



**REQUEST FOR ARCHITECTURAL
AND ENGINEERING DESIGN SERVICES**

**Student Union Renovation
UW-Milwaukee**

March 2019

DFDM Project No. 18L2V

CONSULTANT REQUIREMENTS

Architectural/Engineering/Planning (Rev. 2018-05)

This request provides architectural/engineering/planning (AEP) resources to complete the project phases indicated below for **State Project No. 18L2V–Student Union Renovation at the University of Wisconsin-Milwaukee** (see attached for further detail).

Pre-Design Phase	Preliminary Design Phase	Final Design Phase	Bidding Phase	Construction Phase
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Consultants should submit their qualifications in the form of a letter of interest and demonstrate specific expertise and experience in the programming, design, renovation, and construction coordination of existing higher education residence halls as part of a design team. Work includes project area surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents.

The consultant(s) will participate in a highly interactive campus planning process by meeting with appropriate campus staff, including Housing and Residence Life to develop Program Statement, Preliminary Design, and Final Design documentation. Working in collaboration with the campus project team, the consultant will be responsible for program development, verification, and documentation; developing and documenting design alternatives with corresponding construction cost estimates and construction schedules for each design alternative; and determining and documenting any project work dependencies for selected design alternatives.

The design consultant(s) will provide pre-design services through construction administration services as indicated in the Division of Facilities Development and Management (DFDM) *the Policy and Procedure Manual for Architects/Engineers and Consultants*, and the *DFDM Contract for Professional Services*. These services may be contracted through multiple part contracts and project-specific review/approval/authorization milestones as determined by the needs of the project. Authorization for subsequent services will be issued in writing upon satisfactory performance and completion of contracted services and deliverables.

Preliminary and Final Design Services: In addition to the requirements for preliminary design through construction in the DFDM *Policy and Procedure Manual for Architects/Engineers and Consultants*, the following additions and clarifications should be noted:

- The design consultant(s) will work with DFDM and the appropriate campus staff to review the Program Statement, Preliminary Design, and Final Design documents. The design consultant(s) will attend a design review meeting at each of the Preliminary Design and Final Design review stages. The reviewers will provide written comments to the DFDM Project Manager based on the documents, and discuss the comments with the design consultant(s). The design consultant(s) are required to provide written responses to the DFDM Project Manager.

Note that per the DFDM *Policy and Procedure Manual for Architects/Engineers and Consultants*, the following services will not be included in the scope of services:

- Hazardous material abatement design will be provided by a consultant under separate contract with DFDM based on the demolition plans. Abatement documents will be incorporated into the bid set.
- Preparation of a Wisconsin Environmental Protection Act (WEPA) Type II will be contracted separately by the campus.

Note: This template is based upon DFDM's *Policy and Procedure Manual for Architects/Engineers and Consultants*, December 2013 edition, Section Three - Pre-Design Phase (3.c.2.b Table of Contents, 3.C.2.e Physical Planning Issues, 3.C.2.h Room Data Sheets, 3.C.2.i Special Planning Issues, 3.C.2.j Budget).

ID	Y/N?	Description	Comments and Clarification Notes	
1.00	<input checked="" type="checkbox"/>	Project and Program Considerations	<p><i>For Feasibility Studies, Project and Program Considerations items that are selected to recognize that the documentation and professional guidance required to develop the required support documentation is above and beyond the traditional 10% concept report, but not necessarily completing the full 35% preliminary design efforts.</i></p> <p>1.05 Please see <https://www.wisconsin.edu/capital-planning/reference/deliverables/> for more detailed AutoCAD and geospatial data definition requirements.</p> <p>1.06 Includes erosion control requirements.</p>	
1.01	<input checked="" type="checkbox"/>	<u>Program Verification</u>		
1.02	<input checked="" type="checkbox"/>	<u>Design Concept</u>		
1.03	<input type="checkbox"/>	<u>Site/Survey</u>		
1.04	<input checked="" type="checkbox"/>	Site/Existing Conditions		
1.05	<input checked="" type="checkbox"/>	Facilities Site Plan		
1.06	<input checked="" type="checkbox"/>	Existing Land Use		
1.07	<input checked="" type="checkbox"/>	<i>Topography/Drainage</i>		
1.08	<input type="checkbox"/>	<i>Vegetation/Landscaping</i>		
1.09	<input type="checkbox"/>	<i>Subsurface Conditions</i>		
1.10	<input checked="" type="checkbox"/>	<i>Construction Staging/Occupancy of Site During Construction</i>		
1.11	<input checked="" type="checkbox"/>	<i>WEPA – Environmental Impact Determination and Identification</i>		
1.12	<input checked="" type="checkbox"/>	<u>Utilities/Infrastructure</u>		1.13 Includes the central utility plant.
1.13	<input checked="" type="checkbox"/>	Existing: capacity and condition of existing lines and equipment		1.14 Includes chilled water, domestic water, electrical power, natural gas, sanitary sewer, storm water sewer, steam and condensate return, and telecommunications.
1.14	<input checked="" type="checkbox"/>	Proposed central and site utility systems	<p>1.20 Includes during construction period.</p>	
1.15	<input checked="" type="checkbox"/>	Maintaining utility services and infrastructure during construction		
1.16	<input checked="" type="checkbox"/>	<u>Transportation/Circulation</u>		
1.17	<input checked="" type="checkbox"/>	Vehicular/Bicycle/Pedestrian		
1.18	<input checked="" type="checkbox"/>	Parking		
1.19	<input checked="" type="checkbox"/>	Service/Loading/Unloading		
1.20	<input checked="" type="checkbox"/>	Access to Site		
1.21	<input checked="" type="checkbox"/>	<u>Existing Building Conditions</u>		
1.22	<input checked="" type="checkbox"/>	Conditions of Existing Building Spaces as necessary for design		
1.23	<input checked="" type="checkbox"/>	Condition of Existing Infrastructure and Equipment		
1.24	<input checked="" type="checkbox"/>	Demolition Planning/Phasing		
1.25	<input checked="" type="checkbox"/>	<u>Building Systems</u>		
1.26	<input checked="" type="checkbox"/>	Structural Systems		
1.27	<input checked="" type="checkbox"/>	Mechanical Systems/HVAC		
1.28	<input checked="" type="checkbox"/>	<i>Environmental Control</i>		
1.29	<input checked="" type="checkbox"/>	Electrical/Lighting		
1.30	<input checked="" type="checkbox"/>	<i>Lighting Design</i>		
1.31	<input checked="" type="checkbox"/>	<i>Fire Alarm</i>		
1.32	<input checked="" type="checkbox"/>	<i>Telecommunications Systems</i>		
1.33	<input checked="" type="checkbox"/>	<i>Access Control</i>		
1.34	<input checked="" type="checkbox"/>	Plumbing		
1.35	<input checked="" type="checkbox"/>	Fire Protection Systems		
1.36	<input checked="" type="checkbox"/>	Signage (Building and Room/Space Identification)		
1.37	<input checked="" type="checkbox"/>	Other Systems		
2.00	<input checked="" type="checkbox"/>	Design Considerations	<p>2.04 Includes the Sustainable Facilities Standards Checklist items applicable to the project.</p> <p>5.01 Please see <https://www.wisconsin.edu/capital-planning/reference/deliverables/> for more detailed AutoCAD and geospatial data definition requirements.</p> <p>5.02 Includes performance test data, list of normal and alarm set points, and contact information for responsible parties.</p> <p>5.03 Includes all newly installed components, include list of all input/output control points and custom software with programming requirements needed to maintain and/or field-modify newly installed systems.</p> <p>5.04 Includes contact information for responsible parties and date of warranty expiration.</p>	
2.01	<input checked="" type="checkbox"/>	<u>Cost Estimating</u>		
2.02	<input checked="" type="checkbox"/>	<u>Constructability</u>		
2.03	<input checked="" type="checkbox"/>	<u>Accessibility</u>		
2.04	<input checked="" type="checkbox"/>	<u>Sustainable Facilities and Energy Conservation</u>		
2.05	<input checked="" type="checkbox"/>	<u>Equipment Layout</u>		
2.06	<input checked="" type="checkbox"/>	<u>Campus Technical Review</u>		
3.00	<input checked="" type="checkbox"/>	Bid Documents (see contract for details)		
4.00	<input checked="" type="checkbox"/>	Construction Administration (see contract for details)		
4.01	<input checked="" type="checkbox"/>	<u>Commissioning (Level 1)</u>		
5.00	<input checked="" type="checkbox"/>	Post-Construction Deliverables (see contract for details)		
5.01	<input checked="" type="checkbox"/>	<u>As-Built Record Drawings</u>		
5.02	<input checked="" type="checkbox"/>	<u>Commissioning Details</u>		
5.03	<input checked="" type="checkbox"/>	<u>Operations and Maintenance Manuals</u>		
5.04	<input checked="" type="checkbox"/>	<u>Warranty/Guarantee Details</u>		

SUPPLEMENTAL SERVICES

ID	Y/N?	Description	Comments and Clarification Notes
A.00	<input type="checkbox"/>	Planning Considerations	A.04 Includes developing recommendations based on room scheduling and utilization data, program delivery, enrollment projections, and appropriate benchmarks.
A.01	<input type="checkbox"/>	<u>Master Planning</u>	
A.02	<input type="checkbox"/>	<u>Blocking and Stacking Diagramming</u>	
A.03	<input type="checkbox"/>	<u>Scope Definition</u>	
A.04	<input type="checkbox"/>	<u>Space Needs Analysis</u>	
A.05	<input type="checkbox"/>	<u>Site Evaluation</u>	
A.06	<input type="checkbox"/>	<u>Market Study</u>	
A.07	<input type="checkbox"/>	<u>Space Utilization Analysis</u>	
B.00	<input type="checkbox"/>	Project and Program Considerations	B.04 Includes Geotechnical Survey and Report. Please see < https://www.wisconsin.edu/capital-planning/reference/deliverables/ > for more detailed AutoCAD and geospatial data definition requirements. All buildings, site improvements, and site utilities within the designated project area, including those not impacted by project construction. Reference known elevation datum and include attributes for input or transfer to campus GIS mapping. B.12 Includes adaptive reuse, functionality assessment, and/or physical condition assessment.
B.01	<input type="checkbox"/>	<u>Occupants/User Activities</u>	
B.02	<input checked="" type="checkbox"/>	Space Tabulation	
B.03	<input type="checkbox"/>	Room Data Sheets	
B.04	<input type="checkbox"/>	<u>Site/Survey</u>	
B.05	<input type="checkbox"/>	Easements	
B.06	<input type="checkbox"/>	Zoning Approval Efforts	
B.07	<input type="checkbox"/>	Floodplain Restrictions	
B.08	<input type="checkbox"/>	Landholdings/Ownership/Boundaries	
B.09	<input type="checkbox"/>	<u>Utilities/Infrastructure</u>	
B.10	<input type="checkbox"/>	Energy Modeling	
B.11	<input type="checkbox"/>	<u>Existing Facilities Survey</u>	
B.12	<input checked="" type="checkbox"/>	Facility Condition Assessment	
B.13	<input type="checkbox"/>	Document Existing Conditions	
B.14	<input type="checkbox"/>	Concealed Conditions	
B.15	<input checked="" type="checkbox"/>	Building Code Analysis	
B.16	<input checked="" type="checkbox"/>	Phasing Options and Analysis	
B.17	<input type="checkbox"/>	Adjacency Analysis and Matrix	
B.18	<input type="checkbox"/>	<u>Facility Specialties</u>	B.23 Includes architectural and performance lighting (artistic, athletics, theatrical) B.25 Includes selection, recommendation, specification, and/or systems furniture layout.
B.19	<input type="checkbox"/>	Acoustics	
B.20	<input checked="" type="checkbox"/>	Elevator Constructor/Vertical Transportation	
B.21	<input checked="" type="checkbox"/>	Food Service Operations/Kiosks	
B.22	<input checked="" type="checkbox"/>	Security/Video Surveillance	
B.23	<input checked="" type="checkbox"/>	Specialty Lighting	
B.24	<input type="checkbox"/>	Other (Please Specify)	
B.25	<input type="checkbox"/>	<u>Furniture and Equipment</u>	
B.26	<input type="checkbox"/>	Design Standards to Follow	
B.27	<input type="checkbox"/>	Furniture Design Services	
B.28	<input checked="" type="checkbox"/>	Fixed Equipment	
B.29	<input type="checkbox"/>	Movable Equipment	
B.30	<input type="checkbox"/>	Art Selection Assistance	
B.31	<input checked="" type="checkbox"/>	<u>Universal Design</u>	C.01 Includes additional on-site construction administration beyond basic services
B.32	<input type="checkbox"/>	<u>Historic Preservation</u>	
B.33	<input type="checkbox"/>	Historic Structure Report (HSR)	
B.34	<input type="checkbox"/>	Historic Preservation Plan (HPP)	
B.35	<input type="checkbox"/>	Wisconsin Historical Society Approval for Building Concept	
B.36	<input type="checkbox"/>	<u>Presentations</u>	
B.37	<input type="checkbox"/>	Formal Presentation(s)	
B.38	<input type="checkbox"/>	Presentation Materials	
B.39	<input type="checkbox"/>	Facilitate on Campus Design Document Review	
C.00	<input type="checkbox"/>	Construction Administration	
C.01	<input type="checkbox"/>	<u>Additional Construction Administration Services</u>	
D.00	<input type="checkbox"/>	Miscellaneous	D.02 includes LEED certification, certification submittal, and/or measurement & verification report.
D.01	<input type="checkbox"/>	<u>Wayfinding</u>	
D.02	<input type="checkbox"/>	<u>LEED™</u>	

SUPPLEMENTAL SERVICES

- D.03 Renderings, Models, and Mock-Ups
- D.04 Building Information Modeling
- D.05 Measured Drawings Beyond Project Area
- D.06 Commissioning (i.e. Level 2, Exterior Envelope)
- D.07 Post Occupancy Evaluation
- E.00 **Other (Please Specify)**

E.00 Includes Benchmark Facility Tours, Selective and Investigative Demolition, Post-bidding Analysis, and Specialty Bidding Conditions

SUPPLEMENTAL SERVICES

Board of Regents Evaluation Criteria Responses

ID	Y/N?	Description	Comments and Clarification Notes																												
F.00	<input type="checkbox"/>	General Considerations	<p>F.01 Determine and document what type(s) of space is(are) required and where surge space is available to facilitate any portion of the proposed project solution/phase/alternate.</p> <p>F.02 Determine and document if any site utility work is required to facilitate the proposed project scope that <i>is not</i> included in the proposed project solution/phase/alternate scope and budget estimate.</p>																												
F.01	<input type="checkbox"/>	<u>Surge Space(s) Identification</u>																													
F.02	<input type="checkbox"/>	<u>Utility Infrastructure Impact(s) Identification</u>																													
G.00	<input type="checkbox"/>	Priority Considerations	<p>G.01 Determine and document what capital project work is required to facilitate any portion of the proposed project solution/phase/alternate. The scope of work identified in this section <u>should not</u> be included in the proposed project solution/phase/alternate scope or budget estimate.</p>																												
G.01	<input type="checkbox"/>	<u>Project Sequence Dependency Identification</u>																													
H.00	<input type="checkbox"/>	Physical Development Considerations	<p>H.01 Determine and document what building code compliance resolutions are required and included in the proposed project solution/phase/alternate scope and budget estimate.</p> <p>H.02 Determine and document what health & safety condition compliance resolutions are required and included in the proposed project solution/phase/alternate scope and budget estimate.</p> <p>H.03 Determine and document what environmental protection condition compliance resolutions are required and included in the proposed project solution/phase/alternate scope and budget estimate.</p> <p>H.04 Determine and document what facility and/or program standards resolutions are required and included in the proposed project solution scope/phase/alternate and budget estimate.</p> <p>H.05 Complete the table shown at left as per each proposed project solution/phase/alternate and provide the additional assessments for each type of project space as outlined below the table.</p>																												
H.01	<input type="checkbox"/>	Code Compliance Resolution																													
H.02	<input type="checkbox"/>	Health & Safety Condition Resolution																													
H.03	<input type="checkbox"/>	Environmental Protection Condition Resolution																													
H.04	<input type="checkbox"/>	Facility and/or Program Standards Condition Resolution																													
H.05	<input type="checkbox"/>	Space Profile (Demolition/Renovation/New Construction)																													
<table border="0" style="width: 100%;"> <tr> <td style="padding-right: 20px;">Demolition</td> <td style="text-align: right;">0</td> <td style="padding-right: 20px;">ASF</td> <td style="text-align: right;">0</td> <td style="padding-right: 20px;">GSF</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Renovation</td> <td style="text-align: right;">120,000</td> <td>ASF</td> <td style="text-align: right;">203,400</td> <td>GSF</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">0</td> </tr> <tr> <td>New Construction</td> <td style="text-align: right;">0</td> <td>ASF</td> <td style="text-align: right;">0</td> <td>GSF</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Project Total</td> <td style="text-align: right;">120,000</td> <td>ASF</td> <td style="text-align: right;">203,400</td> <td>GSF</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">27,848,000</td> </tr> </table>				Demolition	0	ASF	0	GSF	\$	0	Renovation	120,000	ASF	203,400	GSF	\$	0	New Construction	0	ASF	0	GSF	\$	0	Project Total	120,000	ASF	203,400	GSF	\$	27,848,000
Demolition	0	ASF		0	GSF	\$	0																								
Renovation	120,000	ASF		203,400	GSF	\$	0																								
New Construction	0	ASF		0	GSF	\$	0																								
Project Total	120,000	ASF	203,400	GSF	\$	27,848,000																									
<p>Determine and document the following for each solution/phase/alternative...</p> <ol style="list-style-type: none"> Estimated capital renovation costs and current replacement value for the proposed space to be demolished. Estimated capital renovation costs and current replacement value for the proposed space to be renovated. If any portion of the proposed new construction space is required to resolve building codes and standards, and/or health and safety conditions, and/or environmental protection conditions, and/or facility or program standards which cannot be economically be resolved in existing space. If any portion of the proposed new construction space is required to resolve demonstrated capacity issues or space shortages related to enrollment growth and 5-year enrollment trends (specific program and/or overall campus). If any portion of the proposed new construction is required to resolve poor adaptive reuse potential for existing space that could have been included in the proposed project solution scope and budget estimate. 																															
I.00	<input type="checkbox"/>	Program Considerations	<p>I.01 Determine and document functionality improvements that the proposed project solution/phase/alternate provides in comparison to existing conditions and space.</p> <p>I.02 Determine and document a total energy cost estimate comparison for the proposed project per solution/phase/alternate vs. existing space energy costs. Please breakdown the energy cost estimate by electrical, heating, and cooling.</p> <p>I.03 Determine and document if any portion of the proposed project solution/phase/alternate resolves a demonstrated</p>																												
I.01	<input type="checkbox"/>	Functionality Improvement(s) Identification																													
I.02	<input type="checkbox"/>	Energy Cost Impact Profile																													
I.03	<input type="checkbox"/>	Space Shortage(s) Condition Resolution																													
I.04	<input type="checkbox"/>	Space Utilization Profile																													

space shortage for program space, especially instructional classrooms and laboratories.

1.04 *Determine and document if any portion of the proposed project solution resolves known and demonstrated poor space utilization, especially instructional classrooms and laboratories.*

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<u>Agency</u>	<u>Institution</u>	<u>Facility ID</u>	<u>Facility Name</u>
University of Wisconsin	Milwaukee	285-0B-1980	Student Union

<u>Project Title</u>	<u>Priority</u>
Student Union Renovation	07

Project Request

The UW System requests that the Board of Regents recommend this project of \$40,723,000 (\$35,000,000 Program Revenue Supported Borrowing and \$5,723,000 Cash) to renovate the student union facility at UW-Milwaukee be included in the proposed 2019-21 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission. The proposed segregated fee increase was implemented through 3 increments, starting in 2014 and ultimately arriving at \$150 in 2017, for a duration of 17 years.

Project Description and Scope

This project renovates select portions of the Student Union facility's architectural configuration, exterior envelope, and mechanical, electrical, and plumbing infrastructure based on the priorities and recommendations that will result from a comprehensive building code, condition, and energy assessment to be performed on the entire facility complex and a master plan to be developed to renovate and maintain the facility. It is anticipated that the facility review and assessment phase will identify and develop more repair and renovation work than can be completed under this enumeration. This project will also provide a cost-benefit analysis for renovation and repair versus partial demolition and reconstruction to determine the immediate scope of work to be completed, as well as a conceptual plan for future phases and priorities.

Significant building infrastructure deficiencies have already been identified in the Campus Master Plan and the Student Union Feasibility Study as areas of concern to be addressed. These include path of egress that do not lead directly to the outside of the building, inadequate egress widths and signage, lack of fire suppression in some areas of the building, inability to repair emergency generator due to lack of replacement parts availability, and inadequate structural systems for continued reuse in the 1956 and 1963 portions of the building. It is anticipated that the exterior envelope will be renovated or reconstructed as necessary; the mechanical, electrical, and plumbing infrastructure on the lower level will be completely or mostly replaced; and the electrical transformers in the east substation will be replaced. Multiple bid packages may be required to complete the proposed scope of work and address the most urgent maintenance and programmatic needs. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	0 ASF	0 GSF	\$		0
Renovation:	120,000 ASF	203,400 GSF	\$		27,848,000
New Construction:	0 ASF	0 GSF	\$		0
Project Total:	120,000 ASF	203,400 GSF	\$		27,848,000

Background

The Student Union is located on the southern edge of the Kenwood campus, and consists of an original building and three major additions. The original 25,671 GSF Union building, located at the west end of the current building, was completed in 1954 to serve a campus of 6,000 students. It was enlarged and remodeled in 1962, adding 97,290 GSF to serve 10,000 students. An addition to the east was completed in 1969, enlarging the Union by 207,173 GSF to serve 23,000 students. It added student space, meeting rooms, a bookstore and a two-level, 461 stall parking structure. The parking structure located beneath the east end of the addition also forms the base of Spaight's Plaza, north of the Union. The north enclosure, built in 1986, was the last addition to the facility and added 21,498 GSF of space for retail and a food court, to expand for a student population that had grown to over 25,000 students.

Throughout its history, the Student Union has served as the center of campus life providing a place for the social, recreational, and cultural activities that foster community, spirit and pride. It is a place for expanding learning beyond the classroom with student involvement programs that develop leadership skills and the importance of serving the community. It has been a challenge to meet space demands. There are 22,000 visits on an average semester day by students, faculty, and staff. Two studies were conducted in 2007 and 2011. The 2007 study defined a second floor renovation project that was deferred due to lack of funding. The 2011 study concluded that a replacement facility was

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needed and a student referendum that was conducted in March 2012 approved a segregated fee increase to fund a new student union facility.

Analysis of Need and Project Justification

The Student Union facility suffers from inadequate and obsolete building systems, poor functionality and wayfinding, and inefficient space allocation. The majority of building infrastructure in each section of the complex is original construction and is failing, energy inefficient, and does not meet current building codes or standards (including life and safety building systems). The deteriorated exterior envelope has substandard thermal performance, is no longer weather tight, and is not energy efficient. Maintenance and repair of the building infrastructure is extremely challenging due to the minimal floor-to-floor heights of the structural system and the density of distribution ductwork, conduits, cables, wiring, and piping throughout the facility.

The construction of multiple additions has resulted in confusing circulation patterns and dead ends, poor wayfinding, and lack of visual access to emergency exits. Building entryways and circulation paths have inadequate widths; the interfaces between building additions have resulted in incongruent structures and enclosures that are prone to poor maintenance performance. Accessibility is limited since there is only one passenger elevator that connects all floor levels, and the freight elevator is inadequate in size and loading capacity for the facility's delivery demands. The loading dock is too small, poorly configured, and is functionally inadequate.

The Student Union cannot meet the space demands or needs for several space types: student study and lounge space, dining support and seating areas, and open/informal/interconnected spaces. The available spaces like these are inflexible and too small.

Alternatives

The cost of not doing or delaying the replacement and renovation will only increase over time, and deferred maintenance has already reached a critical juncture. Previously explored alternatives of interior remodeling did not address many of the major building system inadequacies. A complete replacement was determined to be financially infeasible.

Project Budget

Construction:		\$	27,848,000
Hazardous Materials:		\$	0
Total Construction:		\$	27,848,000
Design Fees (Basic):	8.32%	\$	2,317,000
Design Fees (Other):	1.68%	\$	468,000
Total Design Fees:		\$	2,785,000
Contingency:	10.00%	\$	2,785,000
Management Fees:	4.00%	\$	1,225,000
Equipment/Other:	21.83%	\$	6,080,000
Total Budget Estimate:		\$	40,723,000

Funding Sources

GFSB:	\$	0
PRSB:	\$	35,000,000
Cash:	\$	5,723,000
Gifts:	\$	0
Grants:	\$	0
BTF:	\$	0
Other (Please Describe):	\$	0
Other (Please Describe):	\$	0
Other (Please Describe):	\$	0
Total Funding Sources:	\$	40,723,000

Project Schedule

A/E Selection:	May 2019
Design Report:	Jul 2020
Approval:	Aug 2020
Bid Date:	Jan 2023
Start Project:	Mar 2023
Substantial Completion:	Dec 2024
Project Close Out:	Jun 2025

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Previous Action

None.

Segregated Fee Impact(s)

<u>Fiscal Year</u>				<u>Project Fee Impact</u>		<u>Description</u>
				<u>Increment</u>	<u>Total</u>	
2015	to	2016	\$	26	\$ 1,338	The UWM Student Association (Student Government) put a "Union Capital Project" fee in place in 2015 and specified that the funds collected be used for either seed funding for a large Union project (new/renovated building) OR for the major maintenance projects which will be required to keep the building open and functioning in the immediate future. The fee was phased in and currently stands at \$75 per semester. At that level it will generate approximately \$3 million per year. Use of these funds will not require any increase in current fee levels as the fee is already in place.
2016	to	2017	\$	74	\$ 1,402	
2017	to	2018	\$	50	\$ 1,474	
2018	to	2034	\$	0	\$ 1,497	

Impact on Operating Budget

	<u>FTE</u>		<u>Cost</u>	<u>Description</u>
Custodial Staff:	0.00	\$	0	It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills.
Maintenance Staff:	0.00	\$	0	
Supplies & Expenses:		\$	0	
Utility Bills:		\$	0	
TOTAL:	0.00	\$	0	