

Major Project Request 2023 - 25 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Facility ID</u>	<u>Facility Name</u>
University of Wisconsin	Whitewater	285-0N-9950	Multi-Building

<u>Project Title</u>	<u>Priority</u>
Winther Hall/Heide Hall Entry Additions & Renovations	08

Project Request

The UW System requests that the Board of Regents recommend this project of \$78,489,000 General Fund Supported Borrowing to completely renovate Winther Hall, replace the Heide Hall roofing and exterior windows, and construct new entrances/vertical circulation towers on both facilities at UW-Whitewater be included in the proposed 2023-25 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Description and Scope

This project renovates Winther Hall for the College of Education and Professional Studies (CoEPS) to resolve space and building infrastructure deficiencies, improve instructional and departmental spaces, and increase technology capabilities and capacity throughout the facility. The project also replaces all roof sections more than ten years old (approximately 25,200 SF) and skylights; 180 exterior ribbon windows, 24 punched windows on stairwells, and the storefront main entry of Heide Hall; and constructs a small addition onto both Heide Hall and Winther Hall to provide accessible restrooms, improve vertical circulation, and create new collaboration spaces on each floor level.

The original building circulation cores will be significantly renovated to eliminate obsolete, inaccessible restrooms and service spaces, and provide additional space for building infrastructure shafts, accessible single-stall restrooms, expanded classrooms, instructional and computing laboratories, shared clinical space, and an advising center. General access classrooms, lecture halls, and instructional laboratories in Winther Hall will be reconfigured and expanded to accommodate for modern station size square footages per student, instructional technology, and flexible furnishings. New exterior windows will be selectively installed to introduce natural daylight into areas of the building not previously used for instruction or where daylighting standards are not currently met, and all existing non-insulated exterior windows will be replaced with new thermally efficient units. Roofing systems will be assessed and either repaired or replaced as necessary. Two new passenger elevators meeting current accessibility standards will be installed in the new circulation core. The restrooms in the new addition will provide adequate fixture count per current building codes and standards.

The mechanical, electrical/telecommunications, and plumbing distribution networks will be replaced and reconfigured as necessary to accommodate the new floor plan layouts. Capacity for electrical power and telecommunications will be increased to meet federal requirements for teacher education programs. All mechanical system controls will be replaced and reconnected to the central building automation system. The main building air handling units will be replaced and augmented with new units as required by system capacities, including the new circulation core. The building electrical power and lighting panels, the galvanized domestic water distribution piping, and passenger elevator will be replaced. New breakers will be installed in the main building electrical switchgear. The emergency generator, previously replaced in 2013, will be assessed for required capacity and either replaced or augmented with an additional unit if necessary. The cast iron sanitary sewer and storm water piping will be replaced as necessary. The fire alarm and smoke detection system will be upgraded and augmented as necessary to meet current code requirements. All interior architectural finishes (floors, walls, and ceilings) and built-in casework will be replaced. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	0 ASF	0 GSF	\$ 0
Renovation:	44,646 ASF	139,562 GSF	\$ 40,736,000
New Construction:	20,400 ASF	24,000 GSF	\$ 17,243,000
Project Total:	65,046 ASF	163,562 GSF	\$ 57,979,000

In support of Governor Evers' Executive Order 38, this project will include energy efficiency and sustainable design concepts to reduce the university utility costs, reduce the impacts of climate change, and build resiliency into the design solution to the extents possible. The project will utilize the AIA Framework for Design Excellence (formerly known as the COTE Top 10) to guide planning/design.

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Background

Winther Hall was constructed in 1969, is configured with three distinct wings, and houses a portion of the College of Education and Professional Studies. The east wing is a four-story entity consisting of classrooms, instructional laboratories, and the Counselor Education laboratory. The tower wing is a six-story entity housing departmental, faculty, and staff offices. The west wing entity consists of two lecture halls and offices on two levels, including the Learning is for Everyone program. With the completion of Hyland Hall (College of Business and Economics) in the fall of 2009 and the renovation of Laurentide (Carlson) Hall in October 2012, several departments moved out of Winther Hall, and space became available for reallocation and renovation. This recently vacated space has provided the college an opportunity to decompress some of the administrative and faculty office areas, but has not addressed the deficiencies in the instructional spaces. Heide Hall was constructed in 1965, this four-story structure contains three floors of general access classrooms (including two lecture halls), and houses the Department of Communication, the Office of Institutional Research and Planning & Academic Assessment, and the English Language Academy.

Analysis of Need and Project Justification

The original building infrastructure in Winther Hall is at the end of its useful life. The building systems are failing, architectural finishes are in poor condition, and the single-pane non-insulated windows are not energy efficient. The constant volume cooling system is no longer allowed per current energy codes and State of Wisconsin design guidelines. The system does not have the capability to allow energy savings measures when spaces are unoccupied. A single undersized passenger elevator serves six floors, and considering the campus mission to serve individuals with disabilities, any unreliability of the elevator causes significant concerns and additional stress for students and staff with mobility conditions. Building users have been trapped by the elevator outages approximately ten times during the last two years, requiring campus police and mechanics to free them. The restrooms are not ADA accessible and do not have the correct number of fixtures to meet current code requirements. The restrooms are located in the central core of the facility and cannot be easily modified within these structural limitations. The circulation core is extremely narrow and does not provide adequate space for accessible restrooms or elevators. An average person can outstretch their arms and practically touch both sidewalls of the restroom. In addition, there is only one restroom per floor, with gender designation occurring on every other floor, causing hardships for those with mobility conditions.

There is a nationwide shortage of professional educators and teachers, highlighted and exacerbated by the recent pandemic through career burnout and departures from the field. New education graduates are needed to fill these widening gaps and the UW-Whitewater education programs prepares students for a full breadth of jobs in preschool through postsecondary education fields, including not only PK-12 teachers and non-teaching educational staff, but also school and district administrators, higher education professionals, and early childhood leaders. Despite overall campus enrollment declining, education majors has slightly increased. Despite the pandemic, CoEPS successfully placed 1,142 students in rural field work and student teaching settings throughout the state of Wisconsin between Spring of 2019 to Fall of 2021. To meet regional needs, the student teaching program allows students to return to their home/rural district for a semester of student teaching. This gives the student a jump start on employment back in their home community as well as an opportunity to save money and live at home with family if desired while they complete their semester of student teaching.

The space in Winther Hall does not support contemporary teacher education instructional methods. Most CoEPS graduates discover that typical K-12 classrooms are better equipped than the university's facilities. Providing learning laboratories similar to those that are found in primary and secondary education settings allows future teachers to model best practices before implementing them in the field, post-graduation. The deficient campus spaces include early childhood programs, art education, and mathematics, reading, and science methods. These spaces lack flexible furnishings, appropriate building services and infrastructure, instructional technology, and adequate storage areas. Instructional spaces within Winther Hall were designed to be teacher-centric compared to the current trend of student-centric collaborative learning. The facility does not have any spaces for active learning or student collaboration and study. The National Science Teaching Association (NSTA) recommends that science teacher preparation programs have sufficient laboratory technology and other resources to support the most effective teaching of science at their prospective teaching level. To complement the recent statewide initiative to promote and fund STEM-focused programs and facilities, this project will educate the teachers to train those future STEM students by providing more effective learning areas and be more in line with future field experiences and teaching methods laboratories.

It is anticipated that teacher education will require a stronger connection with PK-12 schools, tracking of graduate performance, and improving pre-service work based on collected data. The US Department of Education Institute for Education Sciences (IES) sponsors the recent Statewide Longitudinal Data System (SLDS) Grant Program that has

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allowed the initial development and continued enhancement of the Wisconsin Longitudinal Data System (LDS). The SLDS is intended to create tools to facilitate data-driven decision-making for school and district improvement, and to assist educators looking to raise individual student achievement and close achievement gaps. Its vision emphasizes the need for improved space, instructional technology, and flexible and collaborative learning environments.

The Department of Communication Sciences and Disorders (COMDIS), within the College of Education and Professional Services, is currently housed in Roseman Hall. Relocating this operation to Winther Hall allows most college spaces to be located in one facility, increasing efficiency and decreasing duplication and/or satellite operations. Although COMDIS does not require additional space, the space conditions and mechanical issues within Roseman Hall makes recruitment and retention of faculty difficult. COMDIS provides in excess of 500 individual sessions per year for both children and adults. Group sessions are also held and clients originate from the surrounding region (Delevan, Elkhorn, Fort Atkinson, Janesville, Jefferson, and Whitewater). The on-campus clinic allows students studying speech language pathology, audiology, or health care to gain clinical experience. The profession they will enter is multi-layered and varied so interaction between students and the varied types of clients/sessions is necessary to facilitate their growth.

The single and undersized passenger elevator in Heide Hall is inadequate for its demand and volume of use, has become unreliable due to age and lack of available repair and replacement parts, and has experienced multiple instances of being offline for long periods of time due to equipment failure. Frequent equipment breakdowns have caused scheduled classes to be moved to other locations within the building or elsewhere on campus, alternate work plans to be spontaneously implemented, and disruptions and hardships for those students with disabilities. The built-up roofing system and exterior windows are original to the facility in 1965 and have well exceeded their useful life expectancy.

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.

Project Budget

Construction:		\$	57,579,000
Hazardous Materials:		\$	400,000
Total Construction:		\$	57,979,000
Design Fees (Basic):	8.65%	\$	5,017,000
Design Fees (Other):	1.12%	\$	650,000
Total Design Fees:		\$	5,667,000
Contingency:	15.00%	\$	8,697,000
Management Fees:	4.00%	\$	2,667,000
Furnishings/Fixtures/Eqpt:	6.00%	\$	3,479,000
Total Budget Estimate:		\$	78,489,000

Funding Sources

GFSB:	\$	78,489,000
PRSB:	\$	0
Cash:	\$	0
Gifts:	\$	0
Grants:	\$	0
BTF:	\$	0
Other (Please Describe):	\$	0
Other (Please Describe):	\$	0
Other (Please Describe):	\$	0
Total Funding Sources:	\$	78,489,000

Project Schedule

A/E Selection:	Apr 2020
Design Report:	Sep 2026
Approval:	Nov 2026
Bid Date:	Jan 2027
Start Project:	Jun 2027
Substantial Completion:	Jun 2030
Project Close Out:	Dec 2030

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Previous Action

- 08/18/2022
Resolution 11906
- The Board of Regents approved that the proposed 2023-25 Capital Budget request, including the UW-Whitewater Winther Hall/Heide Hall Entry Additions & Renovations project at an estimated total project cost of \$78,993,000 General Fund Supported Borrowing, 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-Whitewater Winther Hall/Heide Hall Entry Additions & Renovations project at an estimated total project cost of \$59,445,000 General Fund Supported Borrowing, 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 planning and advanced enumeration of the UW-Whitewater Winther Hall Addition & Renovation project at an estimated total project cost of \$42,680,500 (\$41,060,000 General Fund Supported Borrowing and \$1,620,500 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-Whitewater Winther Hall Addition and Renovation Planning project at an estimated total project cost of \$940,000 Building Trust Funds be submitted to the Department of Administration and State Building Commission.

Funding Source Checklist

- | | <u>Yes</u> | <u>No</u> |
|--|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Not Applicable. | | |

Impact on Operating Budget

	<u>FTE</u>	<u>Cost</u>	<u>Description</u>
Custodial Staff:	0.00	\$ 0	It is estimated that an additional \$21,000 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.
Maintenance Staff:	0.00	\$ 0	
Academic/Program Staff:	0.00	\$ 0	
Annual Debt Service:	PR	\$ 0	
Supplies & Expenses:		\$ 0	
Utility Bills:		\$ 21,000	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.
New Annual Costs:	0.00	\$ 21,000	
One Time Project Costs:		\$ 50,000	It is estimated that approximately \$4,250,000 (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.
Reimbursable Costs:		\$ 4,250,000	

PROJECT TITLE:	WINTHER HALL/HEIDE HALL ENTRY ADDITIONS & RENOVATIONS	Date Prepared:	11/02/22
LOCATION:	UNIVERSITY OF WISCONSIN-WHITEWATER	Prepared By:	TJB
		Revised By:	0
OPTION NO.:	1911L (09/2022 BUDGET ESTIMATE - 09/2022 BASE DATE + JANUARY 2027 ESCALATION DATE	TOT PROJ COST EST:	\$ 78,489,000

NEW BUILDING AREA

ASF New Const	0	
GSF New Const	0	0.00% Efficiency

Base Date:	05/2022
Base Date Index:	7786
Escalation Date:	01/2027
Escalation Date Index:	12108
Escalation Factor:	1.5551

REMODELING AREA

GSF Remodeling	0	
GSF Total Bldg	0	0.00% Remodeling

Occupancy Date:	12/2028
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\$	- /ASF: Construction Cost (building & site)
\$	- /GSF: Construction Cost (building & site)
\$	- /ASF: Total Project Cost
\$	- /GSF: Total Project Cost

TOTAL CONSTRUCTION		57,979,000
CONSTRUCTION		57,579,000
HAZARDOUS MATERIALS ABATEMENT		400,000
TOTAL DESIGN FEES	9.7742%	5,667,000
DESIGN FEES (BASIC)	8.6531%	5,017,000
DESIGN FEES (OTHER)	1.1211%	650,000
CONTINGENCY	15.0003%	8,697,000
MANAGEMENT FEES	3.9999%	2,667,000
FURNISHINGS, FIXTURES, & EQUIPMENT (FF&E)	6.0004%	3,479,000
OWNER FURNISHED, CONTRACTOR INSTALLED (OFCI)	0.0000%	0
OWNER FURNISHED, OWNER INSTALLED (OFOI)	5.9999%	3,478,700
TOTAL BUDGET ESTIMATE		78,489,000

\$ 30,232,000

1. Total Construction Cost **\$ 57,979,000**

- NEW CONSTRUCTION & REMODELING COST (from Page 1)		\$	-	
- DEMOLITION (from Page 2)		\$	-	
- ADDITIONAL CONSTRUCTION & REMODELING COST (from Page 2)		\$	30,232,000	
- FF&E: CFCI (from Page 2)		\$	-	
- CONSTRUCTION & REMODELING COST SUBTOTAL (from Page 2)		\$	30,232,000	
- Design Contingency	10.0000%	\$	30,232,000	\$ 3,023,200
- Overhead & Profit (OH&P)	12.0000%	\$	30,232,000	\$ 3,627,800
- HAZARDOUS MATERIALS ABATEMENT (from Page 2)		\$		400,000
- Unescalated Construction Cost Subtotal		\$		37,283,000
- Escalation Factor (from Page 1)	1.5551	\$	37,283,000	\$ 57,978,800

2. Architect/Engineer Basic Services 8.6531% **\$ 5,017,000**

- Basic Services (Calculated % of Construction \$)	8.3200%	\$	57,979,000	\$ 4,823,900
- Basic Services (Enter Direct \$ for Basic A/E Fees)		\$		-
- Reimbursible costs	4.0000%	\$	4,823,900	\$ 193,000

3. Additional Design Services 1.1211% **\$ 650,000**

- Pre-design	0.8703%	\$	57,979,000	\$ 504,600
- LEED™ certification		\$		-
- Commissioning (Level 1 or 2)	0.2500%	\$	57,979,000	\$ 144,900
- EIS/EIA consultant		\$		-
- Construction Testing		\$		-
- Testing & Balancing		\$		-
- UNSPECIFIED		\$		-
- Specify Additional Design Service		\$		-
- Specify Additional Design Service		\$		-
- Specify Additional Design Service		\$		-
- Specify Additional Design Service		\$		-
- Furnishings, Fixtures, & Equipment (FF&E) Design Fee	0.0000%	\$	-	\$ -

FF&E: OFCI \$ -

Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Contractor Installed (OFCI)				
- Audio-Visual and Computer Equipment		\$		-
- Systems Furniture		\$		-
- Specify FF&E Title(s), Type(s), and Budget Estimate Lump Sum		\$		-
- Specify FF&E Title(s), Type(s), and Budget Estimate Lump Sum		\$		-
- Specify FF&E Title(s), Type(s), and Budget Estimate Lump Sum		\$		-
- Specify FF&E Title(s), Type(s), and Budget Estimate Lump Sum		\$		-

4. Project Contingency **\$ 8,697,000**

	15.0000%	\$	57,979,000	\$ 8,696,900
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5. Project Management **\$ 2,667,000**

	4.0000%	\$	66,676,000	\$ 2,667,000
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6. Furnishings, Fixtures, & Equipment (FF&E) 6.0004% **\$ 3,479,000**

- FF&E: OFCI (from #3 above)		\$		-
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FF&E: OFOI \$ 3,478,700

Furnishings, Fixtures, & Equipment (FF&E): Owner Furnished, Owner Installed (OFOI)				
- Movable & Special Equipment Allowance (% of Construction \$)	6.0000%	\$	57,979,000	\$ 3,478,700
- Audio-Visual and Computer Equipment		\$		-
- Systems Furniture		\$		-
- Specify Eqpt Title(s), Type(s), & Budget Estimate Lump Sum		\$		-
- Specify Eqpt Title(s), Type(s), & Budget Estimate Lump Sum		\$		-
- Specify Eqpt Title(s), Type(s), & Budget Estimate Lump Sum		\$		-
- Specify Eqpt Title(s), Type(s), & Budget Estimate Lump Sum		\$		-

TOTAL PROJECT BUDGET ESTIMATE **\$ 78,489,000**

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

NOTES:

- X
- X
- X
- X
- X