

ACADEMIC BUILDING - OSHKOSH

UNIVERSITY OF WISCONSIN SYSTEM
OSHKOSH CAMPUS
OSHKOSH
Agency Priority # 6

Recommendation: \$48,000,000
\$40,000,000 GFSB
\$8,000,000 GIFTS
2007-2009

PROJECT REQUEST:

This project requests \$48,000,000, (\$40,000,000 GFSB; \$8,000,000 GIFTS) to construct a new academic building of approximately 130,812 ASF/203,200 GSF. The project includes 44,422 ASF of general assignment classrooms, 4,500 ASF of computer labs, 68,930 ASF of department office space, for Business Administration, Psychology, Geography and Urban Planning, Journalism, and several smaller departments.

RECOMMENDATION:

Provide \$70,000,000 GFSB in 2007-09 and \$63,193,000 GFSB in 2009-11 to address all four of the high priority Academic Renewal projects that started planning in 2005-07. [Superior, La Crosse, Parkside and Oshkosh.]

ANALYSIS OF NEED:

In 2001-02, long-range planning efforts identified a number of issues to be addressed at UW-O, including classroom quality, inefficient and obsolete program space, overcrowding across a wide spectrum of academic, student support and administrative areas and scattered locations for student support services and academic departments. The campus is already intensively developed. This request would require relocation of facilities management activities to a new site as part of a different project. The current plan is to relocate them to the former Cub Foods grocery store on the other side of the Fox River. Funding for that relocation is requested as a separate \$6,296,000 (\$5,946,000 GFSB and \$350,000 PRSB) project.

Most of the academic space on campus was built before 1970. Many classrooms no longer meet instructional needs; the rooms are too small (serving less than 30 students); there is a deficit of classrooms for 45-75 students. Classroom geometry, building support structure and low ceiling heights make combining smaller rooms to provide for larger classes far from ideal. Moving Business Administration into new space allows Education to backfill their space in Clow Social Science. This consolidates Education and allows for Nursing programs to expand. Relocating other College of Letters and Science departments to the new building will provide relief for overcrowding in various buildings across campus, and will permit consolidation of departments that are now in scattered locations. Harrington Hall, built in 1913 (37,700 GSF), will be reassigned to Outreach functions.

This project and three other UW requests were approved in concept for anticipated enumeration in the 2007-09 biennium as part of the 2005-07 Capital Budget deliberations. This project was approved for advance planning at the October 2005 Building Commission meeting.

UW-O is one of four campuses included in Governor Doyle's pilot program to make the Green Bay, Stevens Point, River Falls and Oshkosh campuses completely energy independent by 2012. Upon completion, they will be the first state-owned facilities capable of acquiring or producing renewable energy equivalent to their consumption. Given UW-O's inclusion in this project, the architects and engineers designing the project have been asked to propose design concepts that will help achieve that goal. The initial goal calls for an energy consumption level of not more than 50 kbtu/GSF and suggestions of renewable energy technologies to further offset energy consumption by an additional 10 percent. Sustainable design practices capable of reaching a Leadership in Energy and Environmental Design (LEED) silver rating will be sought.

ALTERNATIVES:

1. Add to Clow/Nursing and Education complex. With over 207,000 GSF on a limited site it would be difficult to effectively add to the structure.
2. Add to Harrington Hall. A significant addition would overwhelm this historic building, and destroy one of the more desirable green spaces on campus.
3. As originally requested, UW-O did not include the clearing of the site in the budget. There are two buildings on the current site, the University Police (1,836 GSF brick building) and Facilities Management offices and shops (41,000 GSF metal building). Demolition will have to include removal of asbestos, underground fuel storage tanks and any site contamination. These buildings include central controls for the campus automation system and fire alarms. Campus Police are slated to move to the recently purchased former credit union building on campus. Facilities Maintenance is moving into a former grocery, across the Fox River. The 2007-09 Capital Budget includes a request to purchase this building from the UW-O Foundation for \$6.9 million. In February of 2006 UW-O obtained \$2 million to move the campus main electrical switchgear off the proposed site.
4. Provide \$70,000,000 GFSB in 2007-09 and \$63,193,000 GFSB in 2009-11 to address all four of the high priority Academic Renewal projects that started planning in 2005-07. The combined current GFSB budget for these four projects is \$133,193,000.

CAPITAL BUDGET

	Request
Construction:	\$36,239,000
Design:	2,562,000
DSF Fee:	92,000
Contingency:	1,551,000
Equipment:	7,436,000
Percent for Art	<u>120,000</u>
TOTAL	\$48,000,000

OPERATING BUDGET IMPACT:

The project will increase facilities management operation, maintenance, and utility costs. Using the current UW-Oshkosh operating and maintenance cost average of \$2.65 per square foot; this cost is estimated to be \$538,480, including 10 FTE maintenance and custodial staff.

ALTERNATE DELIVERY METHOD REQUESTED? No.