



Project Description and Scope:

This project remodels and renovates 63,200ASF/ 77,010GSF for the College of Education and Professional Studies (CoEPS) to resolve space and building infrastructure deficiencies, improve instructional and departmental spaces and increase technology capabilities and capacity throughout the facility. The project also replaces the built up roofing and skylights, exterior windows, punched stairwell windows, and the storefront main entry of Heide Hall and construct a small addition to both Heide and Winther Hall to provide accessible restrooms, improve vertical circulation, and create new collaboration spaces on each floor level. The original building circulation cores will be renovated to eliminate obsolete inaccessible restrooms in both facilities. Winther Hall instructional spaces will be reconfigured to accommodate modern teaching methods and instructional labs. New exterior windows will be installed to introduce natural daylight into areas of the building and all exterior windows and portions of Winther roof will be replaced.

Project Justification:

This 1969 building infrastructure in Winther is at the end of its useful life. The building systems are failing, architectural finishes are in poor condition, and the single pane non-insulated windows are not energy efficient. One elevator, does not meet current ADA codes nor adequately handle traffic volume. The restrooms in this facility are also not ADA accessible or have the correct number of fixtures. In addition there is only one gender of restroom on each floor, causing hardships for those with mobility concerns. The circulation core is extremely narrow and does not provide adequate space for accessible restrooms or elevators. Winther Hall facilities do not support contemporary teacher education instructional methods. Most CoEPS graduates discover that typical k-12 facilities are better equipped than Winther Classrooms. The facility lacks learning laboratories and a student centric learning environment. The single elevator in Heide is also undersized and inadequate for its demand and has become unreliable due to age and difficulty finding replacement parts during failures. The windows in Heide are original to the building, single pane and failing. The windows including building storefront and skylight will be replaced.

Issues/Concerns:

Budget noted per 21-23 Capital Budget Submission; not enumerated in 21-23 Budget. Resubmitted for 23-25.

Estimated Project Costs:

Construction	\$45,450,000
Equipment/Other	\$2,727,000
Design Fees	\$4,723,000
Management Fees	\$2,000,000
Contingency	\$4,545,000
Total Project:	\$59,445,000

Operating Budget Impact:

Custodial Staff– 1.0 FTE	\$31,000
Maintenance Staff/Expenses	
Utility	
Other	
Annual Operational Impact:	\$31,000

Funding:

General Fund Supported Borrowing	\$59,445,000
Program Revenue Supported Borrowing	
Building Trust Funds	
Gifts and Grants	
Program Revenue Cash	
Campus Funds	
Total:	\$59,445,000

Proposed Timeline:

State Enumeration:	
A/E Selection:	April 2020
35% Design Report:	
Bid Date:	TBD once enumerated
Substantial Completion:	
Occupancy:	