



Project Description and Scope:

Project work includes renovating the restroom core (12,056 GSF) by replacing fixtures and finishes; installing a fire suppression system retrofit throughout the facility; replacing interior lighting controls and fixtures; replacing the exterior windows; and performing maintenance and repair on the exterior masonry (tuckpointing, caulking, expansion joint repair or replacement). The condition of the domestic water and sanitary sewer lines and associated equipment should also be assessed to determine if replacement is necessary. All interior doors and the main entrance exterior doors will also be replaced with ADA compliant units. All exterior doors should be assessed for condition and potential replacement.

Project Justification:

Benson Hall is a four-story plus basement (30,317 ASF/47,733 GSF) residence hall constructed in 1964. This project is part of the West Campus Residence Hall Renovation study (11L2J). Common issues include energy inefficient exterior windows, poor accessibility in restroom cores, outdated fixtures and finishes, inefficient lighting, and limited accessibility in select rooms for students in wheelchairs.

This scope addresses high-priority needs for Residence Life. New energy efficient exterior windows will be installed, with consideration of modifying the abandoned dumbwaiter shaft to increase daylight. Restroom fixtures, finishes, and plumbing infrastructure will be replaced to meet slip resistance and accessibility requirements. ADA compliant doors will be installed throughout, including 40-inch doors in select rooms. Interior lighting will be upgraded to energy efficient systems with updated controls. A new fire suppression system will also be installed to improve health and safety.

Issues/Concerns:

None at this time

Project Priority Score: n/a*

Project Benefit Score: n/a*

Estimated Project Costs:

Construction	\$0
Equipment/Other	\$0
Design Fees	\$0
DFD Fees	\$0
Contingency	\$0
Total Project:	\$6,901,000

Operating Budget Impact:

Custodial Staff	
Maintenance Staff/Expenses	\$0
Utility	\$0
Other	
Annual Operational Impact:	\$0

Funding:

General Fund Supported Borrowing	\$0
Program Revenue Supported Borrowing	\$6,901,000
Building Trust Funds	
Gifts and Grants	\$0
Program Revenue Cash	\$0
Total:	\$6,901,000

Proposed Timeline:

State Enumeration:	
A/E Selection:	January 2026
35% Design Report:	October 2026
Bid Date:	December 2027
Substantial Completion:	November 2028
Occupancy:	

* Project implementation underway prior to implementation of project priority tool