UNIVERSITY of WISCONSIN
UWMILWAUKEE

REQUEST FOR ARCHITECTURAL & ENGINEERING SERVICES

UWM Northwest Quadrant Redevelopment Plan

Project No. 11K3C

January 2012

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BACKGROUND AND PURPOSE

In December of 2010, the Columbia-St. Mary's (CSM) Hospital - Columbia Campus was acquired by the University of Wisconsin System's Board of Regents (BOR) on behalf of the University of Wisconsin-Milwaukee (UWM). The facility is immediately adjacent to UWM's 92-acre Kenwood Campus, and includes seven buildings with over one million GSF of space. The property adds 962 on-campus parking spaces and 10.9 acres to the campus. The purchase of the hospital property marks the largest expansion of UWM's main campus since acquisition of the Milwaukee-Downer College Campus (43-acres, 14 buildings) in 1964. UWM currently refers to this newly acquired property as the Northwest Quadrant (NWQ).

UWM has long been interested in acquiring the hospital property from Columbia-St. Mary's (CSM) because of its adjacency to the land-locked Kenwood Campus and its compatibility with much of the existing building stock on campus. In 2004, the State of Wisconsin commissioned a Feasibility and Facility Condition Report to begin exploring the possibilities offered by the property. That report was completed in 2005 and presented several options for future use. Since that time, however, the University's missions have continued to evolve and its current needs are different from those in 2004. These missions and needs were outlined in the new UWM Campus Master Plan (2010), which can be found at the following link: http://www4.uwm.edu/master_plan/index.cfm .

Once approval for purchase of NWQ was granted by the BOR and state Building Commission in August 2010, two additional studies were undertaken:

Columbia St. Mary's Facility Condition Report (2010/2011)

http://www4.uwm.edu/uap/links/upload/UWM-CSM-Condition-Study-10H1V_04-05-2011-2.pdf

This report was an update of the 2005 Columbia-St. Mary's Feasibility and Facility Condition Report, prepared to fulfill part of the due diligence requirement of the Purchase Agreement. As a planning tool for the University, the report did begin to identify the growing number of deferred maintenance items, prioritize them by time and estimate costs for most of these items. Some critical elements, however, were not assigned a cost estimate but were simply listed as "by campus". These items will require further investigation to help define the scope of work, phasing and potential costs

Northwest Quadrant Space Plan Study (2011)

http://www4.uwm.edu/uap/links/upload/O10J3Q-NWQ_Final-Document_2011_07_14.pdf

The UWM Campus Master Plan (2010) was not able to fully incorporate the CSM property since the property was not yet owned at the time the plan was completed; this report acts as an addendum to the Campus Master Plan. The Northwest Quadrant Coordinating Committee was assembled to determine, using the criteria established in the Master Plan, how the CSM property could:

- meet the immediate and long term campus needs for space;
- augment the implementation of the Master Plan components already underway; and,
- support the University's dual mission for access and research growth.

This report has helped the campus begin to process the enormity and complexity of this property by providing a preliminary test fit and adjacencies for priority programmatic uses to be located in the complex. Several of these recommendations

have already begun to move forward including: the full use of the parking garage; relocation of the Honors College to the former Columbia College of Nursing building; and the planned relocation of the UWM Children's Center to the NWQ. Since the completion of the NWQ Space Plan Study, the campus has worked to determine how best to implement recommendations.

All of the above reports were limited in scope and none fully addressed a) the property in its entirety, b) implementation steps, or c) necessary work to upgrade infrastructure to accommodate proposed uses.

The next steps in the redevelopment planning process are to take the current recommendations to a level that clearly defines discrete projects with appropriate programs, schedules and budgets. Since the inter-relationships between the programmatic uses and the supporting infrastructure need to be extremely well integrated, this planning study is being undertaken. It is envisioned that this NWQ Redevelopment Plan will result in a complex that is more safe, healthy, energy efficient, dependable with respect to infrastructure, and appropriate for use as learning and working environments. This in turn will allow the complex to better support the missions of a major urban doctoral university.

Note: Several critical areas of infrastructure that need attention immediately will be pursued as separate All Agency projects concurrent with this planning effort,i.e. separate A/Es will be selected for these specialized investigations. These are anticipated to be:

- Fire Alarm Panel / Telecommunications / Security System Upgrade and connection to campus reporting system (Buildings A, B, C, D, F);
- Exterior Envelope (roofs, masonry, doors, windows, etc) (Buildings A, B, C, D, F);
- Critically-needed Elevator Upgrade (Buildings A, B, C, D); and
- Structural Improvements for Building C.

PROJECT DESCRIPTION

The Northwest Quadrant represents a once-in-a-lifetime opportunity for the UWM campus to make significant progress in satisfying diverse, dire space needs. The NWQ consists of seven structures, built between 1919 and 1993 and ranging in height from one to eight stories. The main complex consists of four buildings which are physically connected with interior corridors. The Parking Garage is connected to the main complex via a skywalk and the Energy Center (heating plant) is connected via tunnels. The seventh building, the former Columbia College of Nursing building is a stand-alone 4-story building constructed in 1917 with a 4-story dormitory wing and a one-story classroom wing built in 1954. This building may have characteristics of historical concern.

Columbia-St. Mary's had particular names for each building and UWM has followed similar boundaries for each. Figure 1 shows CSM's building designations and the years of construction for each. Table 1 and Figure 2 show the corresponding UWM Building Designations.

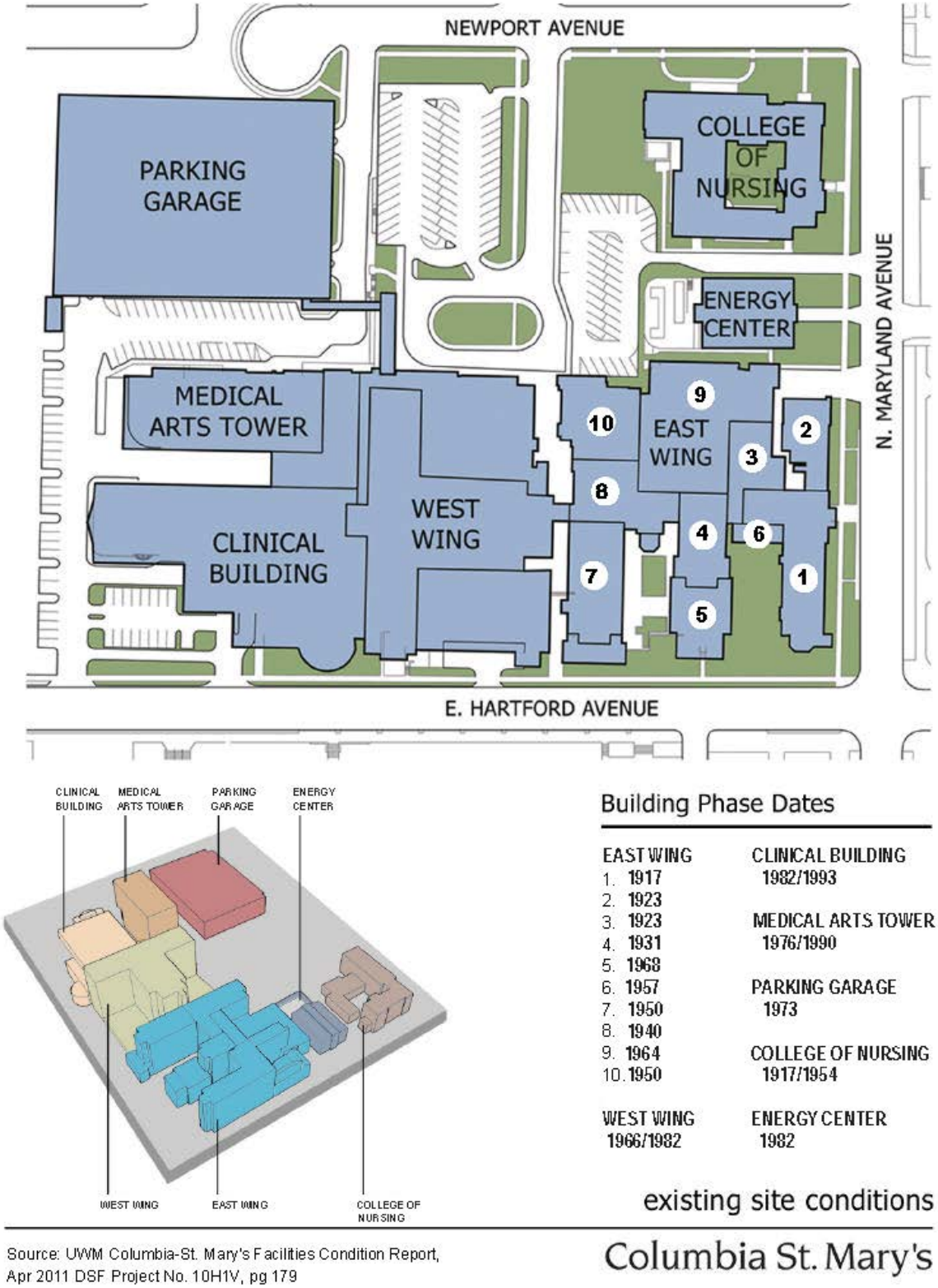


Figure 1: CSM Building Designations and Years of Construction

Table 1: UWM Building Designations for the Northwest Quadrant		
CSM Building Name	**UWM Building Reference (Designation)**	**Approximate Building Area (GSF)**
East Wing	NWQ-A (1932A)	212,233
West Wing	NWQ-B (1932B)	260,717
Clinical Building	NWQ-C (1932C)	138,509
Medical Arts Building	NWQ-D (1932D)	149,547
	Main Complex Subtotal	761,006
Energy Center	NWQ-E (1932E)	9,978
Columbia College of Nursing Building	Honors House (1932F) (formerly NWQ-F)	61,368
Parking Garage	NWQ-G (1932G)	253,825
	Northwest Quadrant Buildings Total	**1,086,177**

Note: ASF varies from building to building based on type of construction and use.

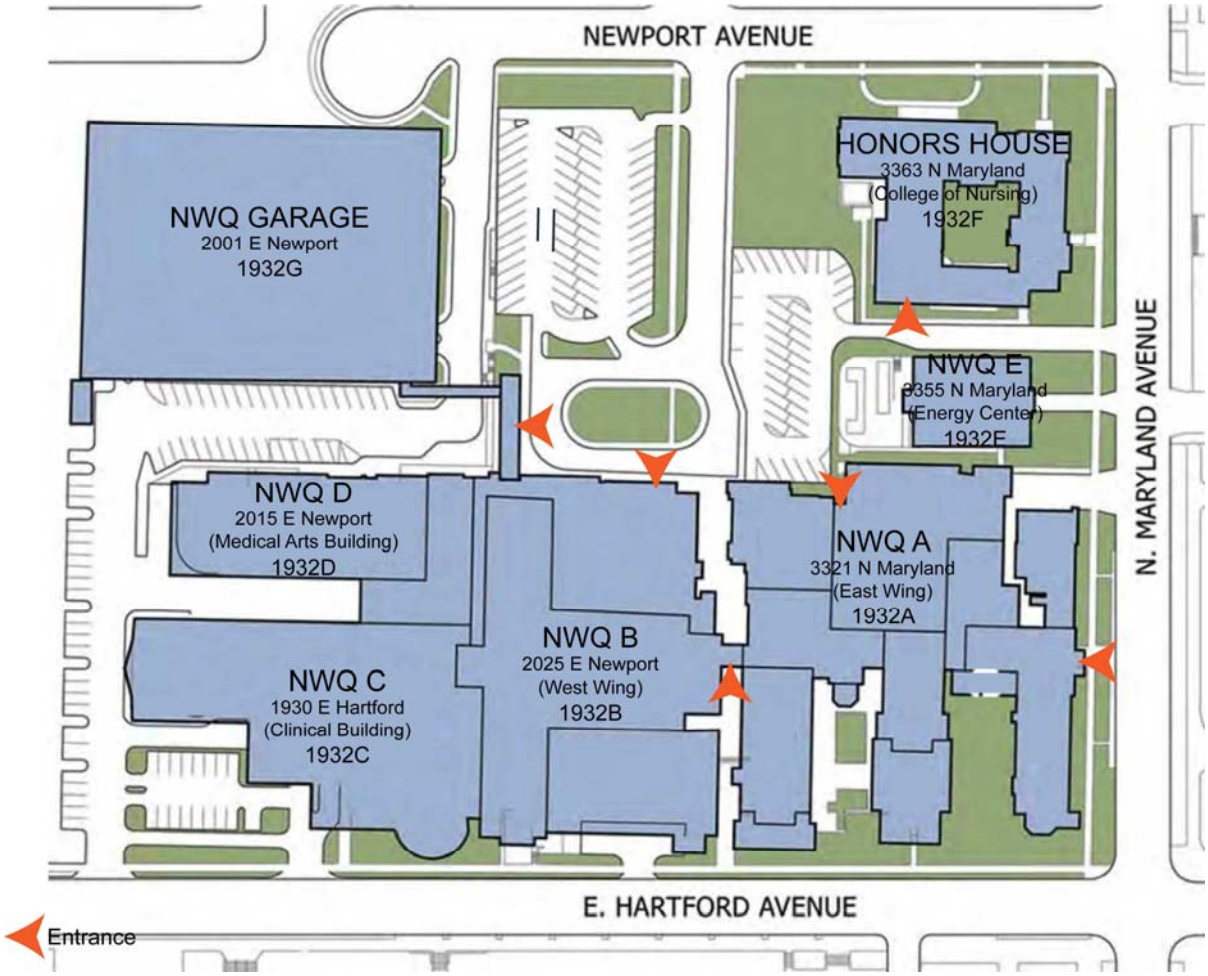


Figure 2: UWM Building Designations for Northwest Quadrant

Buildings A through D and F are available for programmatic assignment. The Parking Garage, Building-G, does have a few enclosed rooms, however, these are mechanical and other building support; the majority of the building area is dedicated to parking. The Energy Center, Building-E, is strictly mechanical support for the complex, therefore not assignable to other units on campus.

Immediate Short-Term Occupancy (Surge Space)

There are several State HVAC Improvement Projects for other buildings on the UWM campus that were already scheduled at the time of the NWQ purchase (Bolton Tower and the Downer College buildings). To accommodate the displaced occupants of these buildings, UWM sought approval from the Department of Commerce in February 2011, to occupy Building B via a "change of use" request (I-2, Hospital to B, Business (office & classroom)) and to begin incorporation of critical telecommunications stacks to provide IT support for the entire complex. It is anticipated that Building B will be utilized as surge space for at least the next three years.

Current Work at the Northwest Quadrant

In addition to critical maintenance repairs that will be undertaken as All Agency projects as identified above and some minor maintenance to accommodate immediate short-term occupancy and additional larger efforts include:

- Use of portions of Buildings C and D for the relocated Children's Center and for the relocated Greenhouses as part of the Kenwood IRC project; both of these efforts are currently underway.
- Utilization of the administrative floor of the former College of Nursing Building (Building-F) "as-is" by the Honors College;
- Extension of the fiber optic network to NWQ; and
- Initiation of a utility connection project to extend the UWM campus steam and chilled water lines to NWQ (DSF Project #11A3M), thus eliminating the critical need for the Energy Center (Building-E) as a stand-alone heating plant. This project will also eliminates use of all independent chillers and boilers throughout the complex, and saves energy and human resources needed to monitor the plant.

Brief Descriptions of Existing Infrastructure Systems with Initial Projections

Since planning for the upgrade of NWQ infrastructure shall include ADA Accessibility, Fire Suppression, Plumbing, HVAC, Electrical, Telecommunication, Security and Life Safety systems, issues associated with each is briefly described here, however more detailed descriptions are included in the referenced documents. Creation of a new telecommunication backbone is in process, but will need to be integrated with the other systems, especially Fire Alarm and Security.

ADA Accessibility: The complex currently has seven banks of elevators (identified by color), four single elevators and a multitude of dumbwaiters. These elevators are at various levels of ADA and passenger compliance and are critical to the movement of people and equipment, especially in the high-rise buildings. The most urgent need for upgrades is the Orange and Yellow bank of elevators, centrally located within the main complex between Building-A and Building-B. Upgrades for the Green elevators, in Building-D are also essential. Initial elevator upgrades for the Orange, Yellow and Green banks will be accomplished via an All Agency project. Subsequent upgrades for the remainder will be planned as part of this study for incorporation into discrete future projects as needed.

Although the original building was a hospital where people with mobility issues were common occupants, there are a limited number of accessible entrances, paths to and through the building, toilet rooms and other services. The entire complex will need to be brought into compliance with current codes as distinct future projects are undertaken.

Fire Protection: The buildings do have a partial fire suppression system and active fire hoses throughout the complex. Critical areas within the main complex (former labs, newer construction and below grade levels) do have a complete fire suppression system, but large areas of the main complex do not. The Honors House (1932, Building-F), does not have a fire suppression system, but will require one before the upper levels can be used as housing for Honors Students

Plumbing: The hospital had a need for large amounts of plumbing distributed essentially everywhere in the buildings. UWM does not have a need for this extensive of a plumbing system, so the reduction and consolidation of plumbing stacks will greatly improve efficiency and water usage. Based on new uses and associated code requirements, new restrooms and drinking fountains, conveniently distributed throughout the complex, will be constructed to accommodate the building users including persons with disabilities.

HVAC: Many of the existing HVAC systems will have to be modified or replaced. This will include air handlers and distribution systems that are beyond their life expectancy or inappropriate for the new use. It will require controls modernization with interconnection to the campus network, more specifically on a per building basis.

- Building A**:** This building contains many local systems that need to be replaced by a central system located on the ground floor or the rooftop penthouse that uses vertical chases to provide horizontal distribution. If analysis of vertical transportation permitted abandoning elevators (Blue and/or White) in the Building-A, these would provide ideal vertical chases for HVAC (and other infrastructure).
- Building-B: This building has mechanical rooms located in the useful places (basement level and rooftop penthouse), but the existing systems are not efficient for the new use.
- Building-C: The basement mechanical area in the Ancillary portion of the building (built 1982), should be abandoned as the equipment is quite old; final determination of replacement is intended to be made in conjunction with the Children's Center project (DSF #11C2L). The load will likely be shifted to the 2nd Floor mechanical equipment. This equipment is the newest, is well situated, has more than enough capacity and should be incorporated as much as possible into future scenarios.
- Building-D: The mechanical rooms in this building are at the basement level, 5th floor and 9th floor/rooftop penthouse and are well located to serve the building. The 5th and 9th Floor built-up units and distribution will need only minor upgrades while the basement unit will be replaced to serve the ground & first level of the Children's Center Renovation Project (DSF #11C2L). The horizontal distribution systems on each floor may require some modification but the intended use is compatible with the existing system types and capacities.

- Building-E (Energy Center): If a new use is anticipated for this building new systems will be required.
- Building-F (Honors House): This building will require major redevelopment and would probably utilize existing and new mechanical spaces in the basement areas. New chilled water should be run to this building that does not route through the existing Energy Center (Building-E).
- Building-G (Parking Garage): The Parking Garage does not have a central HVAC system nor does it require one. The few rooms within the structure that require HVAC have stand-alone units, which should be maintained or replaced as needed.

*Electrical: T*he main electrical service to facilities on the NWQ consists of two 26.4 kV utility lines to two 5,000 kVA, 4,160V utility transformers located just west of the Energy Center (Building-E). Switchgear in the heating plant feed a 5 kV radial primary distribution system which distributes power to sixteen building substations throughout the campus. Building substations reduce the voltage to appropriate levels for building distribution. The 5 kV distribution system was replaced in 1988 and is generally in good condition. All facilities contain distribution systems designed with critical and life safety branches per NFPA 99. Distribution one line diagrams should be studied to determine if various automatic transfer switches can be disabled or removed to provide a distribution system appropriate for university facilities. Distribution panels and panelboards in Buildings A and F (Honors) should be examined for condition and capacity.

Since an empty primary conduit bank from the main campus 5kV distribution network to the NWQ will be included in the Campus Utilities Interconnect Project (DSF Project #11A3M), which is already underway, thought should be given to the future demolition of the Energy Center (Building-E). Removal of the existing WE Energies 5,000 kVA transformers, 5kV switchgear in Bulding B and Building B would clean up the area allowing a large footprint for future campus development. Existing campus substations are being rebuilt or expanded to allow more campus 5kV distribution circuits from which to feed 5 kV power to the Northwest Quadrant.

Emergency Power: Emergency power is provided by three 1983 vintage 480V diesel generators: one rated 640 kW and two rated 635 kW. All generators are located in the existing Energy Center, Building-E. These units feed 480V switchgear with automatic load shedding capability. This switchgear distributes power to automatic transfer switches throughout the NWQ. This system should be studied with a goal of reducing the number of generators needed to serve the facilities and providing emergency power distribution appropriate for university facililties.

Telecommunications: To accommodate campus' new use for the complex, there is an urgent need to construct telecommunication core stacks for each building as currently envisioned by the campus IT Department. This consultant shall review IT Department planning information, and recommend telecommunication infrastructure upgrades for Buildings A, E, and F . The campus has constructed telecommunication stacks for Building B and telecom stacks for Buildings C and D will be constructed under an All Agency maintenance project.

Each subsequent remodel of space will provide distribution cabling, telecommunication outlets/ports, wireless access points, and if deemed necessary to support the proposed use, additional special telecom distribution systems. All spaces will be wired with Cat 6 data cabling or the current acceptable standard as determined by campus. All buildings will be fully serviced by the campus' wireless

network. Single mode fiber will serve high demand areas per specific building program documents.

The Campus Utility Interconnect Project will provide a secondary connection of the fiber optic backbone system in NWQ to the main campus Network. This will need to be incorporated into the phasing of the redevelopment. The completion of the main backbone of the IT system is critical to the implementation of several other systems – especially Security and Fire Alarm systems.

Security: Security with a complex this large is a concern for the University Police Department as well as the occupants in the buildings. Security upgrades will tie into the campus Andover and Milestone systems and include:

- Security Camera Network: Perimeter and Interior
- Electronic Access System
- PA System
- Blue Light/phone system

The complex is currently being patrolled daily for several hours in the late afternoon and evening hours. However, this schedule is unsustainable by the campus for the long-term.

Life Safety Systems: The current Fire Alarm system has been cobbled together over the last several decades as each addition was built onto the hospital, making it difficult to maintain and repair as parts are difficult or impossible to obtain. The system currently does not report directly into the UWM campus Metasys system at the UWM Police Department, causing coordination issues when the Milwaukee Fire Department responds to alarms. The system currently has an excessive number of false alarms which compounds these issues. There is also proprietary equipment, which will need to be removed as part of the system upgrade.

This study will address new uses and integrate related fire alarm components with a new Fire Alarm reporting system that is being developed as part of a separate All Agency project.

SCOPE OF WORK

The efforts described in the background section above have been undertaken in response to immediate needs, but they have not had the benefit of a comprehensive redevelopment plan to guide them. The NWQ Redevelopment Plan will provide the essential framework to fully renew the service life and functionality of the complex while also recreating a new UWM identity for the complex.

Programmatic renovation of this complex will include the reconfiguration and reassignment of departmental and programmatic space for faculty and staff, new classrooms and other instructional spaces, conference and meeting spaces, and construction of new accessible toilet rooms. Also important is the determination of any major building demolition, a set of building standards consistent with the campus master plan's design guidelines, a clear way-finding system, a comprehensive strategy for sustainable development of the property, and the development of a UWM identity for the complex.

The planned uses for the following Pre-Design services will be based on the Preferred Option as presented in the *Northwest Quadrant Space Planning Study* (DSF # 10J3Q, July 2011) with any amendments made by the Campus Space Planning Committee and endorsed by

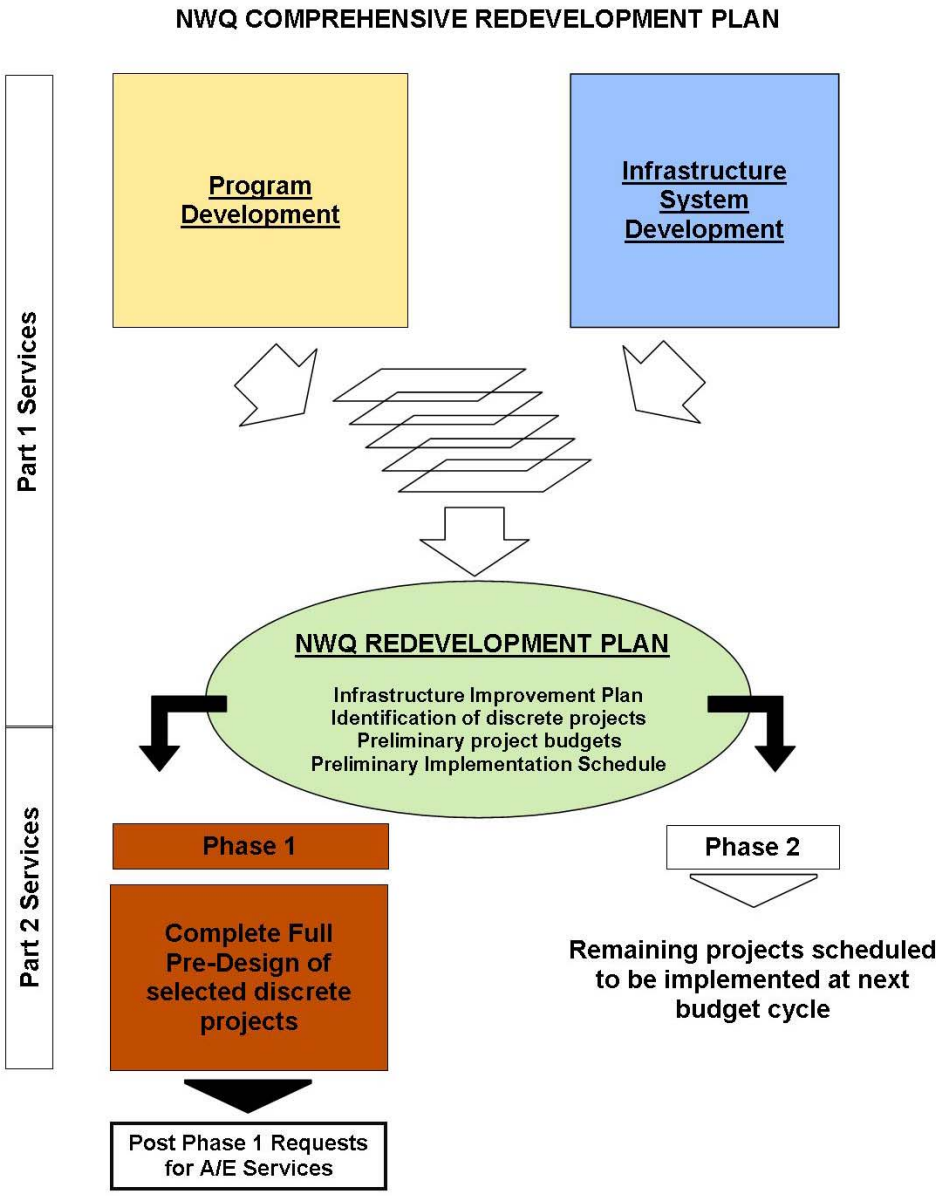
campus faculty governance, the Provost and Chancellor. See attached Appendix A for description.

The planning services in this scope of work will be delivered in two parts. The first part will be the specified services for the entire complex, which will follow two parallel tracks: program development and infrastructure system development. It will also include the integration of these two tracks, itemization and development of discrete project bundles with an associated phased implementation plan. The second part will be preparation of full Pre-Design documents for those projects identified by this study to be accomplished within the initial redevelopment phase, roughly equivalent to six years (i.e., approximately 2013-19).

The consultant team should have considerable experience in adaptive re-use of large institutional buildings and renovation of a higher education academic facility, for a four-year college or university, of a scope and size similar to this project. Well-qualified consultant teams will also have:

- Expertise in diverse mechanical systems and other infrastructure
- Knowledge of state-of-the-art Higher Education standards for teaching, learning and administrative support spaces
- Knowledge of the State of Wisconsin's building, sustainability and energy standards
- Knowledge of state of Wisconsin and city of Milwaukee Code requirements, including those for historical structures
- Knowledge and experience with the LEED Rating System

The Project team must include a contractor or construction expert with experience in providing pre-construction services (i.e. cost-estimating, scheduling, and constructability) for all disciplines. The consultant team should have experience in working with a diverse constituency in a highly interactive design process.



Part 1 Services:

Provide the following services in accordance with the DSF A/E Policy & Procedure Manaul:

A. Prepare a *Detailed Infrastructure Analysis* deliverable for the entire NWQ that includes the following components:

- Detailed inventory, documentation and diagrams, and assessment of the following systems:
  - ADA Accessibility (routes, signage, toilet facilities, elevators, other)
  - Structural
  - Building Envelope
  - Plumbing
  - Fire Suppression
  - HVAC (all system components)

- Electrical
- Telecommunications
- Security
- Life Safety (Emergency and Exit Lighting, Fire Alarm, Fire/Smoke Zones, Fire Suppression, Egress)
- Hospital systems no longer required (medical gases, pneumatic tubes, nurse/doctor call, paging etc)

o Comprehensive review of applicable building and zoning codes, and storm water regulation analysis, and historical significance review with SWHS, including an Historic Structures Report and Preservation Plan, as necessary.

o Analysis of adequacy and location of campus utilities serving this building and recommendations for upgrades and/or re-routing. Identification and reservation of utility corridors for steam, chilled water, telecom, and electrical, to accommodate current and future development patterns.

o Analysis of Facilities Condition Assessment document and detailed recommendations for renovations that address physical condition issues.

B. Prepare a *Sustainable Development Plan* deliverable, to include use of the LEED rating systems and DSF's Sustainability Checklist on a building-by-building basis, for the entire complex that includes the following components:
   - o Certification strategy for whole complex and/or individual renovation projects.
   - o Development of a checklist and strategy for further analysis of sustainability components to be evaluated and determined conclusively during each subsequent plan implementation phase.
   - ○ Energy Conservation Oportunties

C. Prepare a *Building Standards* deliverable that addresses: the exterior façade (doors, windows, penetrations, fenestration etc.); site features (landscaping, signage, lighting); interior common areas; and way finding. It should be an extension of already established campus building and site standards as applied to the Northwest Quadrant.

D. For the entire NWQ complex, prepare a *Public Areas Program Statement* deliverable that includes the following components:
   - o Space Need Analysis and Space tabulations
   - o Typical room data sheets for each room type
   - o Adjacency analysis of functions and proposed user groups.
   - o Identify needed public amenities (toilets, drinking fountains, lounge areas etc)
   - o Analysis of building code and zoning impacts.
   - o Internal Circulation Analysis (horizontal and vertical) and recommendations for user access and servicing.
   - o Site opportunities and constraints analysis and recommendations for pedestrian access and servicing.
   - o Development of conceptual plans showing functional areas.
   - o Recommendations regarding any major demolition of whole building sections.
   - o Development of preliminary architectural, MEP, telecommunications, and AV system descriptions.
   - o Development of a budget including budget options to be investigated further during design.

- Development of a schedule, including feasibility analysis of phasing options, and a recommendation regarding phasing.

E. For each proposed User Group prepare a *Program Summary* deliverable that includes the following components:
   - Space Need Analysis and Space tabulations.
   - Adjacency analysis of functions.
   - Itemization of unique features for each space that address existing and emerging trends and standards in Higher Eduction
   - Analysis of building code and specialized licensing/certification impacts of use.
   - Development of a sustainability checklist of items appropriate for further analysis during design.
   - Development of a preliminary budget estimate

F. Based on the results of the *Detailed Infrastructure Analysis* and the *User Group Program Statements*, prepare a *Redevelopment Plan* deliverable that includes the following components:
   - Infrastructure Improvement Plan with phasing recommendations and incorporation into discrete projects as appropriate
   - Identification of discrete projects and a Preliminary Phased Implementation Plan that include:
     - Definition of scope
     - Preliminary budget estimates
     - Integration with infrastructure phasing
     - Sequencing drivers identified
     - Proposed Phasing Plan
     - Identification of funding sources and schedule

Part 2 Services:

A. Provide Pre-Design services for the initial approximately five projects likely to be undertaken during "Phase 1" of implementation which will be assumed to be approximately six years. Prepare complete *Program Statements* (excluding detailed room-by-room data sheets) including conceptual layouts. Deliverable will include the following components:
   - Space Need Analysis and Space tabulations (completed in Part 1 Services).
   - Typical room data sheets for each room type (completed in Part 1 Services for Public Areas; others will be completed as Part 2 Services).
   - Adjacency analysis of functions (completed in Part 1 Services).
   - Analysis of building code and specialized licensing/certification impacts (completed in Part 1 Services).
   - Review of structural requirements and recommended upgrades as related to equipment and building code requirements
   - Development of conceptual plans showing functional areas.
   - Development of conceptual site plans showing stormwater management possibilities and vehicle/ pedestrian/ bicycle circulation and parking.
   - Development of (2) presentation quality drawings/renderings
   - Development of preliminary architectural, MEP, telecommunications, and AV system descriptions specific to user group and connection to main building systems.
   - Development of a sustainability checklist of items appropriate for further analysis during design (completed in Part 1 Services).
   - Development of a refined project budget including budget options to be investigated further during design.

- Development of a schedule, including feasibility analysis of phasing options, and a recommendation regarding phasing.
- Refined detailed cost estimates, project schedule, and constructability review.

B. Refine and finalize the Phased Implementation Plan prepared in Part 1 Services.

Provide the following additional services as identified during the project:

- Development of presentation drawings and renderings, in addition to those developed as part of the design process, needed for use in university and public meetings.
- Selective investigative demolition.

The following services will not be included in the scope of services:

- Type II Environmental Impact Assessment in conformance with WEPA will be contracted separately.

ADDITIONAL PROJECT REQUIREMENTS

Design Expectations: as an adaptive reuse project, the design of this project must be respectful of existing context but should also align and adhere to the recommendations of the campus master plan. This includes the design guidelines, which address urban design, building design and landscape design.

The overall design of the project should be forward-looking and be able to stand the test of time in both form and function, and should conform to the Master Plan's larger goal to achieve visual compatibility for the entire campus. . No particular architectural style is prescribed. It is expected however, that through proper orchestration of certain physical attributes and values such as form, structure, material, texture, color, and open space, this project will contribute positively to the overall campus context.

The project should be exemplary in meeting both a programmatic and "civic" mission. Emphasis should be placed on the quality of the open space, landscape, architectural form and exterior appearance as well as the quality of the primary interior spaces and their relationships to the larger building complex and campus context, particularly the open space structure.

Sustainability: In addition to meeting the DSF *Sustainable Facilities Requirements*, it is intended that subject to the availability of project funding, the Northwest Quadrant facility will be certified by USGBC at a LEED Silver minimum level, with a goal of achieving as high a level as feasible. The project will conform to Executive Order 145 and the energy code in place at the time of Department of Safety and Professional Services, Division of Safety and Builidngs plan review.

PRELIMINARY PROJECT SCHEDULE

- Consultant Selection — February 2012
- Part 1 Services — September 2012
- Part 2 Services — December 2012
- Phase 1 Projects' Requests for A/E Services Ready to Post — January 2013

AGENCY CONTACT INFORMATION

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ADDITIONAL DOCUMENTS AVAILABLE TO SELECTED CONSULTANT TEAM

- Existing site survey in AutoCAD including utilities and surface features.
- Floor plan diagrams in AutoCAD of all NWQ buildings
- Record documents on file for the original construction for most buildings as well as most subsequent renovations.
- Campus Steam and Chilled Water Lines, DSF 11A3M

APPENDIX Summary of Proposed Uses at NWQ

The planned uses for this NWQ Redevelopment Plan will be based on the Preferred Option as presented in the *Northwest Quadrant Space Planning Study* (DSF # 10J3Q, July 2011) with any amendments made by the Campus Space Planning Committee and endorsed by campus faculty governance, the Provost and Chancellor.

Established Long Term Users
Children's Center (already in progress)
Honors College / Honors House (student residence)
Student Health Center
Food Service Operations

Note: Not all proposed users listed to the left are reflected on the following plan diagrams.

Core Users
School of Education
University Information Technology Services (UITS)
School of Information Services (SOIS)
Teaching/Learning Center

Variable / Miscellaneous Users
Biomedical and Health Informatics Institute
Campus Police Department
College of Health Sciences (select units tbd)
Clinical Services
Conference Center (auditorium)
Greenhouse (designed in conjunction with Kenwood Interdisciplinary Research Center)
Medical Imaging Cluster (L&S, CHS, CEAS)
Parking & Transit Office
Revenue Generators

PROPOSED USERS AT THE NORTHWEST QUADRANT
December 2011

Established Long Term Users
- Restaurant Operations
- Honors College
- Children's Center
- Student Health Center

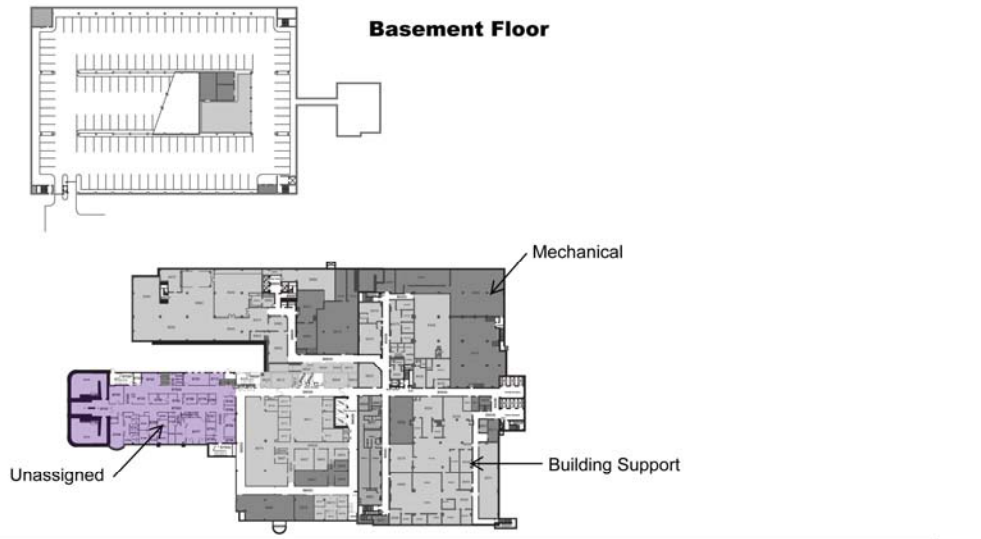
Health Discipline Users
- Biomedical & Health Informatics
- Clinical Services

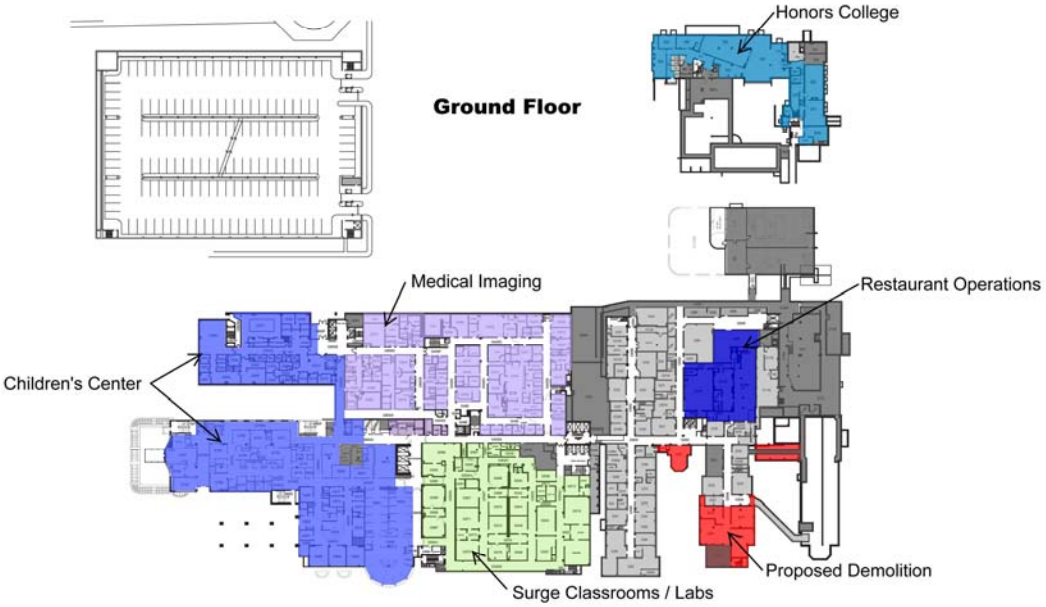
Teaching / Learning Users
- School of Education
- University Information Technology Services
- School of Information Studies
- Teaching / Learning
- Surge Classroom / Lab

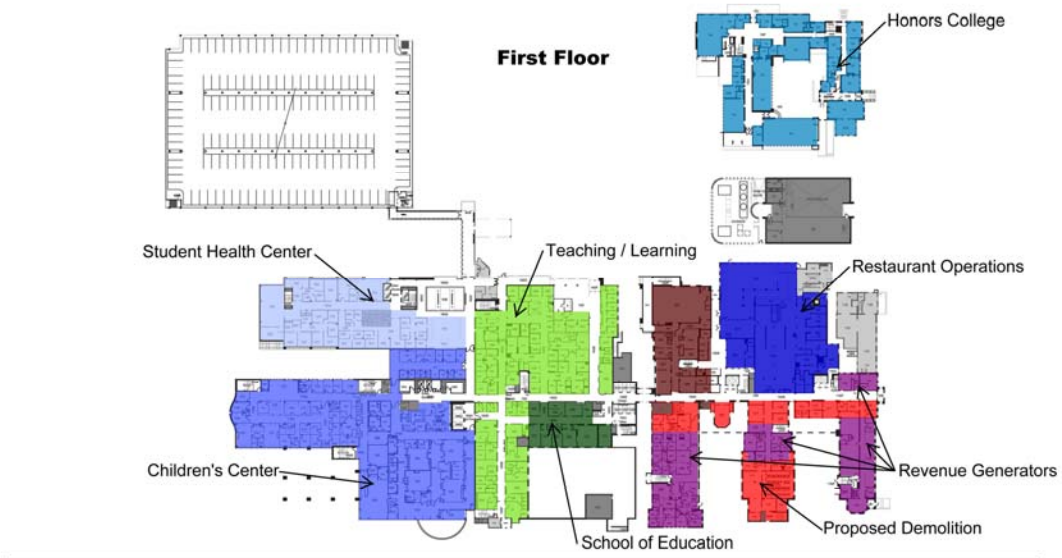
Variable Users
- School of Social Welfare
- Revenue Generators
- Medical Imaging
- Unassigned
- Conference Center
- Training Center
- Long Term Surge Space

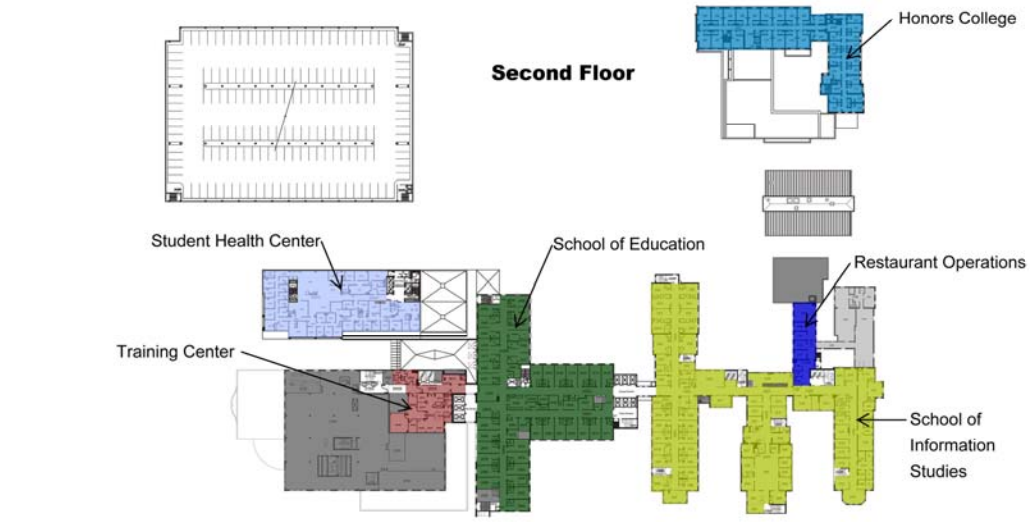
General Use
- Mechanical / Electrical / Telecom
- Building Support Areas
- Proposed for Demolition

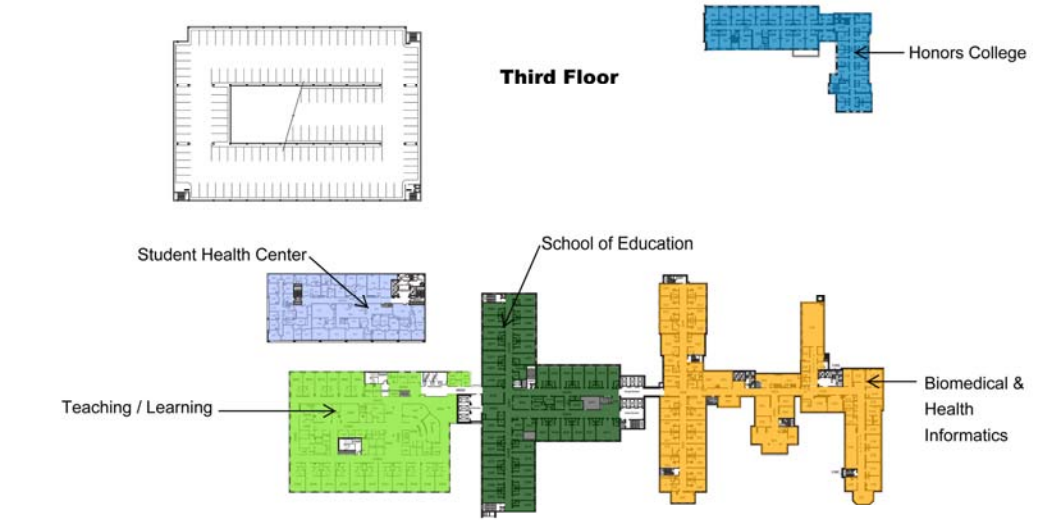
North

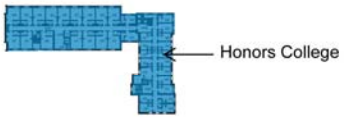




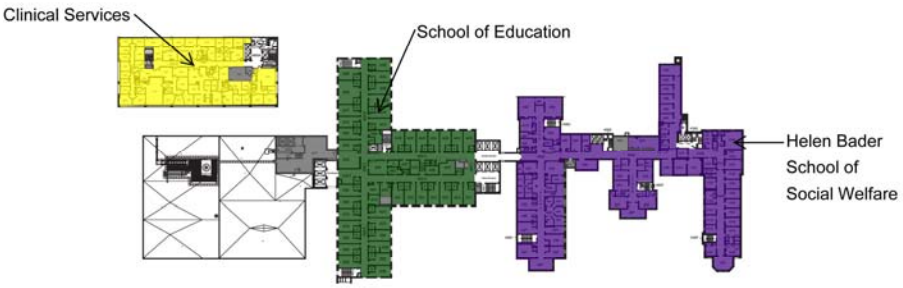

First Floor
Honors College
Student Health Center
Teaching / Learning
Restaurant Operations
Children's Center
Revenue Generators
Proposed Demolition
School of Education

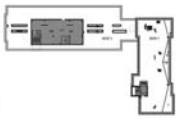

Second Floor
Honors College
Student Health Center
School of Education
Restaurant Operations
Training Center
School of
Information
Studies


Third Floor
Honors College
Student Health Center
School of Education
Teaching / Learning
Biomedical &
Health
Informatics

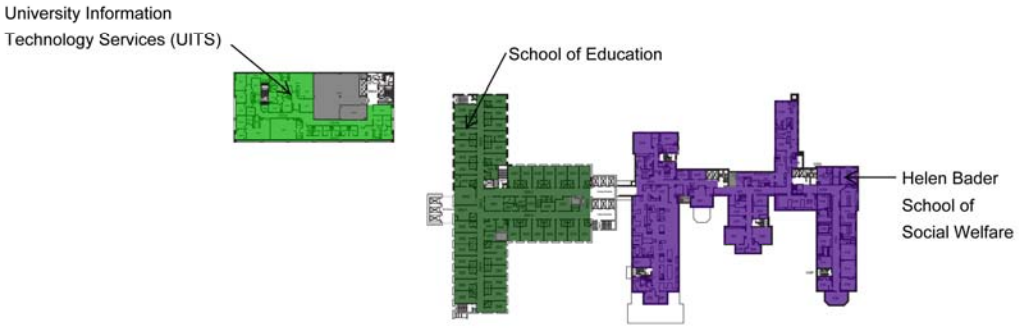


Fourth Floor

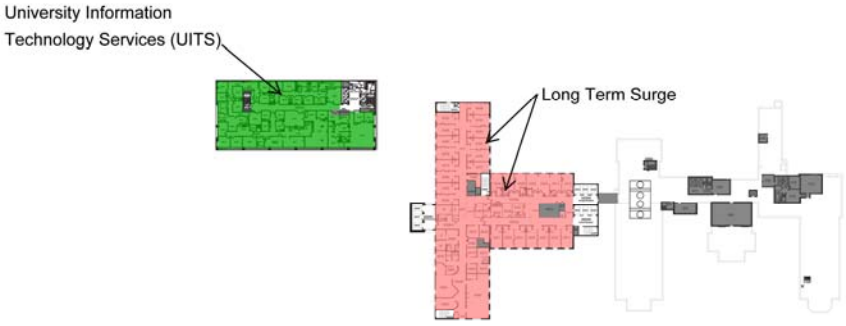




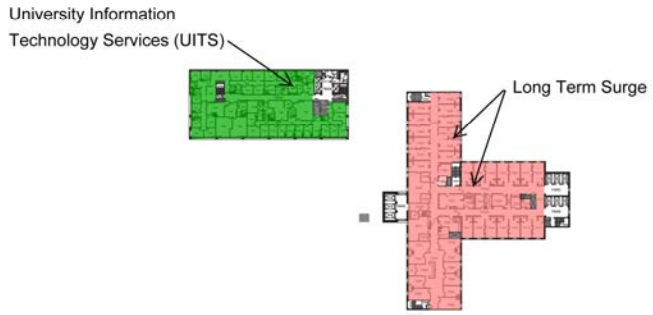
Fifth Floor / Roofs



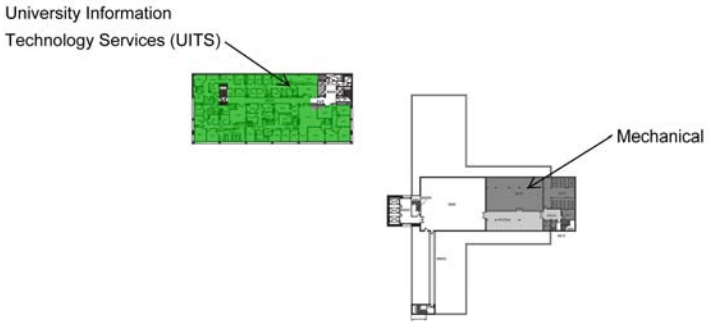
Sixth Floor / Roofs



Seventh Floor



Eighth Floor / Penthouses / Roof



Ninth Floor Penthouses / Roof