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H. STUDY ADDENDUM

Project Scope:
The Upham Woods Facility Study Addendum was initiated by the Division of Facilities Development (DFD) and UW Extension to evaluate current goals and objectives at the Upham Woods Outdoor Learning Center, located in Wisconsin Dells, Wisconsin and to revise future development options for the facility.

At the direction of DFD, the project scope was limited to the following elements:

- **Master Plan**
  A revised master plan was developed to address updated goals, objectives, and current and future facility needs, including parking, site circulation, and future development.

- **Topographic Site Survey**
  The topographic site survey was updated to include modifications from the previous survey. Property south of HWY N, which was not previously surveyed, was included.

- **New Welcome Center**
  The revised master plan includes a new Welcome Center. Planning considerations included site analysis, programming, and schematic design.

- **Bath House Upgrades**
  Fundraising efforts indicated that replacement of the existing bath house was no longer a primary objective for Upham Woods. Instead, modifications to the existing bath house will be made, providing safer, accessible facilities and increased private shower capacity.

- **Overflow Parking**
  Parking demands at Upham Woods require additional space for bus and visitor parking. A new parking lot, located south of HWY N, was proposed and will be developed as a separate project.
Project Team:

KEE Architecture, Inc. (Madison, Wisconsin) was the prime A/E for the Upham Woods Facility Study Addendum.

   KEE Architecture, Inc.
   621 Williamson Street
   Madison, Wisconsin 53703
   (608)255-9202
   Contact: David J. Ewanowski, AIA

MSA Professional Services provided updates to the survey.

Other members of the project team included:

   DOA-Division of Facilities Development
   Mr. Erik Sande, Project Manager
   Ms. Katherine Kalscheur, Project Manager
   P.O. Box 7866
   Madison, Wisconsin 53701-7866

   University of Wisconsin System Administration
   Ms. Maura Donnelly, Senior Project Architect
   Ms. Cathy O’Hara Weiss
   780 Regent Street
   Madison, Wisconsin 53715-2635

   UW Extension
   Mr. Luis Fernandez
   109 Extension Building
   432 North Lake Street
   Madison, WI 53706
   (608) 262-1337

   Upham Woods Outdoor Learning Center
   Mr. Justin Hougham, Director
   N194 County Road North
   Wisconsin Dells, Wisconsin
   (608)224-9965
**Master Plan:**

Since the original master plan was completed in 2010, modifications to the Upham Woods site and operations have influenced new goals and objects for future development. General maintenance, repairs and cleaning have recouped previously unusable space on site and new program shelters, including an archery pavilion, have been erected.

Camp enrollment, which was previously dominated by school groups, has evolved to rely more heavily on open enrollment for individual campers. This change is a major factor in the Learning Center’s new goals.

**Goals and Objectives:**

- **General Site and Circulation**
  - Sustainable design in all facility construction and operation
  - Improve technology, especially internet connectivity
  - Increase parking capacity and improve traffic circulation for cars and busses
  - Provide drop off area for cars and busses
  - Improve safety by limiting entrance/exit to parking lot at one location away from the curve in HWY N
  - Provide overflow parking lot with safe access

- **Welcome Center**
  - Covered baggage/staging area for visitors/groups for arrival and departure
  - Restroom facilities to support bus traffic when groups are dropped off – near drop off location – should be accessible from inside and outside
  - Front desk/lobby/receiving area for groups checking or filling out required paperwork
  - Large meeting area for groups
  - Administrative offices for professional and support staff
  - Flexible meeting space/teaching space for science/technology education
  - Design to include feature environmental education.

- **Bath House**
  - Privacy in showers and changing areas
  - Accessibility accommodations
  - More compliant for youth protection

A phased master plan addresses each of these goals, providing a long term plan to realization.
Phase 1:
A. Upgrade existing parking lot
B. Add Entry/Welcome Element
C. Add overflow parking
D. Bath House upgrades

Phase 2:
A. Driveway circulation & gates
B. Revise service access
C. Add Drop-off Shelter
D. Add Welcome Kiosk
E. Sitework

Phase 3:
A. Build new Welcome Center
B. Demolish or renovate existing Administration Building
C. Add Program Shelter and/or Welcome Kiosk near parking
D. Sitework
Facility Master Plan
Welcome Center:

Conceptual Floor Plan

Conceptual Design
Bath House:

Minor modifications to the existing bath house will bring the current facility up to today’s standards. The scope of work includes:

**Bath House Facility**
- Modify existing entrances to create accessible entry.
- Upgrade existing mechanical equipment.
- New interior finishes throughout, including toilet partitions.

**Boys and Girls Bathrooms:**
- Eliminate (1) toilet and modify existing toilet partitions to create (1) accessible toilet stall.
- Replace (1) sink to meet accessibility requirements.
- Expand and reconfigure shower rooms to provide (3) private showers with individual changing rooms, and (1) accessible shower and changing stall.
Overflow Parking:

Parking demands at Upham Woods require additional space for bus, visitor and staff parking. A new gravel parking lot, south of County Highway N, will be away from the arrival area, which can be congested during peak times. With two entrances, it will provide flexible space for parking as well as for storage of Learning Center equipment.
**Budget:**

<table>
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<tr>
<th>Description</th>
<th>Cost</th>
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<td>1A Upgrade Existing Parking Lot</td>
<td>$83,000</td>
<td>(50) Stalls + Sidewalks + Landscape</td>
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<td>1B Add Entry/Welcome Element</td>
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<td>1C Add Overflow Parking</td>
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<td>2B Revise Service Access</td>
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<td>2D Add Welcome Kiosk</td>
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<tr>
<td>3B Demolish/Renovate Admin Bldg</td>
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<td>3C Add Program Shelter</td>
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All budget numbers shown in 2016 dollars.