

UW-STOUT RESIDENCE HALL RENEWAL PLAN

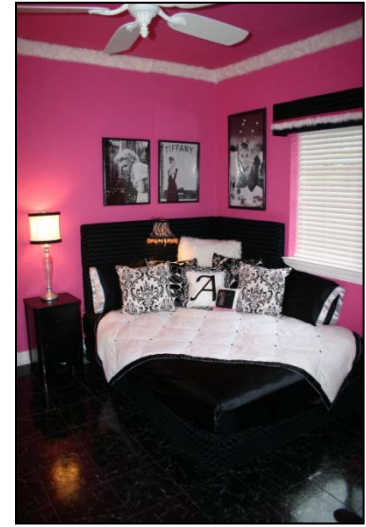
Phil Lyons, Vice Chancellor
Scott Griesbach, Housing Director



ADMINISTRATIVE AND STUDENT LIFE SERVICES

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Dorm



'Extravagant' room makeover
worth it for parent, student
USA Today 9/3/12



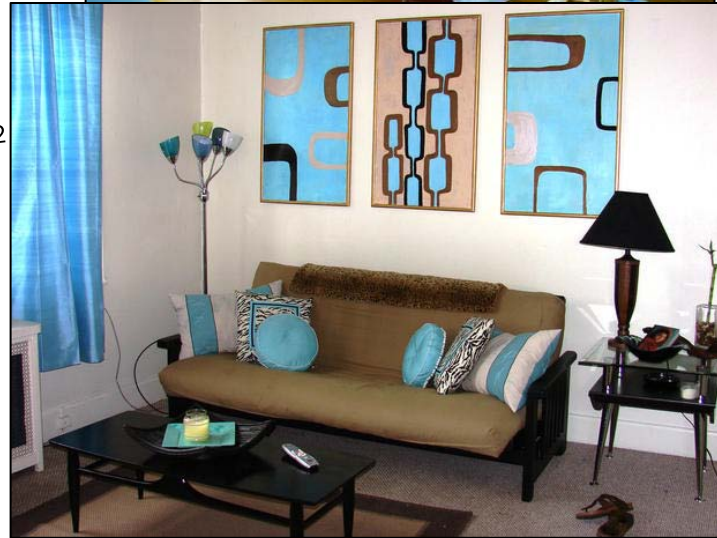


Leaving home, but none
of its comforts
The New York Times 8/29/12

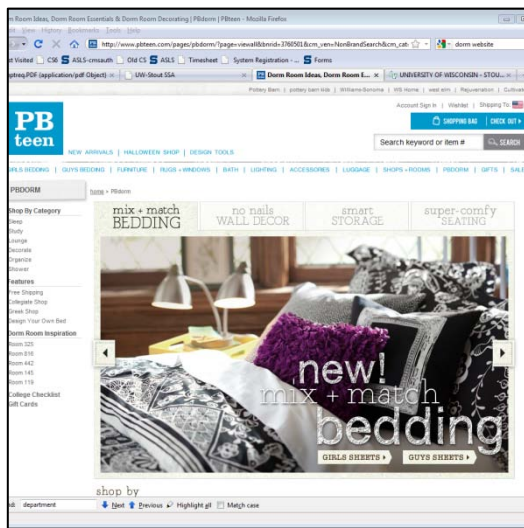




Leaving home, but none
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The New York Times 8/29/12









Dorm Rooms & Decor



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Tagged college dorm room dorm room pink and black shelf shelves storage wall decor decor decorates decoration design interior design cute why not

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I'VE GOT
ALPHA
PHIVER

GREEK

How To Sororitize Your Space

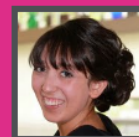
by Sara Canter (Kappa Alpha Theta | University of Maryland)

Whether you're reminiscing on bid day a few weeks ago or kicking off your senior year with a bang, incorporating your two or three favorite letters has never been so easy! With Dormify's Greek line and a little DIY your space will not only reflect who you are but what you love being apart of. Posters: Nothing says college like posters. Dormify's prints are not only stylish but are perfect for sorority ladies on a budget. Whether your looking for your letters in trendy fonts or a cute design based around your symbols, Dormify's got it. These prints can really liven up a common room and look great above your bed! Check out all of the Greek Prints here!

Decals: What could be easier decorating tool than a wall decal? Dormify offers a great collection of wall decals that are perfect for jazzing up your space while representing your...

read more

FEATURED STYLE ADVISOR



ALEXA LICCIARDELLO

UNIVERSITY OF ILLINOIS
AT CHICAGO

Hey, I'm Alexa! I'm currently a sophomore at the University of Illinois Chicago, where I am studying psychology (soon to be switching to communications). My dream is to one day move to California and become an event planner. I have a huge obsession with watching movies and television. Seriously, ask me!

BECOME A STYLE ADVISOR

MEET ALL OF OUR ADVISORS

TOPICS

Been There

DIY

Focus On

Gift It Up

Greek

How-to

Must Haves



Social Media







Old Halls

Hovlid	1960
Fleming	1961
McCalmont	1962
AF	1966
CKTO	1966-68
HKMC	1966-69
North	1967
South	1967
Wigen	1970





“too dark”

“worn out”





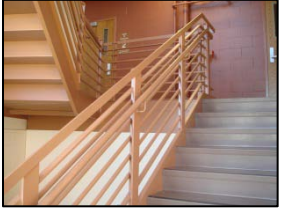
“too
“worn o





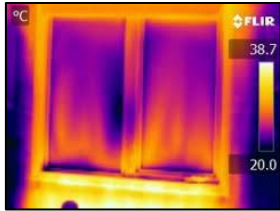
Known Issues

- Inadequate fire protection systems
- Lack of ADA compliance
- Failing plumbing, HVAC, & electrical systems
- Asbestos



Student Concerns

- Dated appearance
- Lack of privacy
- Energy efficiency & sustainability (LEED)





Key Questions

- Where do we start?
- How do we pay?
- How do we minimize the impact on students and revenue?



UW-Stout's Approach

- Collected d



UW-Stout's Approach

- Collected data
 - Surveyed
 - Held focus groups
 - Met with experts





UW-Stout's Approach

- Collected data
 - Surveyed
 - Held focus groups
 - Met with experts
 - Looked at best practices and trends
 - Held visioning sessions
 - Utilized colleague expertise





UW-Stout's Approach

- Hired architectural firm
 - Verify conditions
 - Identify solutions





UW-Stout's Approach

- Hired architectural firm
 - Verify conditions
 - Identify solutions
 - Estimate costs





UW-Stout's Approach

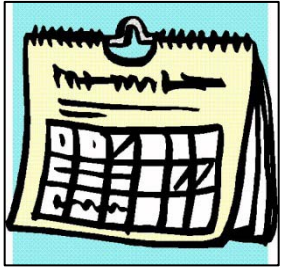
- Hired architectural firm
 - Verify conditions
 - Identify solutions
 - Estimate costs
 - Include LEED (sustainable)



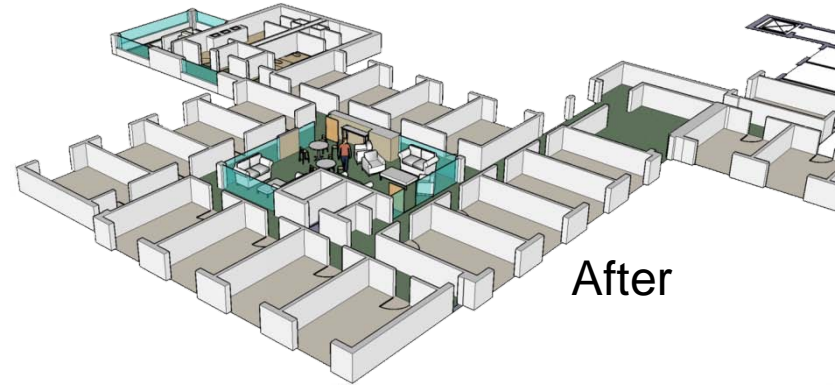


UW-Stout's Approach

- Hired architectural firm
 - Verify conditions
 - Identify solutions
 - Estimate costs
 - Include LEED (sustainable)
 - Develop schedule & phasing options



Concepts







No New Hall



- Not financially viable (\$13M)
- Lack of available space on campus
- More sustainable and eco-friendly to remodel





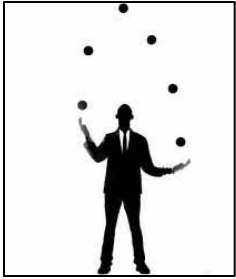
Address Current Deficiencies

- Meet student needs & expectations
- Provide like-new conditions



Old Halls

Hovlid	1960
Fleming	1961
McCalmont	1962
AF	1966
CKTO	1966-68
HKMC	1966-69
North	1967
South	1967
Wigen	1970

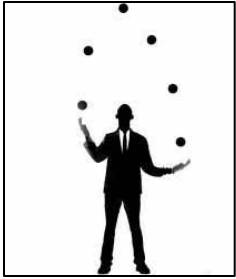


Phasing Sequence

To minimize the impact on the campus & revenue:

- Sequence based on age (primarily)

<u>Old Halls</u>	
Hovlid	1960
Fleming	1961
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North	1967
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**All
Halls
Available
Fall**

Phasing Sequence

To minimize the impact on the campus & revenue:

- Sequence based on age (primarily)

- Limit b time

by remode time

- Remoc summer

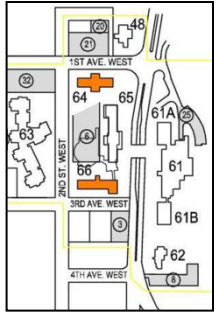


<u>Old Halls</u>	
Hovlid	1960
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McCalmont	1962
AF	1966
CKTO	1966-68
HKMC	1966-69
North	1967
South	1967
Wigen	1970



Phasing Sequence

1 st	Hovlid
2 nd	Wigen (first round, limited scope)
3 rd	Fleming
4 th	McCalmont
5 th	North Cube A
6 th	North Cubes B and C
7 th	South Hall Cubes A and B
8 th	South Hall Cube C
9 th	CK
10 th	TO
11 th	AF
12 th	HK
13 th	MC
14 th	Wigen (second round, full scope)





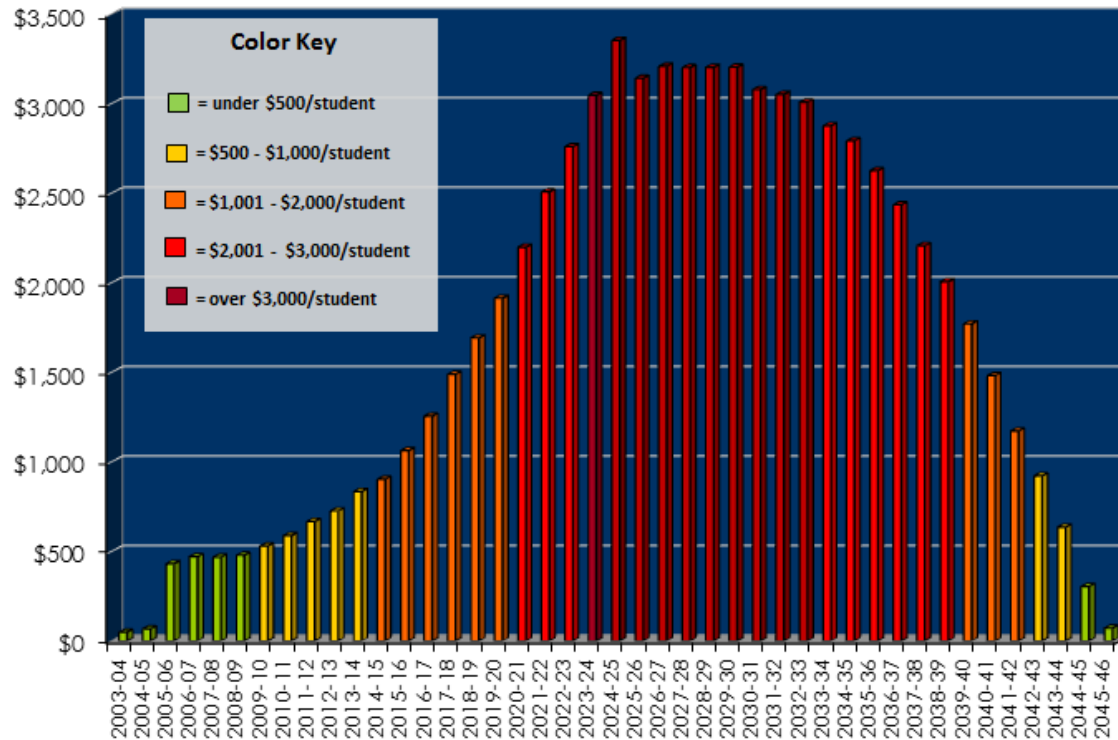
Projected Costs

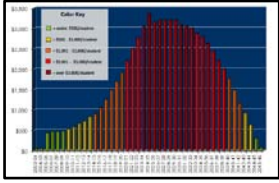
1st	Hovlid	\$6,900,000
2nd	Wigen (first round, limited scope)	\$2,100,000
3rd	Fleming	\$6,400,000
4th	McCalmont	\$6,500,000
5th	North Cube A	\$4,200,000
6th	North Cubes B and C	\$9,000,000
7th	South Hall Cubes A and B	\$9,500,000
8th	South Hall Cube C	\$4,600,000
9th	CK	\$9,800,000
10th	TO	\$9,300,000
11th	AF	\$10,800,000
12th	HK	\$11,400,000
13th	MC	\$11,000,000
14th	Wigen (second round, full scope)	\$6,200,000



Debt Impact

- Model debt into our rates

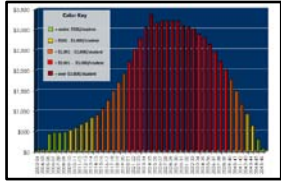




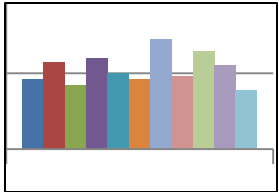
Debt Impact



- Model debt into our rates
- Exceed national benchmarks for value



Debt Impact



- Model debt into our rates
- Exceed national benchmarks for value
- Rates among lowest in system



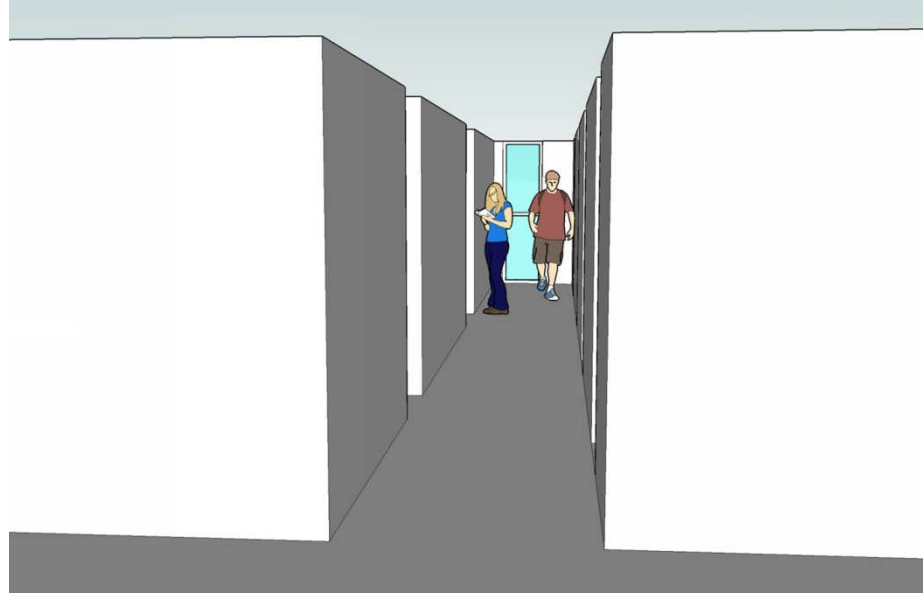
Designing Unique Spaces

- Live
- Work
- Study
- Relax

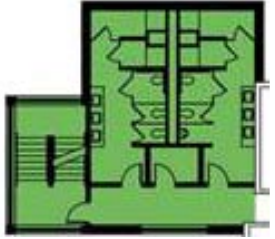
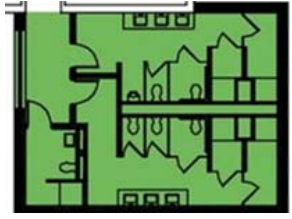


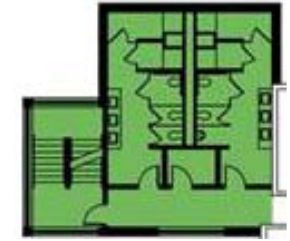
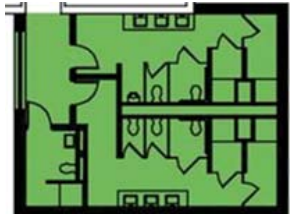


Bæftone

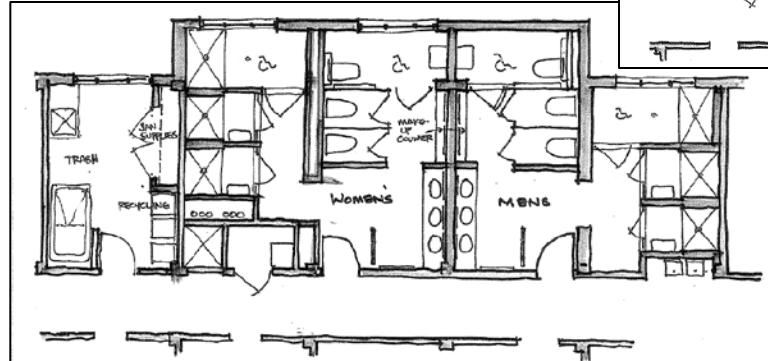
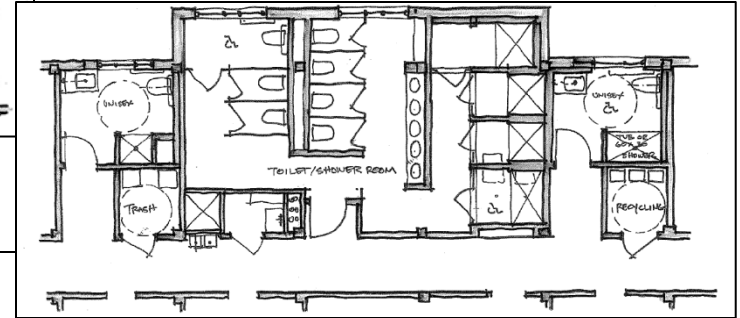
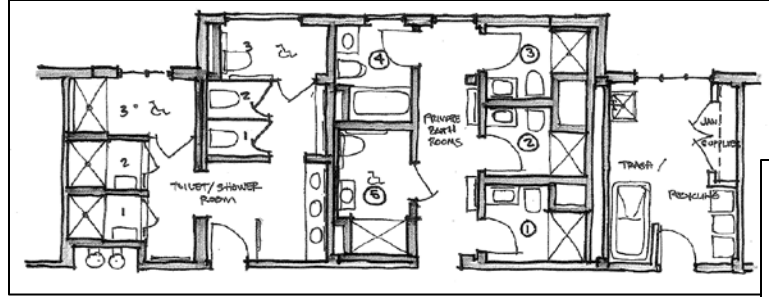


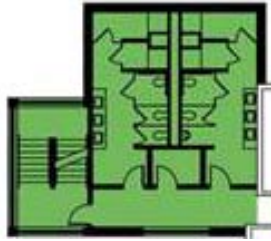
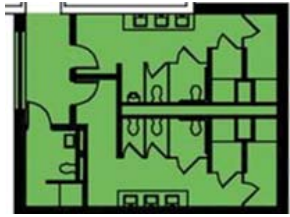
Student Expectations



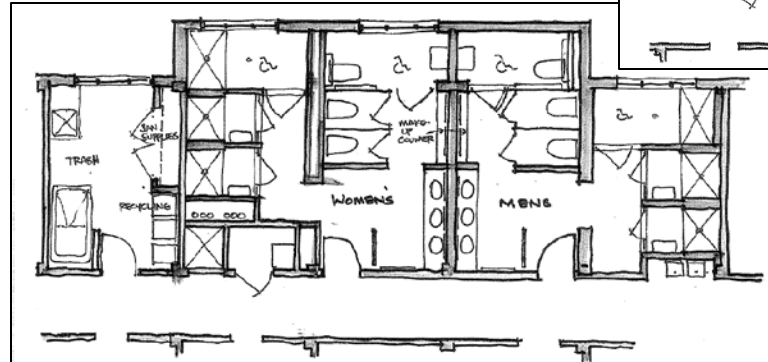
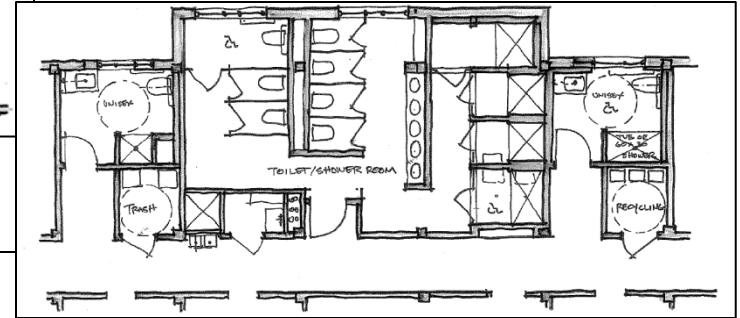
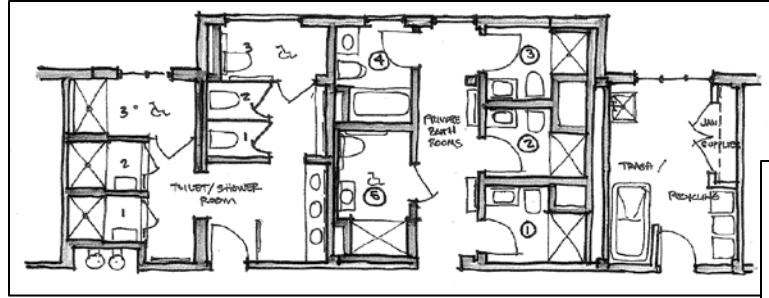


Bath Design

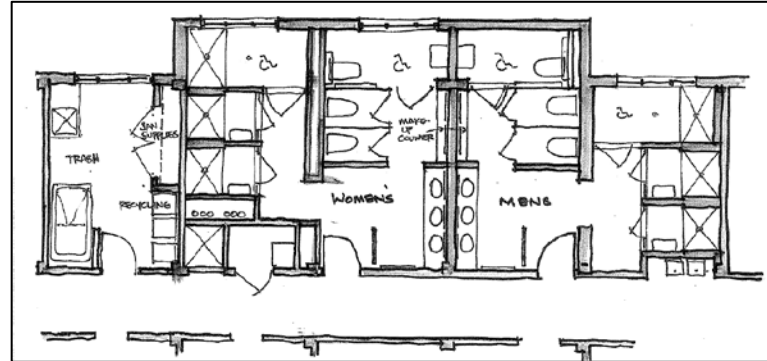
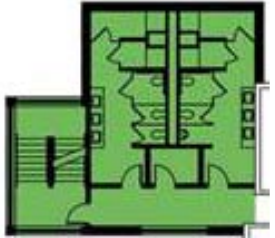
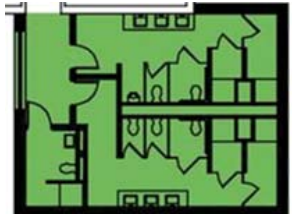


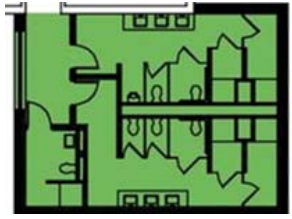


Bath Design



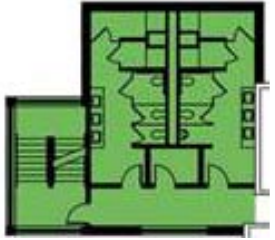
Bath Design





Bath Design

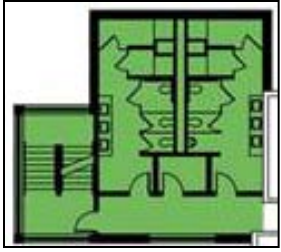
- Men's and women's baths on each floor
- ADA accessible unisex baths
- Larger baths
- Private showers and changing areas



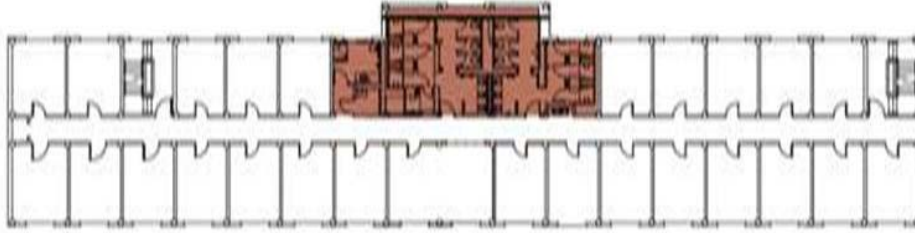


After

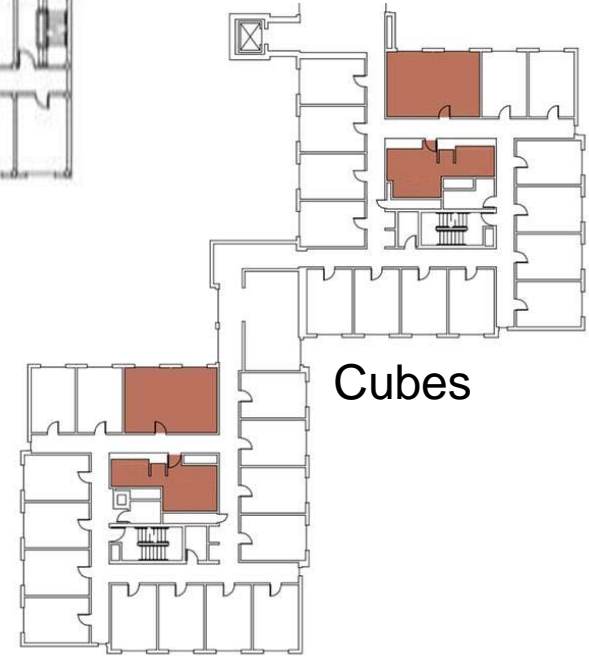




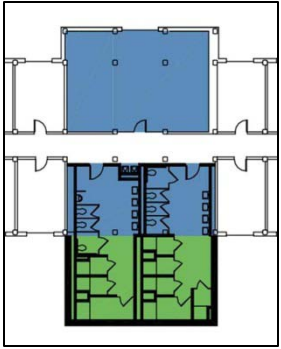
Campus Halls



Linear

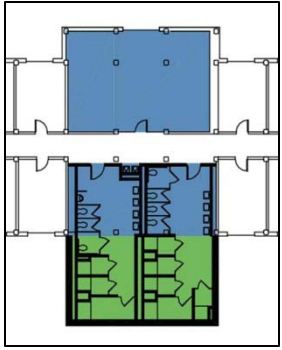


Cubes

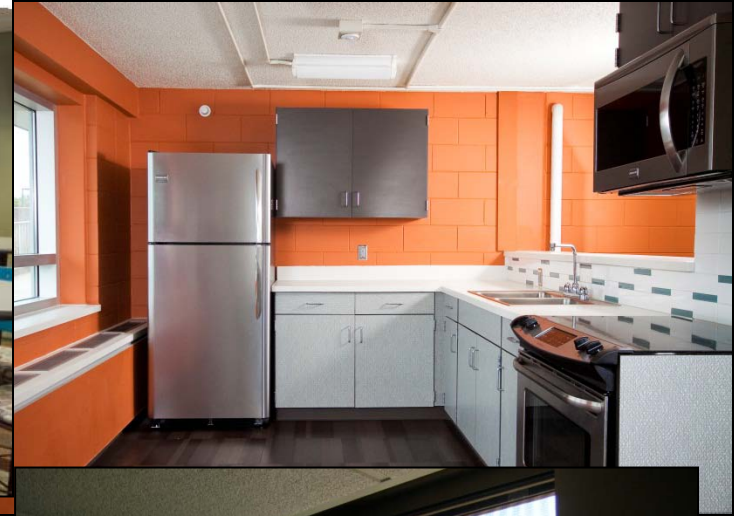


Linear Halls

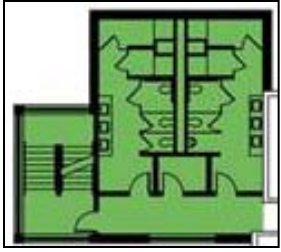


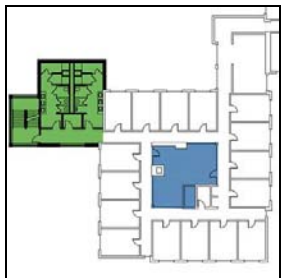


Linear Halls



Cube Halls





Bæftene





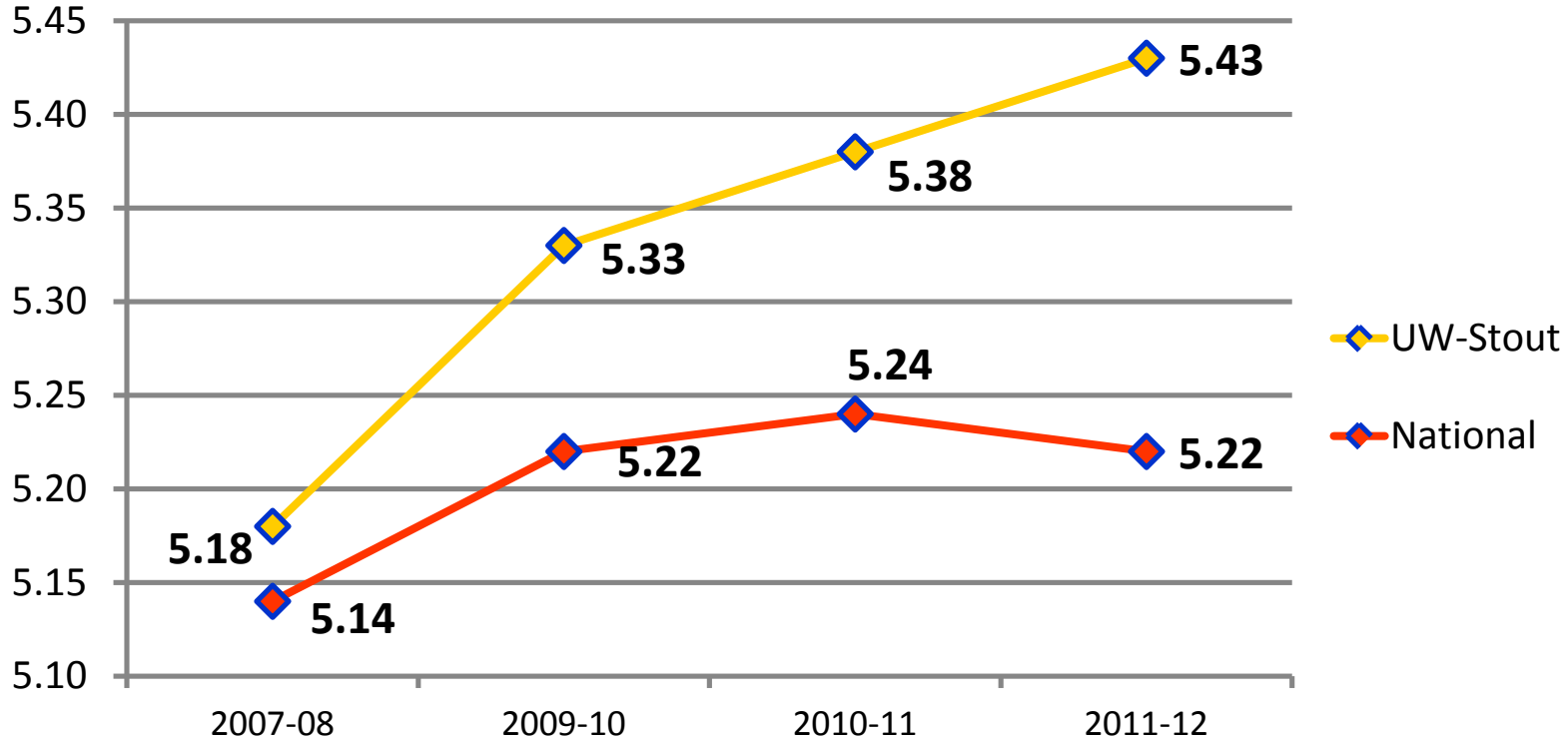


Campus Impact

- Evident in benchmarking surveys
- Of 3,000 residents, 2,353 responded

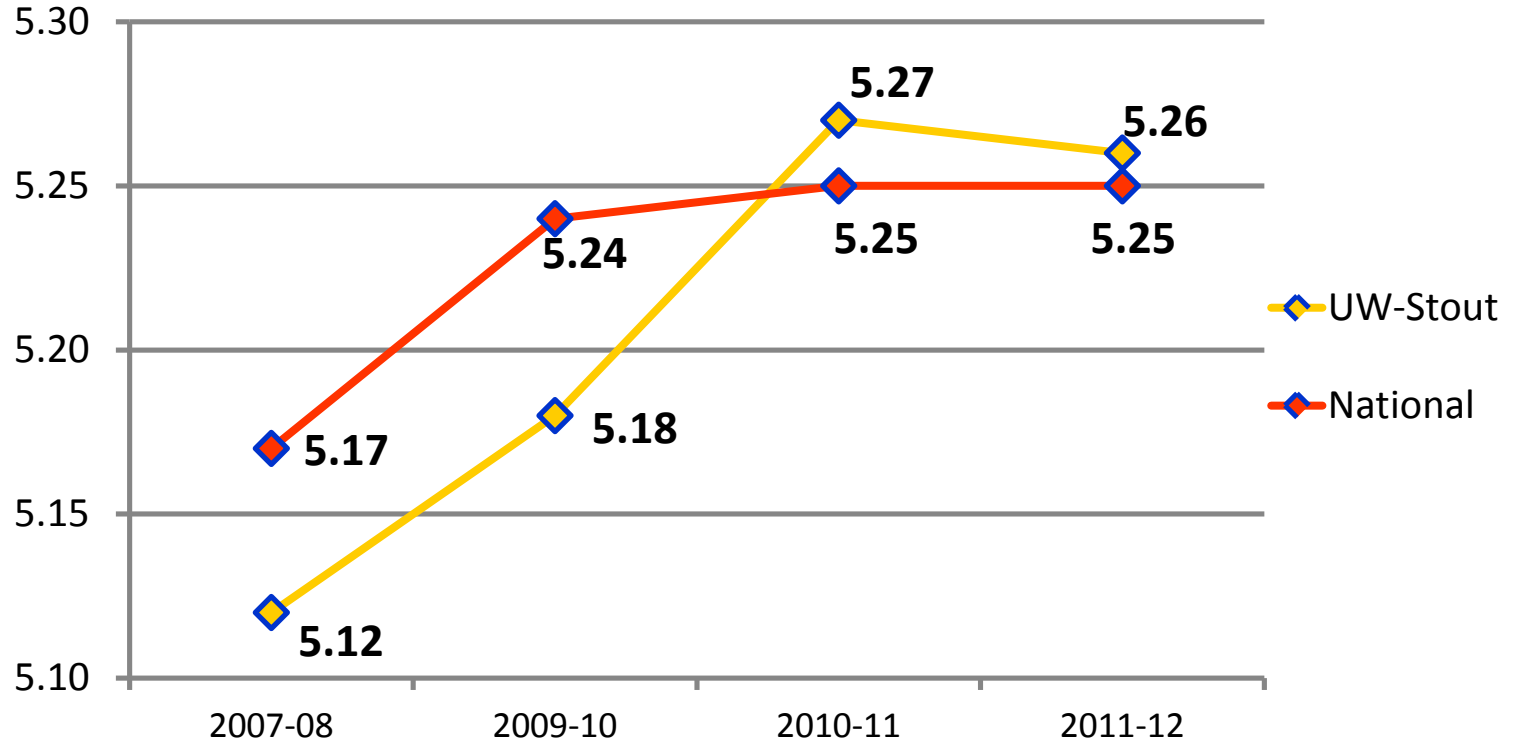


Satisfaction: Room/Floor Environment



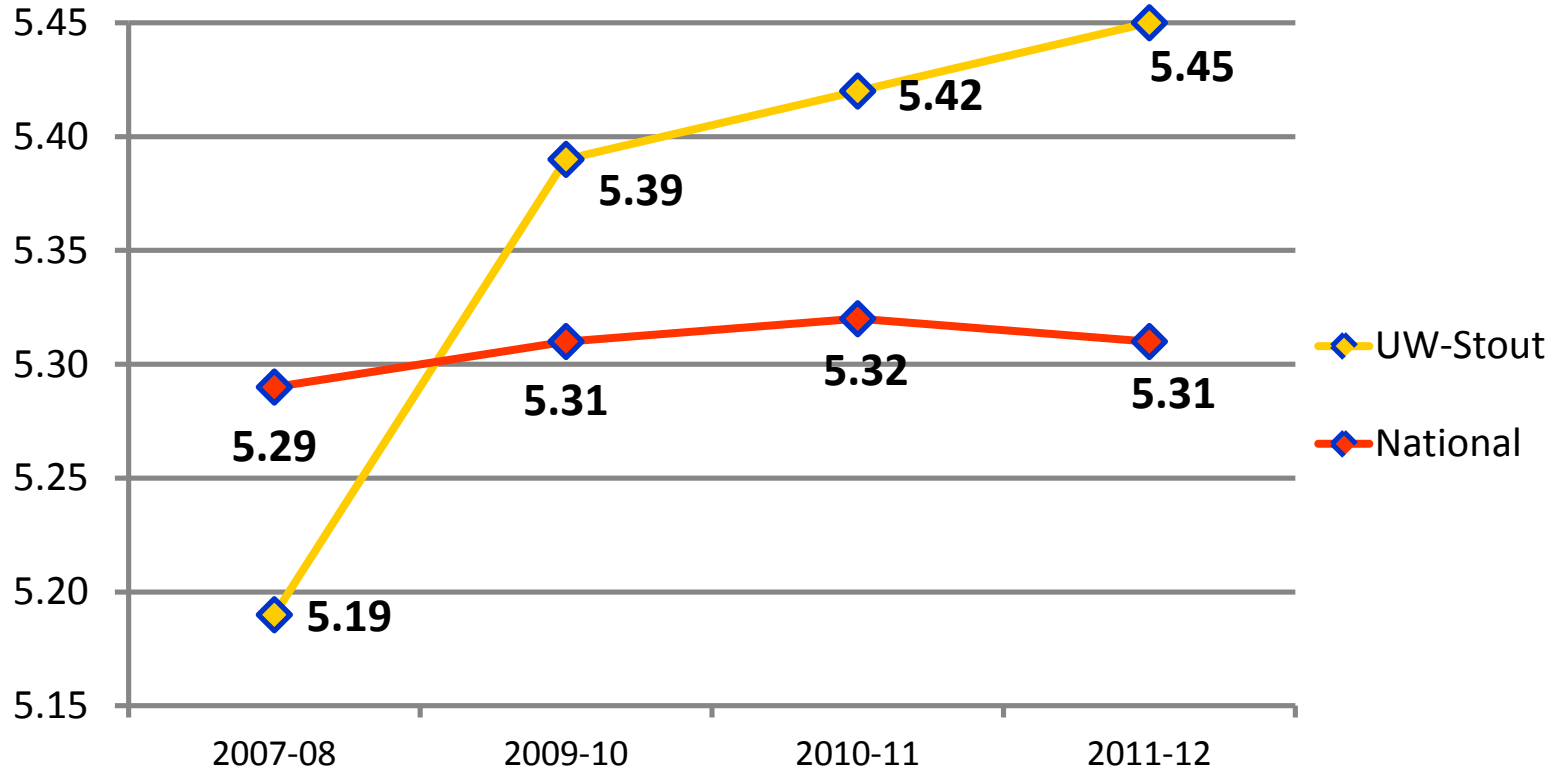


Satisfaction: Facilities



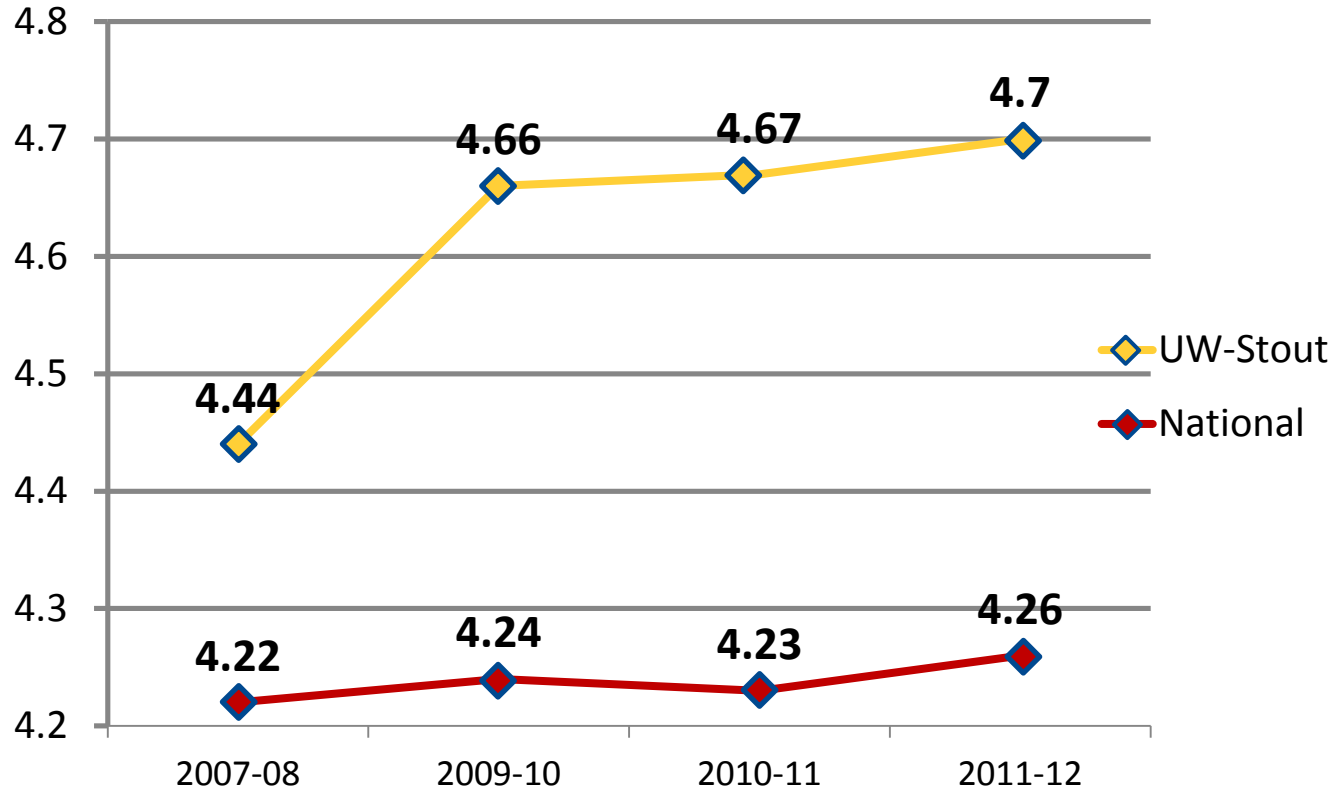


Overall Resident Satisfaction





Satisfaction: Value





Recaptured
through
increased
retention and
judiciously
raised rates

Summary

- Additions preferred to new hall or remodeling only
- Complete infrastructure replacement
- Phased renewal is best option
- Overall project cost: est. \$100M

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