

# UW-Milwaukee's NWQ Health Sciences Renovation Capital Budget Request



## ***NWQ Health Sciences Renovation***

***Project Area: 131,670 GSF***

***Funding Needed: \$74.8M GFSB***

UWM requests the State of Wisconsin to include the NWQ Health Sciences Renovation in its 21-23 Capital Budget. While this project was supported and prioritized by the Board of Regents, Governor Evers did not include the project in his recommended budget based simply on a misunderstanding of the timing. **A delay of this project would have grave impact – the intended Health Sciences occupancy of NWQ-Building B, and completion of the entire NWQ facility, would be delayed by 2 years to 2028.** That consequently delays the opportunity to grow and improve UWM's health programs in service to health students and the State of Wisconsin's employers.

## **This Project Finishes the Facility and Enables Its Best Use for Wisconsin**

- The NWQ complex was purchased in 2010 for \$20.5 million. The NWQ Redevelopment Plan estimated that the State of WI would need to invest approximately nearly \$200M, in 2013 dollars, to allow use of the complex. That same body of work would cost far more now.
- Since 2010, \$96.4 million has been invested in renovating portions of the four buildings.
- The funding invested includes the currently underway Northwest Quadrant Renovation Project, which provides life safety updates and repairs deteriorated parts of the architectural, mechanical, electrical, IT and plumbing systems, and remodels 74,280 sf for a College of Nursing Simulation Center, School of Information Studies and Student Health Services. Originally estimated to cost \$69.1 million, the State enumerated \$52.2 million due to capital budget shortfalls in 17-19 while, at the same time, additional costly infrastructure work was identified as needed. As a result, UWM sought and obtained approval to maximize project resources by demolishing and not replacing the largest building (NWQ-A), which needs the most repairs. Over 90% of the enumerated funding for the 17-19 project will be spent by the end of 2021.
- NWQ-B, intended for occupation by CHS, will receive \$12M in infrastructure renovation through the 17-19 project. This work does not move walls or configure the spaces from the dated hospital layout to a modern health sciences college. CHS therefore will not be able to occupy NWQ until the final NWQ Health Sciences Renovation project is completed.

- **CHS will be able to occupy NWQ two years faster if the project is enumerated in 21-23 as opposed to 23-25, with a lower project cost due to avoidance of inflationary increases.** The Enumeration schedule is conservative; recent UWM and UWS experience suggested that the project can be completed faster, as shown in the Target schedule below. Either version is substantially faster than if enumeration is delayed.

<u>21-23 Schedule Per Enumeration</u>		<u>21-23 Target Schedule</u>	<u>23-25 Delayed Enumeration</u>
A/E Selection:	Jan 2017	Jan 2017	Jan 2017
Design Report:	Jul 2022	Jul 2022	Jul 2024
Approval:	Aug 2022	Aug 2022	Aug 2024
Bid Date:	Jan 2025	Jan 2023	Jan 2025
Start Project:	Mar 2025	Mar 2023	Mar 2025
Substantial Completion:	Jan 2027	Jan 2025	Jan 2027
Project Close Out:	Jul 2027	Jul 2026	Jul 2028

### **Students Need a Modern, Effective Facility to Meet Wisconsin’s Needs**

- Remodeling of the Health Sciences Building will enable CHS to consolidate from five separate locations to one modern facility.
- With remodeled space, CHS will be able to implement new programs of Nutrition and Imaging, and improve existing programs of Occupational Therapy, Physical Therapy, and Communication Sciences and Disorders, as well as better support interprofessional education and training.
- A single location will allow CHS’s programs to use common and similar spaces to prepare students for health care services in hospitals, clinics and home care.
- The renovation will allow CHS to offer a faster and more efficient path to graduation with flexible scheduling of co-located teaching and laboratory spaces.

### **Health Sciences Degrees Are In High Demand**

- Careers that require degrees offered by CHS are in high demand. CHS graduates have a placement rate of over 98% within 1 year of graduation, and the U.S. Bureau of Labor Statistics estimates job growth ranging from 7-25% over the next decade.
- CHS’s enrollment of students has grown almost 120% since 2000 and as a result, it outgrew its space and new programs were located in multiple facilities.
- The renovation will allow CHS to graduate more students to fill Wisconsin’s job needs, as new instructional labs will increase capacity by 10-15%.

### **Investment in UWM’s College of Health Sciences Helps Grow Wisconsin’s Economy**

- Over 80% of UWM graduates remain in Wisconsin to live and work for at least a decade.
- UWM’s College of Health Sciences (CHS) has the largest number of health-related degree programs in Wisconsin, with clinical opportunities in hundreds of health care institutions.
- CHS has over 600 local business partnerships.
- CHS is a groundbreaking leader in health research including light therapies for degenerative conditions, diagnostic modalities helping physicians diagnose COVID-19 accurately, utilizing machine learning to estimate human physical activity, innovation in the rehabilitation sciences so that patients live a more able life, and vital student opportunities.

## Northwest Quadrant Health Sciences Renovation



### Why Needed

- Undergraduate enrollment in Health Sciences increased by over 100% from 2000 to 2012, resulting in program locations across 5 facilities and constraints in growth.
- Instructional space has inadequate capacity that limits numbers of students and creates bottlenecks to graduation.
- Instructional labs are in different buildings resulting in duplication of equipment and inefficient scheduling.
- Open lab periods that support development of skills, lab-based study and project work are over-utilized and constrained.



UWM's 21-23 Capital Plan Requests



## Northwest Quadrant Health Sciences Renovation

### Poor Existing Conditions



UWM's 21-23 Capital Plan Requests



## Northwest Quadrant Health Sciences Renovation



**Remodeling Area** 131,670 GSF  
**Funding** \$74.8M GFSB

### Project Description

- New teaching and learning center will accommodate larger cohort sizes to increase graduates and meet employer demand.
- Active learning instructional labs will enhance student experience and outcomes.
- Unified, identifiable location will improve recruitment and retention of students and staff, enhance interdisciplinary program relationships and improve operations.
- Instructional spaces will be in the same building to improve operational oversight and allow sharing of equipment.
- Remodeling for Health Sciences could not be completed in the 17-19 NWQ Renovation project because funding was much less than requested, and an unforeseen façade replacement was discovered, resulting in need for second project.

UWM's 21-23 Capital Plan Requests



## Northwest Quadrant Health Sciences Renovation



### Return on Investment

- Graduate more students to fill the expanding gap for job openings – new instructional lab sizes will increase capacity 10-15%
- Expand programs that are in demand and have a high volume of competitive applicants: Occupational Therapy, Physical Therapy, Communication Sciences & Disorders



- Offer a faster path to graduation with flexible scheduling of co-located teaching and laboratory spaces
- More than 98% job placement within 1 year of graduation with salaries ranging \$50,000-75,000
- Efficient space utilization, instead of duplication, results in lower operational costs
- Build on established accredited College of Health Sciences

UWM's 21-23 Capital Plan Requests

