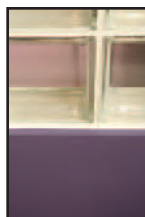


# CONSTRUCTION SCHEDULE

	<b>Start</b>	<b>Completion</b>
1) Park Street Development (Smith Hall)	November 2004	August 2006
2) Dayton Street Development (new Ogg Hall)	April 2006	August 2007
3) Chadbourne Dining Renovation	January 2007	October 2007
4) Chadbourne Resident Room and HVAC Renovation	May 2007	Fall 2007
5) Ogg Demolition and Landscaping	Fall 2007	Fall 2008
6) Renovation of Friedrick Center	June 2008	August 2008
7) Barnard and Chadbourne Core Renovation *Two full summers and 2009/10 academic year.	May 2009	August 2010
8) Merit House Renovation	January 2010	May 2010
9) Tripp HVAC Renovation	May 2010	August 2010
10) Lakeshore Development Phase One	December 2010	June 2012
Phase Two	May 2012	June 2013
11) Adams HVAC Renovation	May 2011	August 2011
12) Gordon Commons Development Phase One	January 2011	June 2012
Phase Two	September 2012	October 2013
13) Carson Gulley Renovation	August 2012	May 2013
14) Elizabeth Waters Dining Renovation, HVAC, and Outdoor Plaza	April 2013	August 2013
15) Kronshage East HVAC Renovation	May 2013	August 2013
16) Holt Commons Renovation	June 2013	December 2013
17) Kronshage West HVAC Renovation	May 2014	August 2014
18) Slichter HVAC Renovation and Elevator Replacement	May 2015	August 2015
19) Witte Renovation	2016 and 2017	
20) Sellery Renovation	2018 and 2019	



# MASTER PLAN PROJECT FINANCING

All of the projects will be funded with room and board revenue. The Division of University Housing is a 100% self-supporting program revenue auxiliary. The majority of the cost related to new hall construction and major renovation projects will be financed with 30 year (new building projects) and 20 year (renovation projects) program revenue bonds. The remaining cost will be funded with program revenue cash.

It has always been important to keep rates as low as possible. New hall construction and facility renovation costs and their impact on room rates has been a major consideration in the planning process, and certainly has impacted the scope of the projects and design features. The overall cost of the Master Plan will increase rates, but not to an unreasonable extent. Rate increases during the initial phases were necessary to provide sufficient resources to pay debt service and new operating costs. The larger than normal increases in 2006-07 and 2007-08 did not exceed local market rates or the mid-point of Big Ten rates for comparable facilities.

## Additional considerations

- The business plan for the Master Plan is constantly being updated to make sure all of the new design estimates are included and fully funded in the plan.
- State budget fluctuations also influence our rates, although they are not directly related to the cost of the Master Plan projects.
- Favorable or unfavorable construction market bids fluctuate and can impact our project costs.

Despite all of these and other influences that may occur during the implementation of the Master Plan, our goal will remain the same: keep rates as low as possible.

## SUMMARY

The Division of University Housing's Residence Halls and Dining Services Master Plan:

- responds to demand for on-campus housing from first-year students and their families;
- improves residence hall and dining facilities;
- keeps room rates at or below the midpoint of the Big 10 and the local market rate for comparable facilities;
- helps the University to recruit the best students;
- assures that tomorrow's students can take full advantage of on-campus programs and services;
- helps foster living/learning experiences; and
- keeps alive the tradition of providing a home for students at UW-Madison.

Changes will occur in student housing by the year 2020. Are our plans adequate for 2020? We believe they are, but we also know that many things can change during the next decade. Annual reviews of the plans laid out here, and the flexibility to adjust these plans, will assure that the Master Plan goals are accomplished.

**UNIVERSITY RESIDENCE HALLS AND DINING SERVICES  
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**Division of University Housing • Paul Evans, Director**