

HGA

18L2V UWM STUDENT UNION RENOVATION

May 13, 2020 Physical Environment Committee Meeting



Success Criteria

1. Welcoming and engaging UWM's diverse campus community

Open space, visible street activity, multi-language wayfinding, variety of working and social spaces, options for food service and activities

2. Supports health & wellbeing

Restorative & comfortable, access to natural daylight, sense of belonging, easy access to personnel and supportive programs

3. Place of safety and security

Code, lines of sights, emergency procedures, accessibility, lighting, critical mass of people, passive monitoring

4. Connector that fosters social cohesion

Increase duration of stay, flow of "touchdowns", program/service adjacencies, trust of amenities and services

5. Beacon of Panther Pride

Aesthetics, branding in design, activities, spaces to support gatherings

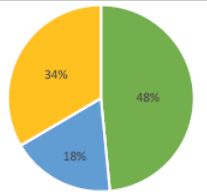
6. Encourages working, learning, making, and innovating

Clear zoning, flexible spaces and amenities, visual access, effective wayfinding, updated specialty spaces

PROJECT SCOPE OF WORK

\$28,113,094

FOCUS: Balanced Work Effort - The work is divided between MEP/FP (focused in the newer additions of the Student Union) and enclosure repairs that the building needs, while doing items that make the biggest impact on the student experience. This includes High + Medium MEP/FP, enclosure repairs, glazing on the southern facade, west - east connector, CASE relocation, and upgrades to student lounge spaces.



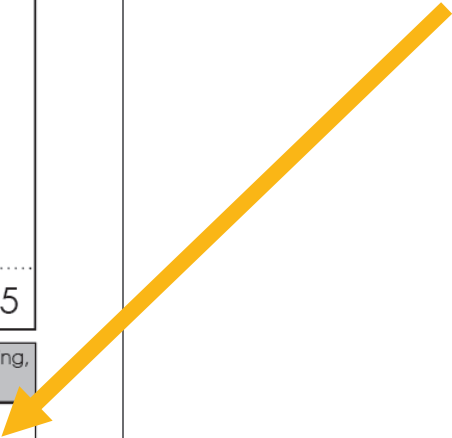
MEP/FP Enclosure Interiors

MEP/FP BUCKET	
All High, Medium ONLY	\$9,254,123
(Does not include full sprinkler only areas of renovation)	
- Critical areas of egress are sprinklered	
TOTAL: \$13,654,500	

ENCLOSURE BUCKET	
Exterior Facade Repairs	\$99,000
Enclose NE Stair	\$125,000
Penthouse Addition	\$1,932,000
Replace Skylights	\$131,644
Elevator Repairs/Replacement	\$716,000
West Entry Signage/Canopy	\$406,245
Kenwood Entry Reno	\$710,840
Spaights Plaza Signage/Canopy	\$221,970
Southeast Daylighting	\$693,420
TOTAL: \$5,036,119	

INTERIOR BUCKET	
CASE Relocation	\$2,204,669
E/W Concourse Connector	\$2,610,374
Art Gallery/Computer Center	\$759,108
Student Org. Reno	\$522,254
Concourse Upgrades	\$959,969
Public Spaces - Level 2	\$858,958
Public Spaces - Level 3	\$353,719
Replace Fire Shutters	\$147,000
Wisconsin Room Upgrades	\$1,006,425
TOTAL: \$9,422,475	

Welcoming and Engaging UWM's Diverse Campus Community	Supports Health and Wellbeing	Place of Safety and Security	Connector that Fosters Social Cohesion	Beacon of Panther Pride	Encourages Working, Learning, Making, and Innovating
Spaights Plaza canopy + outdoor terrace for welcoming entrance and visible activity Variety of study and social spaces	CASE relocation for access to personnel and supportive programs Restorative and comfortable through furnishings	Focus on high and Medium priority MEP/FP	Increase duration of stay through student spaces rework through 2nd and 3rd floor public space and flow of "touchdowns", program/ service adjacencies	Space to support gatherings in concourse re-imagined New finishings and furniture	Second floor lounges, computer lab relocation to create flexible spaces and amenities





APPROACH TO BUDGET



Budget

COLLABORATIVE BUDGET DEVELOPMENT

Construction Cost	=	\$27,848,000
Fees	=	\$2,785,000
Contingency	=	\$2,785,000
Management Fees	=	\$1,225,000
FFE/Equipment	=	\$6,080,000*
<hr/>		
TOTAL PROJECT COST	=	\$40,723,000

**POTENTIAL FUNDING FOR GENDER INCLUSIVE RESTROOMS



DESIGN SOLUTIONS



RESPECT



Highlight Midcentury
Modern

REFRESH



Fix Roof, Façade & Glass

RESTORE



Replace MEP/FP Systems

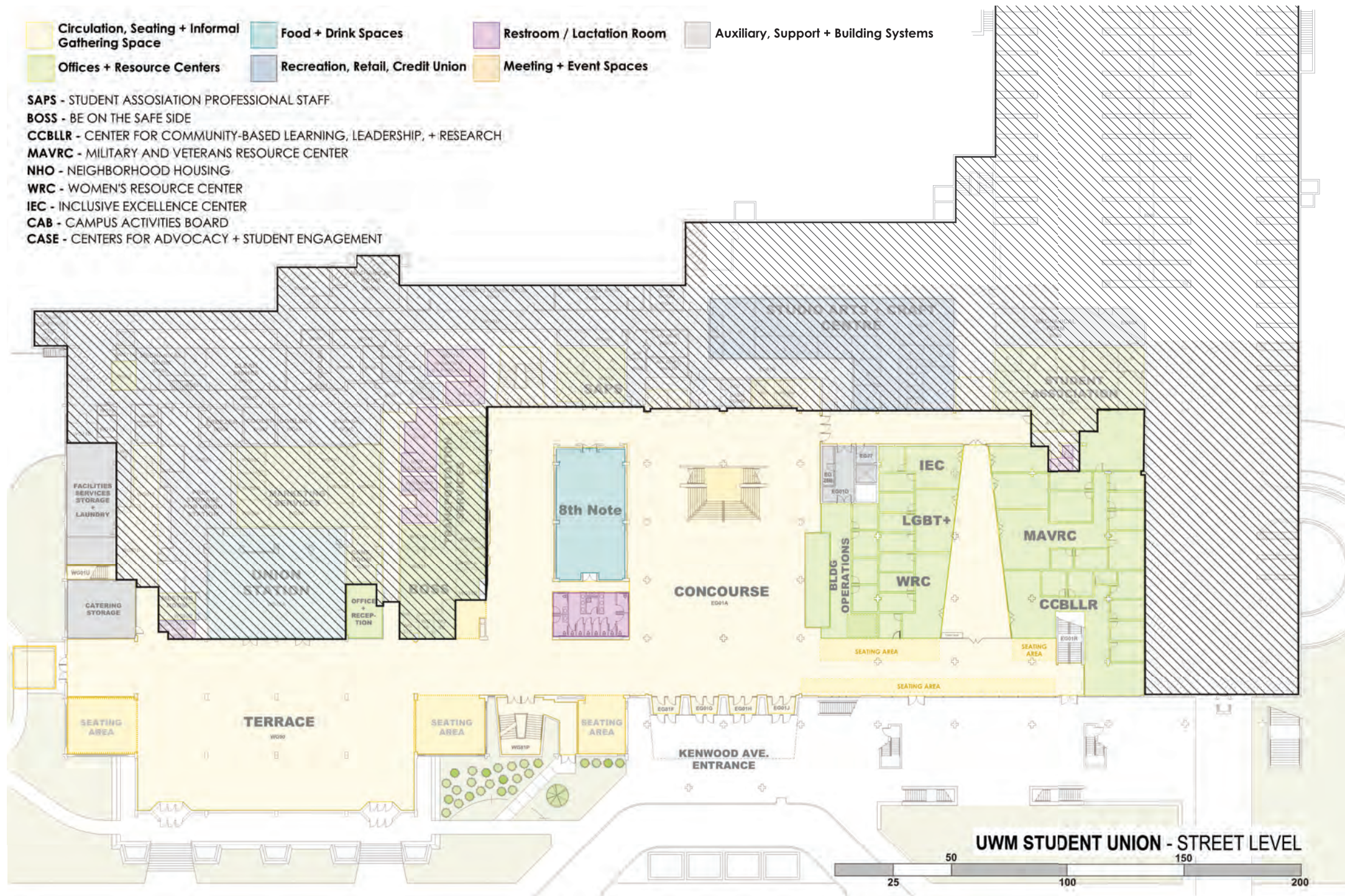
RENEW



New Finishes: Update
Spaces, Colors, Furniture

- | | | | |
|---|--|---|---|
|  Circulation, Seating + Informal Gathering Space |  Food + Drink Spaces |  Restroom / Lactation Room |  Auxiliary, Support + Building Systems |
|  Offices + Resource Centers |  Recreation, Retail, Credit Union |  Meeting + Event Spaces | |

SAPS - STUDENT ASSOCIATION PROFESSIONAL STAFF
BOSS - BE ON THE SAFE SIDE
CCBLR - CENTER FOR COMMUNITY-BASED LEARNING, LEADERSHIP, + RESEARCH
MAVRC - MILITARY AND VETERANS RESOURCE CENTER
NHO - NEIGHBORHOOD HOUSING
WRC - WOMEN'S RESOURCE CENTER
IEC - INCLUSIVE EXCELLENCE CENTER
CAB - CAMPUS ACTIVITIES BOARD
CASE - CENTERS FOR ADVOCACY + STUDENT ENGAGEMENT



DESIGN CONCEPTS MOVING FORWARD: PROPOSED WEST ENTRY

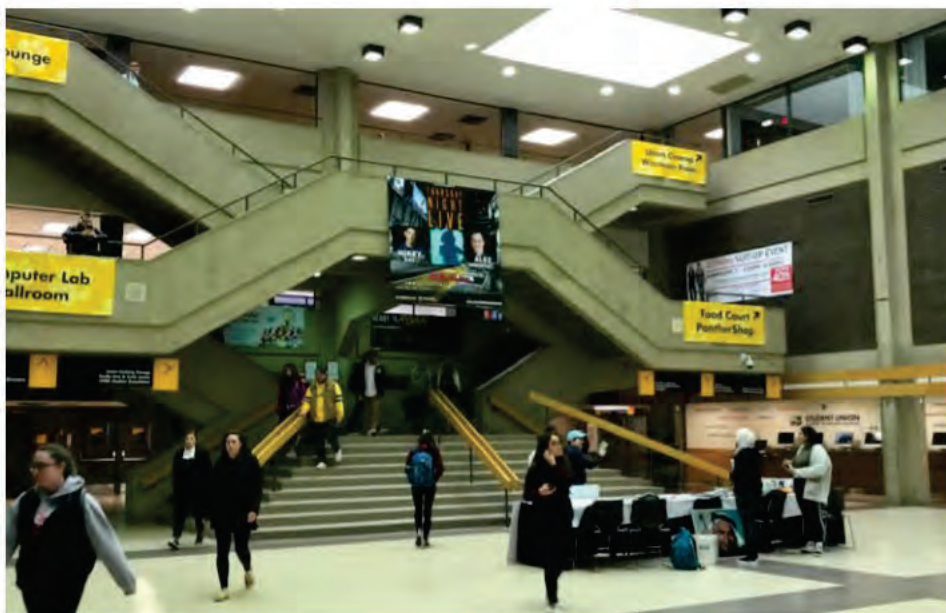


DESIGN CONCEPTS MOVING FORWARD: UNION STATION (DINING AREA)



EXISTING PROPOSED

DESIGN CONCEPTS MOVING FORWARD: CONCOURSE



EXISTING



PROPOSED

DESIGN CONCEPTS MOVING FORWARD: SOUTH ENTRY



EXISTING

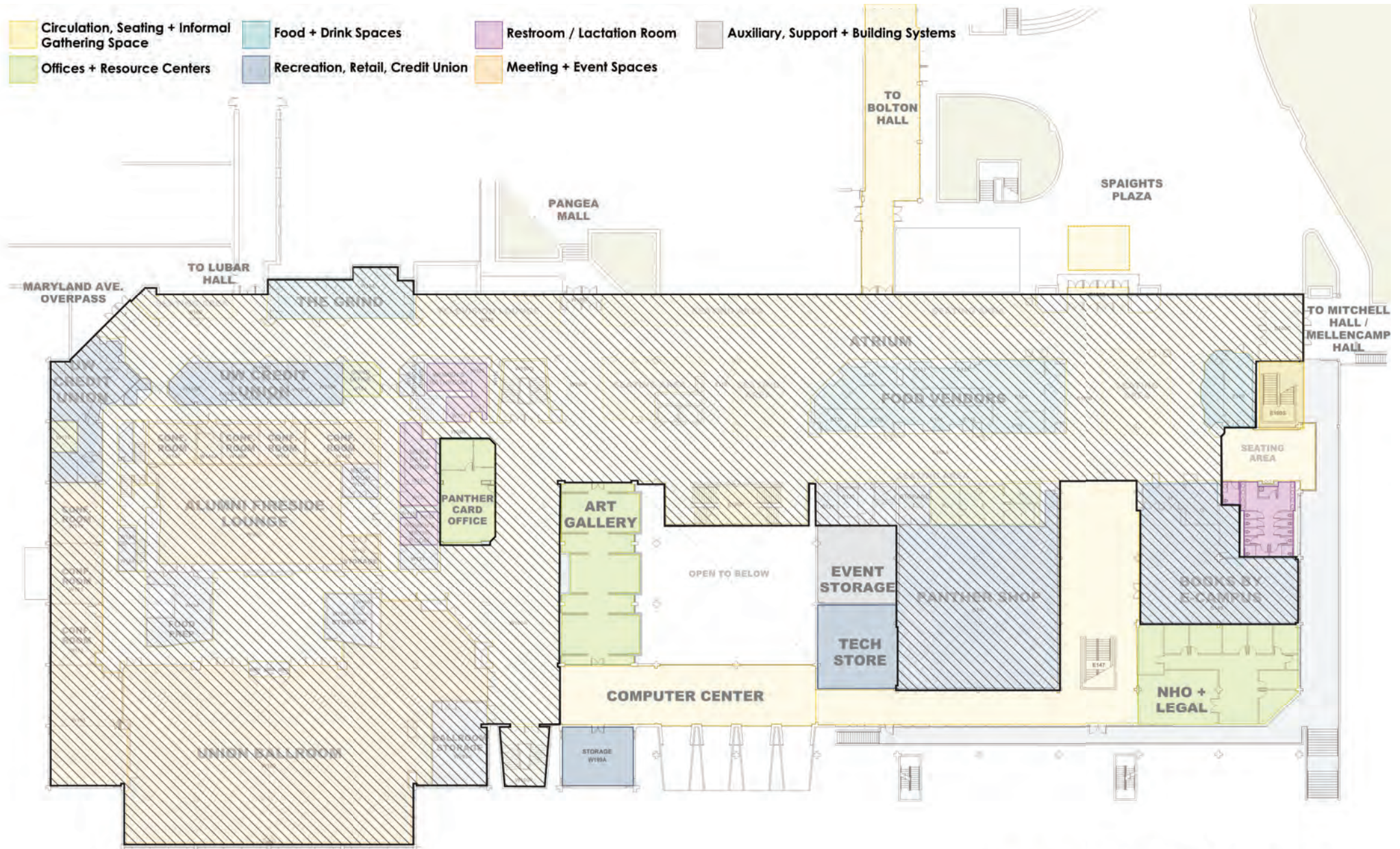


PROPOSED

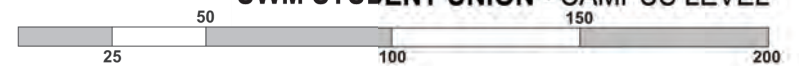


PROPOSED

- Circulation, Seating + Informal Gathering Space
- Food + Drink Spaces
- Restroom / Lactation Room
- Auxiliary, Support + Building Systems
- Offices + Resource Centers
- Recreation, Retail, Credit Union
- Meeting + Event Spaces



UWM STUDENT UNION - CAMPUS LEVEL



DESIGN CONCEPTS MOVING FORWARD: REIMAGINE STUDENT LOUNGES

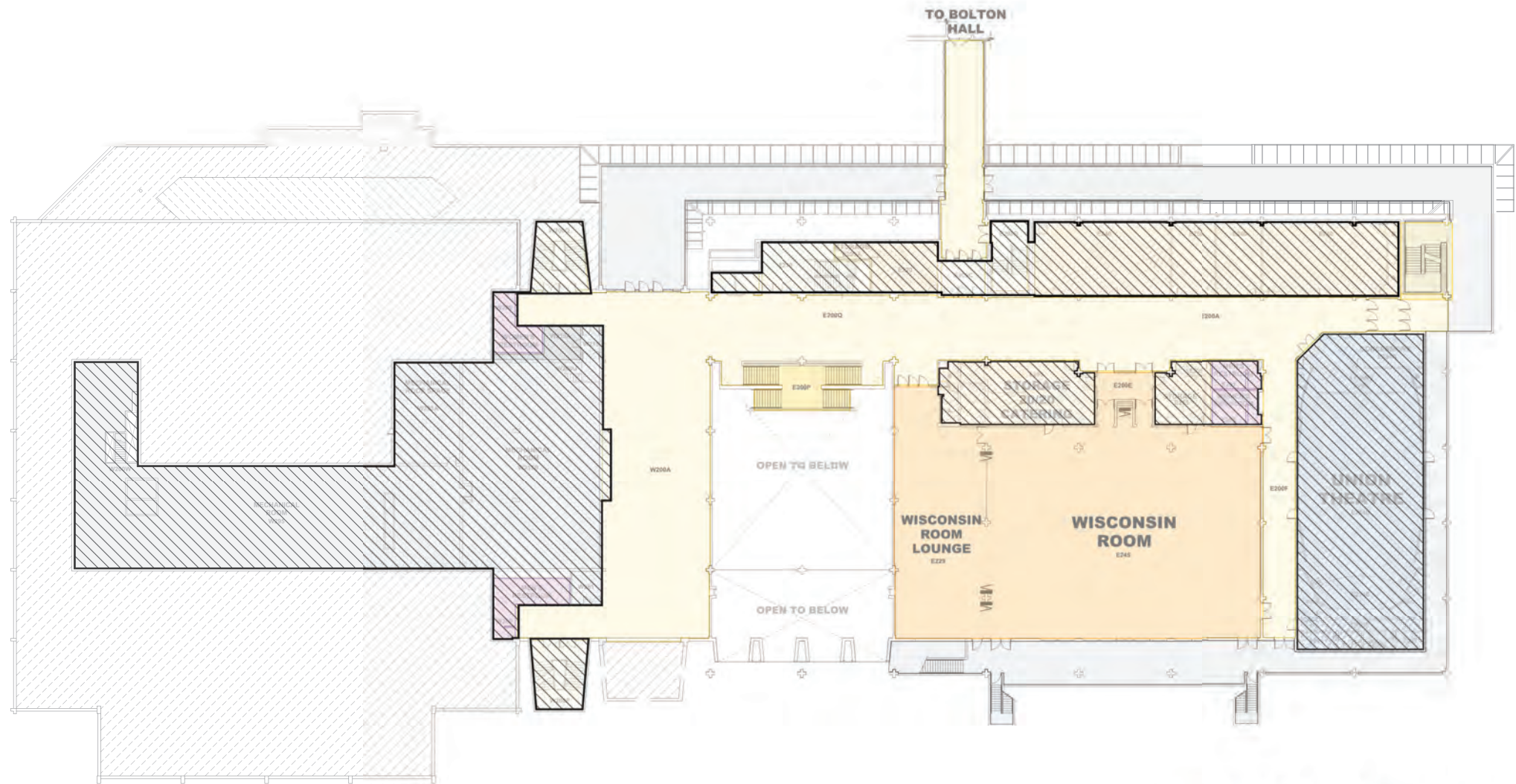


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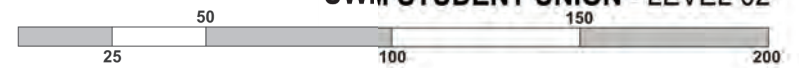


PROPOSED

- | | | | |
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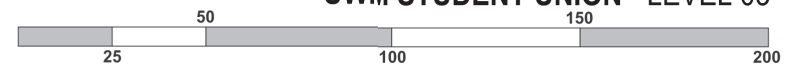
UWM STUDENT UNION - LEVEL 02



- | | | | |
|---|--|---|---|
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UWM STUDENT UNION - LEVEL 03



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Modern

REFRESH



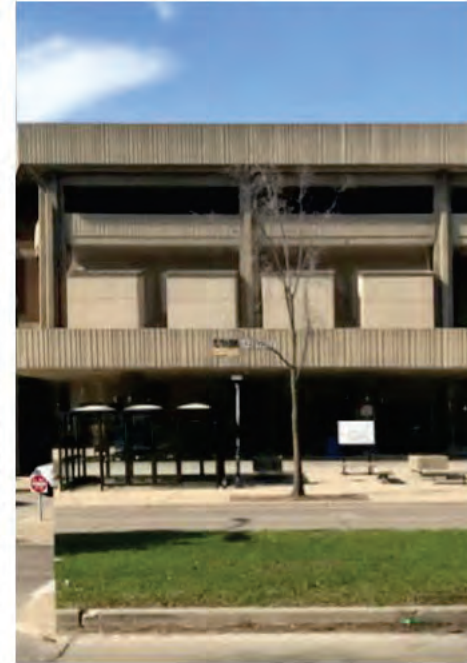
Fix Roof, Façade & Glass

RESTORE



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RENEW



New Finishes: Update
Spaces, Colors, Furniture



SCHEDULE



HGA

Thank You

