



**Project Description and Scope:**

This project renovates Winther Hall for the College of Education and Professional Studies to resolve space and infrastructure deficiencies, improve instructional and departmental spaces, and increase technological capabilities throughout the facility. The project also constructs small additions onto both Heide and Winther Hall to provide accessible restrooms, improve vertical circulation with redundant elevator systems and create collaboration spaces on each floor. For both facilities original circulation core will be modified to eliminate obsolete inaccessible restrooms and elevators. Elimination of these functions from the center of the facilities will greatly improve the accessibility and functionality of the center of these facilities. For the full renovation of Winther general access classrooms and specialty instructional spaces will be reconfigured accommodate modern teaching layouts and functionality with improved technology and flexible furnishings. All of the mechanicals, plumbing, and building systems will be replaced to accommodate the updated building needs. Heide will receive a roof and window replacements included in the scope of work.

**Project Justification:**

Winther Hall was constructed in 1969 and the original building infrastructure is at the end of its useful life. For both facilities the single elevators are failing and both facilities have no ADA compliant restrooms or sufficient restroom quantities. As a university with a focus on students with disability it is mission critical to offer restrooms for each gender on all floors as well as functional elevator systems. The College of Education and Professional Studies graduates the most teachers in the state of Wisconsin and Winther Hall does not support contemporary teaching methods. Providing learning laboratories that are similar to those found in contemporary k-12 instruction allows teachers to model best practices. The renovation also provided an opportunity to create a shared clinic space for the COMDIS/Counseling Education department as well as a Education services hub for Advising and Field Experience. The renovation also provides the opportunity for various resource rooms and a Literacy Lab to be created.

**Issues/Concerns:**

None at this time

**Estimated Project Costs:**

Construction	\$64,929,000
Equipment/Other	\$5,693,000
Design Fees	\$4,141,000
Management Fees	\$2,987,000
Contingency <b>Total</b>	\$11,315,000
<b>Project:</b>	<b>\$89,065,000</b>

**Operating Budget Impact:**

Custodial Staff	
Maintenance Staff/Expenses	\$000
Utility	\$000
Other	
<b>Annual Operational Impact:</b>	<b>\$000</b>

**Funding:**

General Fund Supported Borrowing	89,065,000
Program Revenue Supported Borrowing	\$000
Building Trust Funds	
Gifts and Grants	\$000
Program Revenue Cash	\$000
<b>Total:</b>	<b>\$89,065,000</b>

**Proposed Timeline:**

State Enumeration: A/E	Multiple
Selection:	April 2020
35% Design Report:	December 2024
Bid Date:	September 2025
Start Construction:	April 2026
Substantial Completion:	July 2028