

DRAFT DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT
101 East Wilson Street, 7th Floor
Post Office Box 7866
Madison, WI 53707

MARCH 11, 2013

*WEST CAMPUS RESIDENCE HALL RENOVATIONS – PHASE 1
UNIVERSITY OF WISCONSIN - WHITEWATER
WHITEWATER, WI*

Project Number: *11 L 2 J*

For the: *UNIVERSITY OF WISCONSIN - WHITEWATER*

Project Manager: *Kevin Trinastic*

Architect/Engineer *MEAD & HUNT, INC. 608-273-6380
MADISON, WISCONSIN*

Type of Project: Remodeling / New Construction

1. Project Description:

The project will renovate Arey Hall, a 4-story plus basement, (28,121/48,350 ASF/GSF) residence hall constructed in 1964, and Fricker Hall, a 4-story plus basement, (28,787/47,739 ASF/GSF), residence hall constructed in 1963. It will add 17,210 GSF to connect the two halls and provide program space. These two halls are part of the six west campus dormitories.

The project will renovate existing rooms, renewal of building finishes, replace windows and exterior doors, enlargement and reconfiguring of restrooms, address deferred maintenance, replace the roofs, health and safety code compliance issues, replace MEP systems, provide standby power, and add fire sprinklers throughout. The building's overall facilities will be brought into compliance with campus accessibility and universal design standards.

The revised program will build an addition linking Fricker and Arey Halls at all floors. The addition includes: elevator redundancy, code compliant accessible exit paths, increased program space in lower levels for activities and study areas, consolidated student services, custodial services, building support, and mechanical spaces, the creation of more flexible universal living and visit-ability for handicap students. Moving program spaces out of the existing halls into the addition will allow for repurposing space into additional beds.

Chilled water will be extended from the existing Drumlin Hall dining facility to accommodate air conditioning in the link building as well as general meeting spaces in the lower levels of Arey and Fricker Halls. Heat recovery will be used to reclaim heat from toilet room exhaust. New electrical panels will be added as well as energy efficient lighting.

2. Authorized Budget and Funding Source:

The authorized budget amount is \$12,223,000 (Program Revenue Supported Borrowing)
The requested budget is \$16,598,000 (\$12,223,000 PRSB & \$4,375,000 Residual Bonding)

3. Space Summary:

	Existing ASF	Existing GSF	Proposed ASF	Proposed GSF	Building Efficiency
Arey	28,121	47,733	27,960	47,733	59%
Fricker	28,787	47,739	29,120	47,739	61%
Link	-	-	3,701	17,210	-

4. Schedule:

Submission of Bid Documents for Final Review:	July 1, 2013
Bid Opening:	September 25, 2013
Start of Construction:	October 28, 2013 (Fricker & Link) May 15, 2014 (Arey)
Substantial Completion / Occupancy:	June 2, 2014 (Fricker & Link) August 1, 2014 (Arey)

5. Budget Summary:

	Per Enumeration	Per Program
Construction:	\$9,522,000	\$13,213,000
Contingency:	977,000	1,321,000
A/E Fees:	684,000	925,000
DFD Mgmt:	430,000	529,000
Plan Review/Testing:	-	-
Pre-Design Fee:	195,000	195,000
Other Fees	67,000	67,000
Energy Mgmt. Sys.:	-	-
Haz Mat Abatement:	250,000	250,000
Movable Equipment:	98,000	98,000
% for Art:	-	-
Total Project Cost:	\$12,223,000	\$16,598,000
Constr. Cost / GSF	\$91.27	\$117.26
Total Cost / GSF	\$117.16	\$147.30
Budget Notes:		
Renovation Constr. Cost / GSF (\$10,057,378 / 95,472 GSF)		\$105.34
New Constr. Cost / GSF (\$3,155,622 / 17,210 GSF)		\$183.36

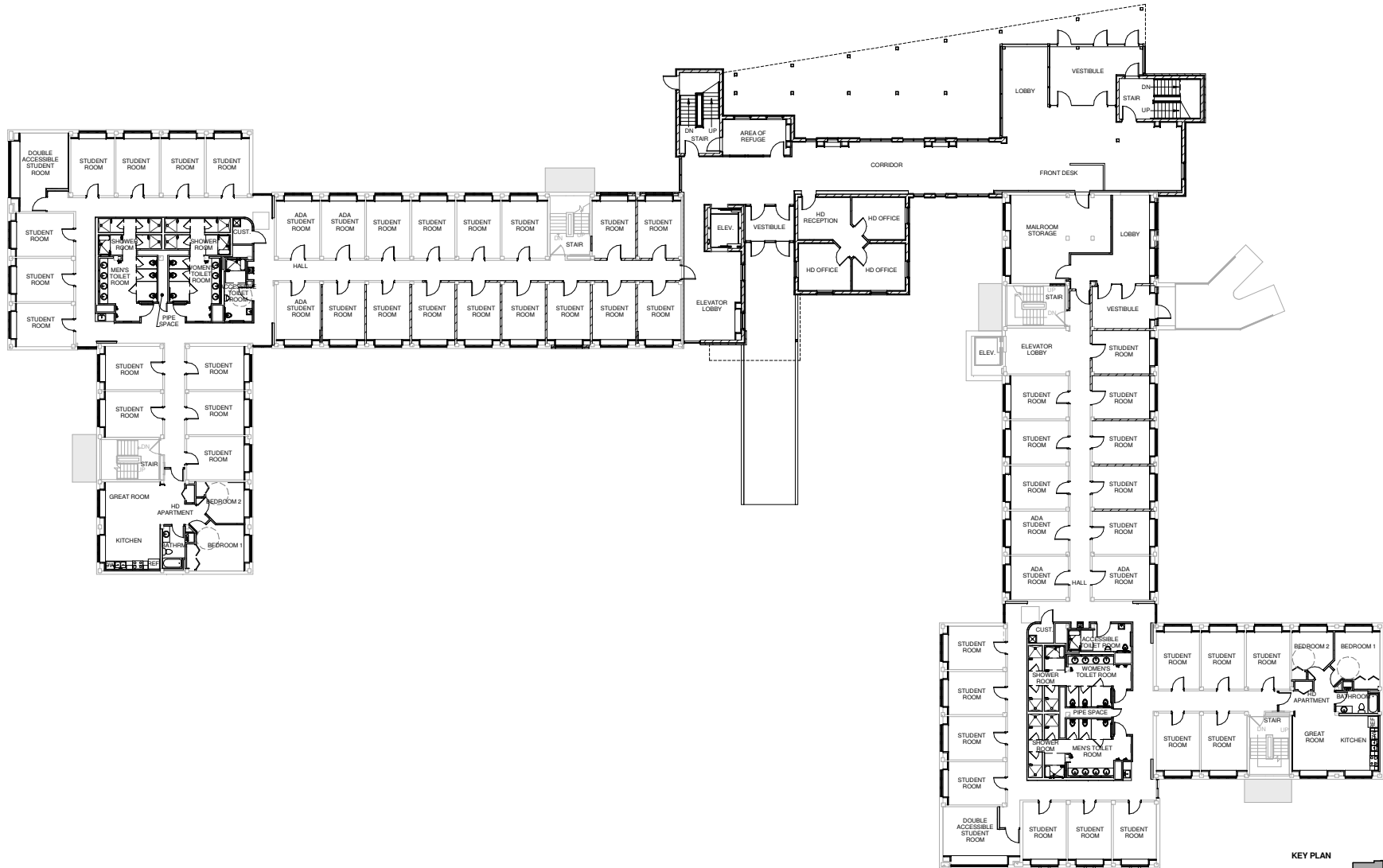
6. Additional Comments:

None





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1 FIRST FLOOR PLAN
NO SCALE

Consultant:

State of Wisconsin
Department of Administration
Division of Facilities Development



6501 Watts Road
Madison, WI 53719

**West Campus Residence Hall Renovations
University of Wisconsin - Whitewater
Whitewater, Wisconsin**

Sheet No: 11L2J
First Floor Plan

Revisions:

No.	Date	By	Description

Graphic Scale: 0' 4.25' 8.5' 17'

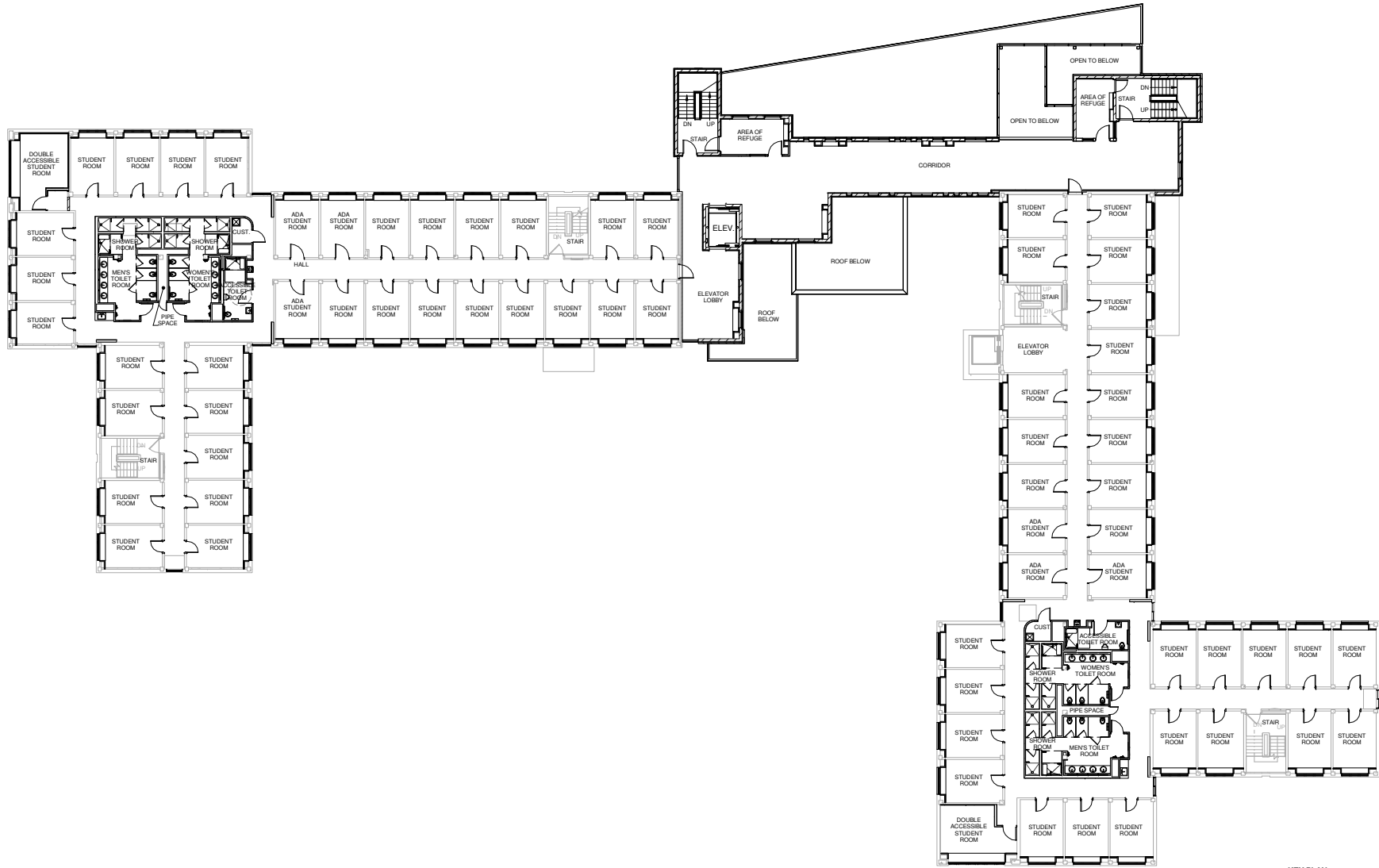
DFD Number: 11L2J

Set Type: Preliminary Design

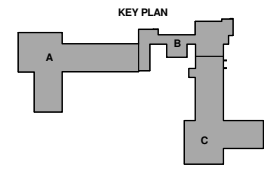
Date Issued: APRIL 1, 2013

Sheet Number: **A101**

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1 SECOND FLOOR PLAN
NO SCALE



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Consultant:

State of Wisconsin
Department of Administration
Division of Facilities Development



6501 Watts Road
Madison, WI 53719

West Campus Residence Hall Renovations
University of Wisconsin - Whitewater
Whitewater, Wisconsin

Sheet Title:
Second Floor Plan

Revisions:

No.	Date	By	Description

Graphic Scale: 0 4.25 8.5 17

DFD Number: **11L2J**

Set Type: **Preliminary Design**

Date Issued: **APRIL 1, 2013**

Sheet Number: **A102**

