



Project Description and Scope:

This project will construct a new low-rise residence hall (6 stories + partial basement), with a capacity of 400 beds. The This project will provide living unit pods made of two (2) double occupancy bedrooms and a shared bathroom. All pods are accessible, with two on each floor meeting a higher level of accessibility. Each floor also has two single occupant Resident Assistant (RA) pods, one for each "house". The main floor of the new hall will provide hallway day-lighting, shared common spaces, including an accessible kitchen and lounge area, seminar/study rooms, and laundry facilities. Hall director apartments, offices, and other support areas are also on the main floor. The partial basement houses storage and mechanical areas to support the building.

Project Justification:

The Campus Master Plan in 2014 recommended the construction of a low-rise residence hall offering double occupancy rooms and distributed restrooms which would provide a modern HVAC system with air conditioning for year-round occupancy. The residence hall would begin to meet recent deficit and replace, in part, Wells Hall, a two tower structure built in 1967 as a traditional residence hall with double-occupancy rooms and common restroom/showers with a capacity of 1,200. This project will provide a housing type that does not exist on campus. This model will provide greater accessibility to a broader group of students, thus improving freshman and sophomore retention.

Issues/Concerns:

None at this time

Project Priority Score: n/a*

Project Benefit Score: n/a*

Estimated Project Costs:

Construction	\$26,394,000
Equipment/Other	\$1,884,000
Design Fees	\$1,922,000
Management Fees	\$1,162,000
Contingency	\$2,638,000
Total Project:	\$34,000,000

Operating Budget Impact:

Custodial Staff	\$100,212
Maintenance Staff/Expenses	\$68,600
Utility	\$288,471
Other	
Annual Operational Impact:	\$457,283

Funding:

General Fund Supported Borrowing	
Program Revenue Supported Borrowing	\$28,000,000
Building Trust Funds	
Gifts and Grants	
Program Revenue Cash	\$6,000,000
Total:	\$34,000,000

Proposed Timeline:

State Enumeration:	2013
A/E Selection:	Feb 2016
35% Design Report:	April 2017
Bid Date:	February 2018
Substantial Completion:	July 2019
Occupancy:	September 2019

* Project implementation underway prior to implementation of project priority tool