED CONSTRUCTION COST (53.48%)

$4,755,000 = DEMOLITION INFLATED CONSTRUCTION COST = $6,842,000 PROJECT COST

$48,591,000 = RENOVATION INFLATED CONSTRUCTION COST = $69,915,000 PROJECT COST

$42,2678,000 = NEW CONSTRUCTION INFLATED CONSTRUCTION COST = $60,815,000 PROJECT COST

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Agency	Institution	Facility ID	Facility Name
Universities of Wisconsin	Stout	285-0L-9950	MULTI-BUILDING

Project Title	Priority
HANSEN, KEITH, MILNES, and CHINNOCK RESIDENCE HALLS ADDITIONS & RENOVATIONS	15

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 51,718,000	$ 0	$ 0	$ **51,718,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $51,718,000 Program Revenue Supported Borrowing to construct an addition and comprehensive student residence renovation to provide a modern, double-occupancy, university style residential and campus community facility at UW-Stout be included in the proposed 2025-27 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Comprehensively renovates the 482-bed, four interconnected building complex.
- No significant renovation since 1969.
- Constructs new accessible entrances and installs four new stair towers and an elevator to improve circulation.
- Replaces restroom/shower room building infrastructure, fixtures, and architectural finishes.
- Installs new high-speed fiber optic cables and upgrades the electrical distribution systems, equipment, and controls.
- Replaces existing roofing systems, provides exterior masonry repairs and new exterior storefronts.
- Upgrades and refreshes resident rooms with new interior finishes.

Project Description and Scope

This project renovates the Hansen, Keith, Milnes, and Chinnock (HKMC) Residence Hall complex, providing upgraded programmatic spaces and building infrastructure to improve functionality and efficiency and become compliant with current building codes. New accessible entrances will be constructed for each building in this complex, relocating the main entry from the first floor to the ground floor, and the restrooms/shower rooms on each floor will be comprehensively renovated in each building. Four new circulation stair towers with associated connecting building links will be constructed along with a single new passenger elevator tower with accessible connections to all floors to serve the entire complex.

Project work includes complete renovation and abatement of restrooms/shower rooms; replacement of all resident room interior finishes, interior door assemblies, electrical and telecommunication service distribution, lighting and controls; exterior envelope masonry maintenance and repairs; replacement of roofing systems, exterior windows, and exterior storefronts and associated vestibules; masonry removal to allow installation of additional exterior windows; and construction of new elevator and circulation towers with connections at each floor and an accessible main entrance. The medium voltage electrical feeders, building electrical system and equipment, and fire alarm and smoke detection system will be completely replaced. The replacement fire alarm system will include central voice annunciation and third-party notification features.

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New fiber optic cable from the main campus hub will be extended to the facility complex and all telecommunications systems and equipment replaced. New card access systems, cameras, and security systems will be installed. The underground steam service and all HVAC equipment and associated distribution and controls will be replaced. The controls will be replaced with new direct digital controls (DDC). The domestic water systems, distribution, and equipment along with the sanitary and storm sewer systems will be completely replaced. Replacement plumbing systems will address water quality issues still prevalent on campus. New fire protection systems will be retrofitted into each building. All paved surfaces (drives, plazas, and pedestrian walkways) will be reconstructed or restored, and new landscaping and turf installed around the entire facility complex. A scope of work summary is shown below with associated construction costs.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	60,591	ASF	101,846	GSF	$	34,900,000
New Construction:	5,236	ASF	8,779	GSF	$	3,017,000
Project Total:	**65,827**	**ASF**	**110,625**	**GSF**	**$**	**37,917,000**

This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead-by-example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines ensure a healthy building with reduced utility costs that also provides university students and communities with educational examples of forward-thinking resilient and sustainable design.

Background

This residence hall complex (60,591 ASF/101,846 GSF) was designed in 1964; the Hansen, Keith, and Milnes buildings were constructed in 1965 and the Chinnock building was constructed in 1969. The complex contains 482 beds and does not contain an elevator. Recreational lounge areas, laundry, and support services are provided in the current structure. No major additions or renovations have occurred since 1969. The Hansen and Keith buildings are included in the Wisconsin Historical Society inventory as buildings of potential historical significance.

Analysis of Need and Project Justification

The building infrastructure, exterior envelope, and interior finishes have deteriorated or failed and now require replacement. The facility complex as a whole, as well as each individual building, are not accessible and awkward to navigate due to the facility configuration and surrounding terrain. The poor physical and functional conditions of the facility complex have negatively impacted student recruitment of potential future students and residents and retention of current students and residents. Facility expectations have drastically changed since this complex was designed and constructed, as evidenced by the current student desire for increased privacy, flexibility, and amenities/features. This project constructs a new elevator tower and connecting link to all floors for a fully accessible building.

The exterior envelope is not weathertight, poorly insulated, and provides inadequate daylighting. This results in unpredictable and undesirable living environments, including the original pneumatic controls with marginal performance capabilities. The proposed exterior envelope maintenance, repairs, and improvements will resolve these issues and provide a more sustainable and suitable living environment, allowing only the daylight to penetrate deeper into the facility. It also brings this facility complex up to the standards already established on campus for previously completed student residence renovations.

Common to this era of student residences, failures of the plumbing systems, distribution, equipment, and fixtures have become more frequent and complex, requiring longer duration repairs and inoperable periods for

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the student residents. Failed shower room waterproofing has become particularly disruptive, leaking water to adjacent spaces and requiring destructive repair work to both partition walls and floors. Acquiring compatible faucets and recessed shower valves parts is no longer possible, as only scarce aftermarket parts are sporadically available. This situation results in removing showers units from service. If a shower/toilet room fails and becomes inoperable or unrepairable, a corresponding number of beds also need to be removed or relocated until funding is approved and repairs made. This reduces the on-campus student population and corresponding revenue. Often the repairs made are less-than-ideal due to the inability to find proper replacement parts to fit the older systems.

The hot water heating system is controlled through original pneumatic thermostats, which are outdated and dysfunctional. Changes in student lifestyle, including more cooking in resident rooms, has resulted in the humidity levels rising and causing condensation on walls and windows. This condition directly contributes to moisture and mold problems within resident rooms. has caused an increasing problem with mold growth. Similarly, the HVAC control are also the original pneumatic controls and with marginal performance. Some components, due to inefficiencies and various other issues, have been taken out of service. This project resolves building control systems issues and will result in energy savings through managing temperature and ventilation systems when rooms are not in use.

The electrical systems are unreliable, undersized, and lack modern safety features for service technicians. Unexpected events such as flooding, unforeseen renovations, and unexpected electrical gear maintenance are occurring more often due to the deteriorating condition of our buildings and their systems. New systems will provide a higher level of safety for users and as well as service technicians. Service staff will no longer need to enter confined areas that have hazardous electrical levels or perform critical feeder switching. Replacement components for the main distribution panels are available only through used parts market, at premium prices. Installation of new fiber optic cables will improve bandwidth and address the students demand for adequate internet service. Installation of new radio communication systems within the building will assure emergency service personnel have appropriate communication abilities in remote building locations throughout the complex. New landscaping will improve storm water management and will include plants that thrive in our region that require minimal maintenance and watering.

Alternatives

Demolition of the HKMC facility complex and replacement with a new residence hall was considered. This alternative was determined to be financially infeasible and that renovating the current facility was more cost-effective.

Project Budget

Construction:		$	35,917,000
Hazardous Materials:		$	2,000,000
Total Construction:		$	37,917,000
Design Fees (Basic):	7.80%	$	2,958,000
Design Fees (Other):	2.00%	$	758,000
Total Design Fees:		$	3,716,000
Contingency:	15.00%	$	5,688,000
Management Fees:	4.60%	$	1,744,000
Furnishings/Fixtures/Eqpt:	7.00%	$	2,653,000
Total Budget Estimate:		$	51,718,000

Project Schedule

A/E Selection:	Sep 2025
Design Report (75%):	Aug 2026
Approval:	Oct 2026
Bid Opening:	Jan 2027
Start Project:	May 2027
Substantial Completion:	May 2029
Project Close Out:	Dec 2029

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Previous Action

08/20/2020 Resolution 11493	The Board of Regents approved that the proposed 2021-23 Capital Budget request, including the UW-Stout Hanson/Keith/Milnes/Chinnock Halls Restroom Renovations Minor Facilities Renewal project at an estimated total project cost of $7,341,000 Program Revenue Supported Borrowing be submitted to the Department of Administration and State Building Commission.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Students are charged a user fee to live in this residence hall.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	1.00	$	43,109
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	4,327,728
Supplies & Expenses:		$	7,726
Utility Bills:		$	8,164
New Annual Costs:	**1.00**	**$**	**4,386,727**
One Time Project Costs:		**$**	**15,000**
Reimbursable Costs:		**$**	**2,787,000**

Description

It is estimated that an additional $4,386,727 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $15,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $2,787,000 (75% of Design Fee estimate) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

PROJECT TITLE:	**HANSEN, KEITH, MILNES AND CHINNOCK RESIDENCE HALLS ADDIITONS & RENOVATIONS**	Date Prepared:	08/01/24
LOCATION:	UW-STOUT	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (15.0)	**TOTAL PROJECT ESTIMATE:**	**$ 51,718,000**

NEW BUILDING AREA

ASF New Const	5,236			Base Date:	09/2021
GSF New Const	8,779	59.64%	Efficiency	Base Date Index:	7214
				Inflation Date:	05/2027
				Inflation Date Index:	9909
REMODELING AREA			NORMAL	Inflation Factor:	1.3736
GSF Remodeling	101,594				
GSF Total Bldg	101,594	100.00%	Remodeling	Occupancy Date:	10/2030

$	188	/ASF: Construction Cost (building & site)
$	182	/GSF: Construction Cost (building & site)
$	484	/ASF: Total Project Cost
$	469	/GSF: Total Project Cost

TOTAL CONSTRUCTION		**37,917,000**
CONSTRUCTION		35,917,000
HAZARDOUS MATERIALS ABATEMENT		2,000,000
TOTAL DESIGN FEES	**9.8004%**	**3,716,000**
DESIGN FEES (BASIC)	7.8013%	2,958,000
DESIGN FEES (OTHER)	1.9991%	758,000
CONTINGENCY	**15.0012%**	**5,688,000**
MANAGEMENT FEES	**4.5995%**	**1,744,000**
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	**6.9969%**	**2,653,000**
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	0.0000%	0
OWNER FURNISHED, OWNER INSTALLED (OFOI)	6.9961%	2,652,700
TOTAL BUDGET ESTIMATE		**51,718,000**

PROJECT TITLE:	HANSEN, KEITH, MILNES and CHINNOCK RESIDENCE HALLS ADDIITONS & RENOVATION	Date Prepared:	08/01/24
LOCATION:	UW-STOUT	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (15.0)	**TOTAL PROJECT ESTIMATE:**	**$ 51,718,000**

				ENR Index	Month/Year
NEW BUILDING AREA			Base Date:	7214	09/2021
ASF New Const	5,236		Inflation Date:	9909	05/2027
GSF New Const	8,779	59.6423% Efficiency			
		NORMAL	Inflation Factor C (Calculated):		1.3736
REMODELING AREA			Inflation Factor O (Override):		1.3736
GSF Remodeling	101,594		Inflation Delta (O-C):		0.0000
GSF Total Bldg	101,594	100.0000% Remodeling	Occupancy:	42 months	10/2030

NEW CONSTRUCTION BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function A	0	0.0000	0	$ -		$ -
Function B	0	0.0000	0	$ -		$ -
Function C	0	0.0000	0	$ -		$ -
Function D	0	0.0000	0	$ -		$ -
Function E	0	0.0000	0	$ -		$ -
Function F	0	0.0000	0	$ -		$ -
Function G	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

NEW CONSTRUCTION COST SUBTOTAL $ -

REMODELING BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function H	0	0.0000	0	$ -		$ -
Function I	0	0.0000	0	$ -		$ -
Function J	0	0.0000	0	$ -		$ -
Function K	0	0.0000	0	$ -		$ -
Function L	0	0.0000	0	$ -		$ -
Function M	0	0.0000	0	$ -		$ -
Function N	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

$ -

REMODELING BY TRADE

Trade Category		GSF	$/GSF	DFD $/GSF	Trade Cost
General	**Notes**				
Surface Treatment	X	0	$ 15.00	$ 15.00	$ -
Minor	X	0	$ 50.00	$ 50.00	$ -
Partial	X	0	$ 84.00	$ 84.00	$ -
Complete	X	0	$ 100.00	$ 100.00	$ -
Plumbing					
Minor	X	0	$ 16.00	$ 16.00	$ -
Partial	X	0	$ 28.00	$ 28.00	$ -
Complete	X	0	$ 32.00	$ 32.00	$ -
Special Laboratory Needs	X	0	$ 60.00	$ 60.00	$ -
Heating, Ventilating, & Air Conditioning					
Minor	X	0	$ 22.00	$ 22.00	$ -
Partial	X	0	$ 46.00	$ 46.00	$ -
Complete	X	0	$ 69.00	$ 69.00	$ -
Electrical					
Minor	X	0	$ 18.00	$ 18.00	$ -
Partial	X	0	$ 30.00	$ 30.00	$ -
Complete	X	0	$ 39.00	$ 39.00	$ -
				Subtotal: $	0

REMODELING COST SUBTOTAL (cell will highlight red if Remodeling by Space Type and Remodeling by Trade sections are both used) $ -

NEW CONSTRUCTION & REMODELING COST SUBTOTAL **$ -**

PROJECT TITLE: **HANSEN, KEITH, MILNES and CHINNOCK RESIDENCE HALLS ADDIITONS & RENOVATIONS**

NEW CONSTRUCTION & REMODELING COST SUBTOTAL (from page 1) $ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS:

HEADING NAME OR ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	**SUBTOTAL**
DEMO	DEMOLITION (RAZING GROSS SQUARE FOOTAGE)	0.00	GSF	$ 17.91	$ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS

	MIDDLETON CONSULTING & CONTRACTING ESTIMATE	1.00	LUMP SUM	$ 16,444,008.00	$ 16,444,000
					$ -
					$ -
					$ -
	UNSPECIFIED	1.00	LUMP SUM	$ 3,660,000.00	$ 3,660,000
					$ -
					$ -
					$ -
					$ -
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					$ -
					$ -
				ADDITIONAL CONSTRUCTION & REMODELING COSTS:	$ 20,104,000

FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E): CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI)

					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				FF&E: CFCI	$ -

ADDITIONAL CONSTRUCTION & REMODELING COST SUBTOTAL $ 20,104,000

CONSTRUCTION & REMODELING COST SUBTOTAL **$ 20,104,000**

HAZ MATS	HAZARDOUS MATERIALS ABATEMENT	1.00	LUMP SUM	$ 2,000,000.00	$ 2,000,000

PROJECT TITLE: **HANSEN, KEITH, MILNES and CHINNOCK RESIDENCE HALLS ADDITIONS & RENOVATIONS**

CONSTRUCTION & REMODELING COST SUBTOTAL (from page 2)							$ 20,104,000
1. Total Construction Cost							**$ 37,917,000**
NEW CONSTRUCTION & REMODELING COST (from Page 1)				$ -			
DEMOLITION (from Page 2)				$ -			
ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)				$ 20,104,000			
FF&E: CFCI (from Page 2)				$ -			
CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)				$ 20,104,000			
Design Contingency	15.0000%	$	20,104,000	$ 3,015,600			
General Conditions	7.0000%	$	20,104,000	$ 1,407,300			
Contractors Fees	4.0000%	$	20,104,000	$ 804,200			
HAZARDOUS MATERIALS ABATEMENT (from Page 2)				$ 2,000,000			
Unescalated Construction Cost Subtotal	Escalation Factor			$ 27,331,100		Inflation Option	
Escalated Construction Cost Subtotal	1.3736	$	27,331,100	$ 37,541,200		NORMAL	
						Construction Cost Threshold	
Builder's Risk Insurance Policy	1.0000%	$	37,541,200	$ 375,400		$ 21,250,000	
2. Architect/Engineer Basic Services						**7.8013%**	**$ 2,958,000**
Primary Scope of Work Designation:	RENOVATION		7.5000%				
Project Complexity Designation:	AVERAGE						
Basic Services (Calculated % of Construction $)	7.5000%	$	37,917,000	$ 2,843,800			
Basic Services (Enter Direct $ for Basic A/E Fees)				$ -			
Reimbursible costs	4.0000%	$	2,843,800	$ 113,800			
3. Additional Design Services						**1.9991%**	**$ 758,000**
Pre-design	1.0000%	$	37,917,000	$ 379,200			
Sustainable/Resilient Design				$ -			
Commissioning (Level 1 or 2)	1.0000%	$	37,917,000	$ 379,200			
EIS/EIA consultant				$ -			
Construction Testing				$ -			
Testing & Balancing				$ -			
Specify Additional Design Service A				$ -			
Specify Additional Design Service B				$ -			
Specify Additional Design Service C				$ -			
Specify Additional Design Service D				$ -			
Furnishings, Fixtures, & Equipment (FF&E) Design Fee	0.0000%	$	-	$ -			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)					FF&E: OFCI	$ -	
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum D				$ -			
4. Project Contingency	15.0000%	$	37,917,000	$ 5,687,600		**15.0012%**	**$ 5,688,000**
5. Project Management	4.0000%	$	43,605,000	$ 1,744,200		**4.5995%**	**$ 1,744,000**
6. Furnishings, Fixtures, & Equipment (FF&E)						**6.9969%**	**$ 2,653,000**
FF&E: OFCI (from #3 above)				$ -			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)					FF&E: OFOI	$ 2,652,700	
Movable & Special Equipment (% of Construction $)	6.9960%	$	37,917,000	$ 2,652,700			
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			

TOTAL PROJECT BUDGET ESTIMATE				$ 51,718,000
	$	188	/ASF: Construction Cost (building & site)	
	$	182	/GSF: Construction Cost (building & site)	
	$	484	/ASF: Total Project Cost	
	$	469	/GSF: Total Project Cost	

NOTES:

X
X
X
X
X

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Agency	Institution	Facility ID	Facility Name
Universities of Wisconsin	Madison	285-0A-9950	MULTI-BUILDING

Project Title	Priority
CHADBOURNE RESIDENCE HALL DINING ADDITION & RENOVATION	16

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 18,795,000	$ 0	$ 0	$ **18,795,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $18,795,000 Program Revenue Supported Borrowing to construct student residence dining addition and renovation at UW-Madison be included in the proposed 2025-27 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Renovates and expands Rheta's Market, located within the Chadbourne Hall complex.
- Completely renovates the servery and dining space to create a new food hall.
- Included in targeted set of improvements campus wide to increase dining capacity to meet increased demand and changes in the delivery of dining services.
- Initiative to improve dining facilities and integrate academic and student services into university housing facilities.
- Relocates the convenience store and constructs new entry vestibule and stair in the building addition.
- Installs new fire protection systems, upgrades the HVAC system and resolves stormwater and sanitary sewer drainage.

Project Description and Scope

This project renovates and constructs a new addition at Rheta's Market located between Chadbourne and Barnard Residence Halls. The back-of-house spaces are being reconfigured to create a better flow from the loading dock to the coolers in Chadbourne and improve access to Barnard Residence Hall. The renovation area includes a complete renovation of the servery and dining space to create the new food hall. The raised platform seating area will remain in place and new food units will be distributed around it. The convenience store will be relocated into the new addition. Entrance at-grade will include a new vestibule, stairs, and lift to access the main floor of the Hall. A new check-in station will be provided at this location. The space formerly occupied by the convenience store will be converted to new seating areas. The dish washing machine will either be relocated to the main floor level or remain on the lower level with an upgraded vertical conveyance system.

The addition will include large windows facing University Avenue. The furnishings for the new space will be a mix of stand-up tables, sit-down tables, built-in counters, barstools, chairs, and benches. The interior finishes of the public spaces of the new food hall will be based on current market offerings and competition including polished concrete flooring, exposed terrazzo, or luxury vinyl tile flooring in the main dining areas, and epoxy flooring in the dish room and back of house kitchen areas. Ceiling design includes areas with exposed structure and mechanical, electrical, and plumbing with hard-lid ceilings over serving counters as required by code, and areas of acoustical baffles or clouds to mitigate sound. The serving counters will be stylized to fit the brand or menu, with quartz tops, wood veneer or plastic laminate die walls, and details of aluminum or painted metal.

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The addition will be slab-on-grade, steel framed, with a flat roof. The roof of the addition will be slightly higher than the existing roof to provide a stepped transition and allow appropriate flashing on the north side. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	0	ASF	25,000	GSF	$	12,889,000
New Construction:	0	ASF	3,300	GSF	$	1,507,000
Project Total:	**0**	**ASF**	**28,300**	**GSF**	**$**	**14,396,000**

This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead-by-example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines ensure a healthy building with reduced utility costs that also provides university students and communities with educational examples of forward-thinking resilient and sustainable design.

Background

Rheta's Market, located at 420 N Park Street as part of the larger Chadbourne Hall complex (Chadbourne Hall, Barnard Hall, and Rheta's Market), was originally constructed as the dining facility of the Chadbourne Hall redevelopment completed in 1959. It was renovated in 2007 into a marketplace dining venue to serve the residents in the southeast and central parts of campus. It has recently experienced increased customer traffic that is overwhelming current capacity. A pre-design study was completed In May 2019 that developed the basis for this proposed request.

Analysis of Need and Project Justification

The mechanical, electrical, plumbing, and technology systems require updating and/or replacement to accommodate the renovated spaces in the facility. To allow better flow and efficient food service delivery, space in the basement and main level will be renovated. The renovated kitchen and dining facility will include new server arrangements to provide a variety of healthy food choices. The proposed new addition will provide additional seating and increased public visibility. The proposed addition will require new storm sewer system piping interconnecting to existing systems that drain to the east and N. Park Street. An emergency overflow roof drain is also needed on the existing roof. The sanitary sewer line and vent piping requires replacement due to condition and insufficient capacity. The domestic water service also requires replacement to eliminate piping with solder and press-fit joints. New natural gas lines require relocation and reconfiguration from the existing shut-off valve to the first-floor riser to provide proper service to the facility.

Rheta's Market, including the dining and kitchen areas, is not currently served by a fire protection system. The current fire alarm system no longer supports the current system hardware and needs to be replaced along with its main control panels to minimize overall risk to users. The proposed project areas will require new HVAC systems and associated controls, including upgraded exhaust system in the kitchen and server areas to assure adequate ventilation and air distribution. There is no emergency lighting available in the facility and is now required by current building codes. Additional electrical power distribution panels will be required in the kitchen to accommodate the proposed capacity increase. All interior lighting will be changed to LED-type fixtures to provide improved power use efficiencies and reduce the overall load requirements. New security and video surveillance systems will be provided at all entrance/egress points and for the kitchen entrance, storage rooms, and all main circulation areas (corridors, elevators, stairs).

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Alternatives

New food service space is required based on the current surge in demand and lack of existing capacity within existing facilities. The university has strategically planned multiple, small, and targeted food service projects to address the campuswide need based on careful analysis and assessment of existing operations. Failing to provide additional space will not alleviate the overcrowding issue currently experienced and would ignore the failing building infrastructure in existing facilities. A do-nothing approach would result in the inability to attract students to the residence hall dining program, negatively impacting the student experience and reducing recruitment and retention of students on campus and facility staff.

Project Budget

Construction:		$	14,396,000
Hazardous Materials:		$	0
Total Construction:		**$**	**14,396,000**
Design Fees (Basic):	9.70%	$	1,397,000
Design Fees (Other):	1.26%	$	181,000
Total Design Fees:		**$**	**1,578,000**
Contingency:	15.00%	$	2,159,000
Management Fees:	4.00%	$	662,000
Furnishings/Fixtures/Eqpt:	0.00%	$	0
Total Budget Estimate:		**$**	**18,795,000**

Project Schedule

A/E Selection:	Jan 2025
Design Report (75%):	Nov 2025
Approval:	Dec 2025
Bid Opening:	Mar 2026
Start Project:	May 2026
Substantial Completion:	May 2027
Project Close Out:	Oct 2027

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

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Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	1,497,950
Supplies & Expenses:		$	1,000
Utility Bills:		$	4,000
New Annual Costs:	**0.00**	**$**	**1,502,950**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**1,183,500**

Description

It is estimated that an additional $1,502,950 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that no additional university funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $1,183,500 (75% of Design Fee estimate) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

PROJECT TITLE:	**CHADBOURNE RESIDENCE HALL DINING ADDITION & RENOVATION**			Date Prepared:	08/01/24
LOCATION:	UW-MADISON			Prepared By:	TJB
PROJECT TYPE ID:	MP			Revised By:	
OPTION TITLE:	2025-27 CBR (16.0)			**TOTAL PROJECT ESTIMATE:**	**$ 18,795,000**
NEW BUILDING AREA					
ASF New Const	0			Base Date:	06/2020
GSF New Const	3,300	0.00%	Efficiency	Base Date Index:	6247
				Inflation Date:	05/2027
				Inflation Date Index:	9909
REMODELING AREA			NORMAL	Inflation Factor:	1.5863
GSF Remodeling	25,000				
GSF Total Bldg	0	0.00%	Remodeling	Occupancy Date:	04/2030

$	302	/ASF: Construction Cost (building & site)
$	267	/GSF: Construction Cost (building & site)
$	752	/ASF: Total Project Cost
$	664	/GSF: Total Project Cost

TOTAL CONSTRUCTION		**14,396,000**
CONSTRUCTION		14,396,000
HAZARDOUS MATERIALS ABATEMENT		0
TOTAL DESIGN FEES	**10.9614%**	**1,578,000**
DESIGN FEES (BASIC)	9.7041%	1,397,000
DESIGN FEES (OTHER)	1.2573%	181,000
CONTINGENCY	**14.9972%**	**2,159,000**
MANAGEMENT FEES	**4.5985%**	**662,000**
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	**0.0000%**	**0**
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	0.0000%	0
OWNER FURNISHED, OWNER INSTALLED (OFOI)	0.0000%	0
TOTAL BUDGET ESTIMATE		**18,795,000**

PROJECT TITLE:	CHADBOURNE RESIDENCE HALL DINING ADDITION & RENOVATION	Date Prepared:	08/01/24
LOCATION:	UW-MADISON	Prepared By:	TJB
PROJECT TYPE ID:	MP	Revised By:	
OPTION TITLE:	2025-27 CBR (16.0)	**TOTAL PROJECT ESTIMATE:**	**$ 18,795,000**

NEW BUILDING AREA				ENR Index	Month/Year
ASF New Const	0		Base Date:	6247	06/2020
GSF New Const	3,300	0.0000% Efficiency	Inflation Date:	9909	05/2027
		NORMAL	Inflation Factor C (Calculated):		1.5863
REMODELING AREA			Inflation Factor O (Override):		1.5863
GSF Remodeling	25,000		Inflation Delta (O-C):		0.0000
GSF Total Bldg	0	0.0000% Remodeling	Occupancy:	36 months	04/2030

NEW CONSTRUCTION BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function A	0	0.0000	0	$ -		$ -
Function B	0	0.0000	0	$ -		$ -
Function C	0	0.0000	0	$ -		$ -
Function D	0	0.0000	0	$ -		$ -
Function E	0	0.0000	0	$ -		$ -
Function F	0	0.0000	0	$ -		$ -
Function G	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

NEW CONSTRUCTION COST SUBTOTAL $ -

REMODELING BY SPACE TYPE

Space Category	ASF	Eff	GSF	$/GSF		Category Cost
Function H	0	0.0000	0	$ -		$ -
Function I	0	0.0000	0	$ -		$ -
Function J	0	0.0000	0	$ -		$ -
Function K	0	0.0000	0	$ -		$ -
Function L	0	0.0000	0	$ -		$ -
Function M	0	0.0000	0	$ -		$ -
Function N	0	0.0000	0	$ -		$ -
	0		0		Subtotal: $	$ -

$ -

REMODELING BY TRADE

Trade Category		GSF	$/GSF	DFD $/GSF	Trade Cost
General	**Notes**				
Surface Treatment	X	0	$ 13.00	$ 13.00	$ -
Minor	X	0	$ 44.00	$ 44.00	$ -
Partial	X	0	$ 73.00	$ 73.00	$ -
Complete	X	0	$ 87.00	$ 87.00	$ -
Plumbing					
Minor	X	0	$ 14.00	$ 14.00	$ -
Partial	X	0	$ 25.00	$ 25.00	$ -
Complete	X	0	$ 28.00	$ 28.00	$ -
Special Laboratory Needs	X	0	$ 52.00	$ 52.00	$ -
Heating, Ventilating, & Air Conditioning					
Minor	X	0	$ 19.00	$ 19.00	$ -
Partial	X	0	$ 40.00	$ 40.00	$ -
Complete	X	0	$ 60.00	$ 60.00	$ -
Electrical					
Minor	X	0	$ 15.00	$ 15.00	$ -
Partial	X	0	$ 26.00	$ 26.00	$ -
Complete	X	0	$ 34.00	$ 34.00	$ -
				Subtotal: $	0

REMODELING COST SUBTOTAL (cell will highlight red if Remodeling by Space Type and Remodeling by Trade sections are both used) $ -

NEW CONSTRUCTION & REMODELING COST SUBTOTAL $ -

PROJECT TITLE: **CHADBOURNE RESIDENCE HALL DINING ADDITION & RENOVATION**

NEW CONSTRUCTION & REMODELING COST SUBTOTAL (from page 1) $ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS:

HEADING NAME OR ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	**SUBTOTAL**
DEMO	DEMOLITION (RAZING GROSS SQUARE FOOTAGE)	0.00	GSF	$ 15.51	$ -

ADDITIONAL CONSTRUCTION & REMODELING COSTS					
	DINING ADDITION	1.00	LUMP SUM	$ 7,385,010.00	$ 7,385,000
					$ -
					$ -
					$ -
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				ADDITIONAL CONSTRUCTION & REMODELING COSTS:	$ 7,385,000

FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E): CONTRACTOR FURNISHED, CONTRACTOR INSTALLED (CFCI)					
	DINING EQUPMENT	1.00	LUMP SUM	$ 175,000.00	$ 175,000
					$ -
					$ -
					$ -
					$ -
					$ -
				FF&E: CFCI	$ 175,000

ADDITIONAL CONSTRUCTION & REMODELING COST SUBTOTAL $ 7,560,000

CONSTRUCTION & REMODELING COST SUBTOTAL **$ 7,560,000**

HAZ MATS	HAZARDOUS MATERIALS ABATEMENT	0.00	SF	$ -	$ -

PROJECT TITLE: **CHADBOURNE RESIDENCE HALL DINING ADDITION & RENOVATION**

CONSTRUCTION & REMODELING COST SUBTOTAL (from page 2)							$ 7,560,000
1. Total Construction Cost							**$ 14,396,000**
NEW CONSTRUCTION & REMODELING COST (from Page 1)				$ -			
DEMOLITION (from Page 2)				$ -			
ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)				$ 7,385,000			
FF&E: CFCI (from Page 2)				$ 175,000			
CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)				$ 7,560,000			
Design Contingency	10.0400%	$	7,560,000	$ 759,000			
General Conditions	0.0000%	$	7,560,000	$ -			
Overhead & Profit (OH&P)	10.0000%	$	7,560,000	$ 756,000			
HAZARDOUS MATERIALS ABATEMENT (from Page 2)				$ -			
Unescalated Construction Cost Subtotal	Escalation Factor			$ 9,075,000		Inflation Option	
Escalated Construction Cost Subtotal	1.5863	$	9,075,000	$ 14,396,000		NORMAL	
						Construction Cost Threshold	
Builder's Risk Insurance Policy	1.0000%	$	14,396,000	$ -		$ 21,250,000	
2. Architect/Engineer Basic Services						**9.7041%**	**$ 1,397,000**
Primary Scope of Work Designation:	CONSTRUCTION		7.4000%				
Project Complexity Designation:	AVERAGE						
Basic Services (Calculated % of Construction $)	7.4000%	$	14,396,000	$ -			
Basic Services (Enter Direct $ for Basic A/E Fees)	9.3%			$ 1,342,900			
Reimbursible costs	4.0000%	$	1,342,900	$ 53,700			
3. Additional Design Services						**1.2573%**	**$ 181,000**
Pre-design	0.6830%	$	14,396,000	$ 98,300			
Sustainable/Resilient Design				$ -			
Commissioning (Level 1 or 2)	0.4340%	$	14,396,000	$ 62,500			
EIS/EIA consultant				$ 20,000			
Construction Testing				$ -			
Testing & Balancing				$ -			
Specify Additional Design Service A				$ -			
Specify Additional Design Service B				$ -			
Specify Additional Design Service C				$ -			
Specify Additional Design Service D				$ -			
Furnishings, Fixtures, & Equipment (FF&E) Design Fee	0.0000%	$	-	$ -			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)					FF&E: OFCI	$ -	
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			
Specify FF&E (OFCI) Title(s), Type(s), and Budget Estimate Lump Sum D				$ -			
4. Project Contingency	15.0000%	$	14,396,000	$ 2,159,400		**14.9972%**	**$ 2,159,000**
5. Project Management	4.0000%	$	16,555,000	$ 662,200		**4.5985%**	**$ 662,000**
6. Furnishings, Fixtures, & Equipment (FF&E)							**$ -**
FF&E: OFCI (from #3 above)				$ -			
Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)					FF&E: OFOI	$ -	
Movable & Special Equipment (% of Construction $)	0.0000%	$	14,396,000	$ -			
Audio-Visual and Computer Equipment				$ -			
Systems Furniture				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum A				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum B				$ -			
Specify FF&E (OFOI) Title(s), Type(s), and Budget Estimate Lump Sum C				$ -			

TOTAL PROJECT BUDGET ESTIMATE				$ 18,795,000
	$	302	/ASF: Construction Cost (building & site)	
	$	267	/GSF: Construction Cost (building & site)	
	$	752	/ASF: Total Project Cost	
	$	664	/GSF: Total Project Cost	

NOTES:

Costs from Study 18F1U; costs were in 2020 dollars. Use PBW to escalate.

A/E fees were assumed 10% in 18F1U.

Assume 15% project contingency

X

X