ELMWOOD CENTER REMODELING AND ADDITION FOR STUDENT SUPPORT SERVICES

UNIVERSITY OF WISCONSIN — Recommendation: $8,464,000
OSHKOSH CAMPUS — GFSB
OSHKOSH — 2007-2009
Agency Priority # 8

PROJECT REQUEST:
Consolidate Student Support, Development and Academic Resource Center functions from scattered locations into one facility at the Elmwood Center. The project requests $8,464,000 GFSB to completely remodel the existing 19,710 ASF/31,419 GSF building and construct a 3,000 ASF/4,500 GSF addition.

RECOMMENDATION:
Approve the request. Enumerate $8,464,000 GFSB to provide space for a Student Support, Development and Academic Resource Center.

ANALYSIS OF NEED:
Built in 1966 as Elmwood Commons, this building has been vacant since all food service was consolidated in Blackhawk Commons in the fall of 2002. The need for a Student Support, Development and Referral Center evolved out of the campus strategic planning process in 2002. The main goal of the strategic plan is to improve student retention and reduce attrition. Additional staff was hired in academic and career advising, counseling and academic support. Oshkosh created a student academic support center, which provides tutoring and study support for all undergraduate students. These services are not well integrated physically, making it difficult to provide a unified approach for their delivery. In addition, crowded conditions hamper service delivery and the ability to expand this assistance. By consolidating central advising, career services and counseling services, and academic support staff in one location, student access to these services will be improved, enhancing student success.

This is one of five UW projects returning to the Capital Budget because it was not funded in earlier biennia. These projects require enumeration and UW System has requested funding for these projects from "All Agency" maintenance allocations because they address substantial repair and maintenance.

ALTERNATIVES:

1. Defer the project. This project has been brought forward in both of the last two biennia, without success. Continuing to leave over 30,000 GSF empty is not in the best interest of the state. If the building can be used for a high priority purpose it should be put to use. Otherwise is should be torn down.
2. Demolish Elmwood, and construct new space to address these needs. During the design stage of the project, the university will explore whether demolition of Elmwood and construction of a new building is more feasible than remodeling with an addition. The construction cost is $179/GSF.
3. Approve as an enumerated project. UW System has made a persuasive case that several of their smaller enumerated projects address substantial maintenance. The overall recommendation for All Agency funding has been decreased this biennium because some of the 2005-07 funds remain, and over $20 million is being recommended for smaller UW projects that address substantial maintenance. However, the initial purpose of the All Agency maintenance funding program was to provide funding for projects which needed to be done to maintain the states investment in its buildings, but did not have the interest to garner enumeration on its own. Each of the UW projects requested in this manner requires enumeration.

CAPITAL BUDGET

	Request
Construction:	$6,243,000
Design:	573,000
DSF Fee:	267,000
Contingency:	437,000
Equipment:	923,000
Percent for Art	21,000
TOTAL	$8,464,000

OPERATING BUDGET IMPACT:
The reassignment of Elmwood from a program revenue supported facility to a GPR supported facility will increase the GPR operating costs for utilities, custodial, and maintenance by approximately $83,260 per year.

ALTERNATE DELIVERY METHOD REQUESTED? No.