



MEMORIAL UNION REINVESTMENT - PHASE II

09K1K



Design-Bid-Build Single Prime

The second and final phase of the Memorial Union Reinvestment project remodels 26,599 GSF / 2,077 ASF, restores the remainder of the building's exterior, and redevelops its five-story interior, improving functionality, life safety, and service functions. Work on the exterior includes repair and replacement of the deteriorated roof, window and curtain walls, damaged soffits and fascia in addition to 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. The park will include extensive landscaped gardens, open lawns, gathering spaces, interactive exhibits, and points of visual interest in celebration of the many significant 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 reopened in September 2017. Alumni Park opened October 2017.

BUDGET

Total	\$58,585,000
Construction	\$49,976,000
Design	\$3,931,000
Mgt.	\$1,879,000
Contingency	\$4,918,000
Equipment	\$4,231,000
Other Fees	\$650,000
Funding Sources:	
PRSB	\$9,000,000
Gifts	\$42,000,000
PR Cash	\$7,585,000

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 - 12/2017
Substantial Completion	12/2017
Occupancy	12/2017

KEY STAKEHOLDERS

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

AREA DATA

GSF	246,179
ASF	146,243
Efficiency	59.41%
Construction \$/GSF	\$203
Total Project \$/GSF	\$238