



MEMORIAL UNION REINVESTMENT – PHASE II

09K1K



Seeking LEED Silver

Note: Alumni Park and the Memorial Union Reinvestment Project have been combined into one project.

Summary – The second and final phase of the Memorial Union Reinvestment project is 26,599 GSF/ 2,077 ASF and will restore the remainder of the building’s exterior, plus continue to redevelop its 5-story interior, improving functionality, life safety, and service functions. Total project cost is \$58,585,000. Work on the exterior includes repair and replacement of deteriorated roof, window and curtain wall, damaged soffits and fascia, along with addressing ADA issues and needed Terrace improvements. A new underground loading dock will facilitate service to central campus buildings, clearing the surface for the construction of Alumni Park. Alumni Park includes extensive landscaped gardens, open lawns, gathering spaces, interactive exhibits, and points of visual interest in celebration of the many signification contributions UW–Madison Alumni have made to the world. Work on the interior includes restoration of historic spaces and all new food venues. Construction began in June 2015. First floor and basement reopened November 2016. The remainder of the building will reopen in 2017. Alumni Park opens early 2017.

▼ BUDGET

TOTAL	\$ 58,585,000
FUNDING SOURCES	
PRSB	\$ 9,000,000
Gifts	\$ 42,000,000
Program Revenue Cash	\$ 7,585,000
ESTIMATED BUDGET BREAKDOWN	
Construction	\$ 49,976,000
Design	\$ 3,931,000
DFD Mgt.	\$ 1,879,000
Contingency	\$ 4,918,000
Equipment	\$ 4,231,000
Other Fees	\$ 650,000
Construction \$/GSF	\$ 295
Total Project \$/GSF	\$ 374

▼ TIMELINE

A/E Selection	04/2010
Planning	04/2010 – 07/2010
Programming	07/2010 – 09/2010
10% Concept Report	09/2010 – 11/2010
35% Design Report	10/2013 – 03/2014
Construction Documents	03/2014 – 11/2014
Bid Date	03/2015
Construction	06/2015 – 09/2017
Substantial Completion	10/2017
Occupancy	10/2017

▼ AREA DATA

	Existing	New	Total
GSF	219,580	26,599	246,179
ASF	144,166	2,077	146,243
Efficiency	65.7%	7.8%	59.4%

▼ ISSUES

There are currently issues for this project in the following areas:

- **Schedule conflicts**

Discovery of abandoned and/or unknown utilities have challenged the schedule for completion of new utility installations and site work. Floors 2, 3, and 4 of the Union will reopen in fall 2017. Alumni Park will open in early 2017.

A new underground loading dock provides for the green roof, which is to become Alumni Park. The dock features a 60’ diameter turntable for semi-truck access to 3 loading bays. The dock opened for use October 2016.

▼ KEY STAKEHOLDERS

Occupants	UW Campus and Community
User Reps	Mark Guthier and Paula Bonner
UW PM	Megan McBride
DFD PM	Wendy Von Below
A/E	Uihlein Wilson Architects with Moody Nolan Inc.
Design Arch.	N/A
Landscape Arch.	SmithGroupJJR
Structural Engr.	GRAEF-USA Inc.
Delivery Method	Design-Bid-Build Single Prime
General	Miron Construction
Plumbing	H&H Industries
Mechanical	H&H Industries
Fire Protection	EGI Mechanical
Electrical	Westphal Electric