UW-Madison Project Number: 0467-2509

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333 East Campus Mall
Renovation Pre-design Report

DRAFT ISSUE: December 12, 2025

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1 EXECUTIVE SUMMARY

1.1 EXECUTIVE SUMMARY

1.1.1 General Project Description

In order to better serve the Registered Student Organizations, this project seeks to remodel the Student Activity Center located on the 3rd and 4th floors of 333 East Campus Mall to increase utilization of this valuable resource. By doing so, the Office for Student Affairs has solicited feedback from the following groups:

Sept. 30 to Oct. 2, 2025–Initial 333 ECM occupant feedback sessions with:

- Associate Students of Madison leaders
- SAC student organizations
- University Health Services
- Division of Enrollment Management
- Dean of Students
- Office of Student Assistance and Support
- Associated Students of Madison staff
- SAC reception desk student staff
- WSUM – Wisconsin Student Radio
- Open Seat Food Pantry

Oct. 21, 2025- Nov 4, 2025–RSO Primary Contact Survey (distributed via email)

Oct. 21, 2025 | 4:30–6 p.m.–Open Session333 ECM, Caucus Room 4204

Oct. 22, 2025 | 4:30–6 p.m.–Open Session333 ECM, Hearing Room 4201

Oct. 26, 2025–SAC Governing Board meeting

Nov. 2, 2025–SAC Governing Board meeting

November 10-21–333 ECM occupants and community sessions.

The recommended solution:

1. Improves the building entry by removing the office on the first floor and creating a more substantial, brighter lobby with better wayfinding. The recommended design also created provisions for a reception desk and storage for indoor or outdoor outreach.
2. Improves the mall by adjusting the paving in front of the building to highlight the entry and creates a location to support outdoor outreach for use by student organizations and other university services. This location will have increase lighting levels, additional power and wifi, shelter, and modified furniture.
3. Improves the SAC by:
    a. Maintaining the existing count of large, medium and small RSO offices
    b. Upgrading the small RSO offices by increasing them to a 75 square foot minimum, and making them occupiable rooms with lighting, power and HVAC to support closed-door occupancy.
    c. Modifying the medium RSO offices to provide lockable storage, making it possible for them to be shared by two student organizations.
    d. Modifying the large RSO offices to provide lockable offices, making it possible for them to be shared by three student organizations.
    e. Improving the mail/copy/print area to support staff and self-serve printing and copying.
    f. Providing small, reservable meeting rooms for individual student use.
    g. Convert some reservable conference rooms to multipurpose rooms.
    h. Improve the furniture throughout the SAC to improve flexibility and increase utilization.
    i. Maintains the following functions with little change:
        i. Associated Students of Madison (ASM) suite
        ii. Office for Student Organization, Leadership and Involvement (SOLI) offices and storage.
        iii. RSO storage cages
        iv. WSUM Student Radio suite



Proposed Mall Renovation



Student Activity Center - Option 2



Renovated Lobby

1.1.2 Project Background

The Student Affairs Facilities Framework Plan published in September of 2024 identified 333 East Campus Mall as lacking a distinct identity in terms of purpose, and as a result, the range of services and resources housed within are not consistently understood and are thus underutilized.

Specific Project Objectives

Overall, the goal of this study is to establish 333 East Campus Mall as a vibrant student hub by supporting the following tenets identified in the Student Affairs Facilities Framework Plan:

Activate the Mall

Create a dynamic interface with the Mall that reinforces identity and sense of place.

Instill a Sense of Stewardship

Cultivate the responsible management of resources.

Promote Warm Handoffs

Connect students with resources and services necessary to thrive.

Create Connection and Community

Foster impromptu interactions and sense of community

Support Multipurpose Spaces

Expand capability for student programming and gathering

1.1.3 Space Tabulation Summary

	Option 2	SF
Assigned Offices for RSO's	77	12,787
Reservable Meeting Space	13	7,304
Open Meeting/Study Area/Circulation	–	20,333
Shared Resources (Recep. Print, Guts, Food Pantry)		3,496
Dedicated Office (ASM/SOLI)		5,224
Radio		4015
ASF		**53,160**
GSF		**66,182**

1.1.4 Project Budget Summary

Content will be in final report.

1.1.5 Schedule Summary

Content will be in final report.

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2 BACKGROUND AND PROBLEM DEFINITION

2.1 BACKGROUND

The Student Affairs Facilities Framework Plan published in September of 2024 identified 333 East Campus Mall as lacking a distinct identity in terms of purpose, and as a result, the range of services and resources housed within are not consistently understood and are thus underutilized.

2.2 PROBLEM STATEMENT

This study seeks to address three components of the building to increase visibility and utilization:

The Student Activity Center (SAC): Located on the third and fourth floors of 333 East Campus Mall, the SAC is the only student-run space on campus. The SAC is home to Registered Student Organization (RSO) offices ranging from 50 to 750 square feet, conference rooms, a rooftop deck, study areas, and a multipurpose room. ASM funds and allocates the office space in the SAC, while the Office for Student Organizations, Leadership and Involvement Advising Team manages and provides RSO support and advising services in the space.

Several concerns were noted in the Framework plan and were reiterated in the predesign study:

1. The student activity center provides office spaces for registered student organizations but cannot meet the demand. In recent years approximately 20 organizations are denied office space each year.
2. Some student offices are quite large, up to 750 square feet. There is concern that these are not utilized proportional to their size.
3. The majority of the offices are very small and do not meet university accessibility guidelines. These offices are also not well utilized. In a two-week observation in October of 2025, 12 of the 40 small offices were not used at all.
4. On average, each reservable meeting room is reserved 10.8 hours per week, which is less than 2 hours per day. Otherwise, these rooms are typically locked. The most

utilized reservable space is the multipurpose room which can support organizations that need space for physical activities.

5. Of the 1,100+ registered student organizations on campus, it does not appear that a large percentage of them take advantage of the services within the SAC. Survey results and open meetings suggest that more than 80% of them never use any services other than the print and copy services.

The lobby and entry to 333 East Campus Mall serves not only the SAC on floors 3 and 4, but a variety of university offices and services on floors 5-11 including: University Health Services, WSUM Student Radio, and the Division of Enrollment Management.

The current entry to the building can go un-noticed, leaving visitors to the facility confused and unable to find the services they are seeking. Once inside, there is very little to assist wayfinding. The path to the elevator and stairs is indirect, narrow and not well lit.

Outdoor space on both East Campus Mall and on the third floor roof terrace could better support the functions within the building, particularly the student activity center. Student organizations and other campus organizations frequently set up outdoor gathering on the mall because of the high pedestrian traffic. They use this outdoor space to raise awareness for their organizations or to give students the opportunity to participate in services. Flu-shot clinics, financial aid awareness and voter



Existing

registration are some of the many services promoted at the entry to 333 East Campus Mall.

The outdoor space here lacks a permanent shelter, which requires groups to set up tents in inclement weather. The space also is also poorly lit and lacks electrical power needed to support more activities.

Similarly, the third floor roof terrace accessed from the student activity center is underutilized. Better access to power, shelter, wi-fi and furniture would allow the space to be better utilized for student organizations.

2.3 VISIONING, GOALS AND OBJECTIVES

Overall, the goal of this study is to establish 333 East Campus Mall as a vibrant student hub by supporting the following tenets identified in the Student Affairs Facilities Framework Plan:

Activate the Mall: create a dynamic interface with the Mall that reinforces identity and sense of place.

Instill a sense of stewardship: cultivate the responsible management of resources.

Promote warm handoffs: connect students with resources and services necessary to thrive.

Create connection and community: foster impromptu interactions and sense of community

Support multipurpose spaces: expand capability for student programming and gathering

Integrate wellbeing throughout: establish a culture of week being than spans throughout the facility.

Activate the Mall & Entry at 333 ECM

- Design opportunities to increase vibrancy and engagement
- Extend use, views, and expression inside-out (with the exterior mall)

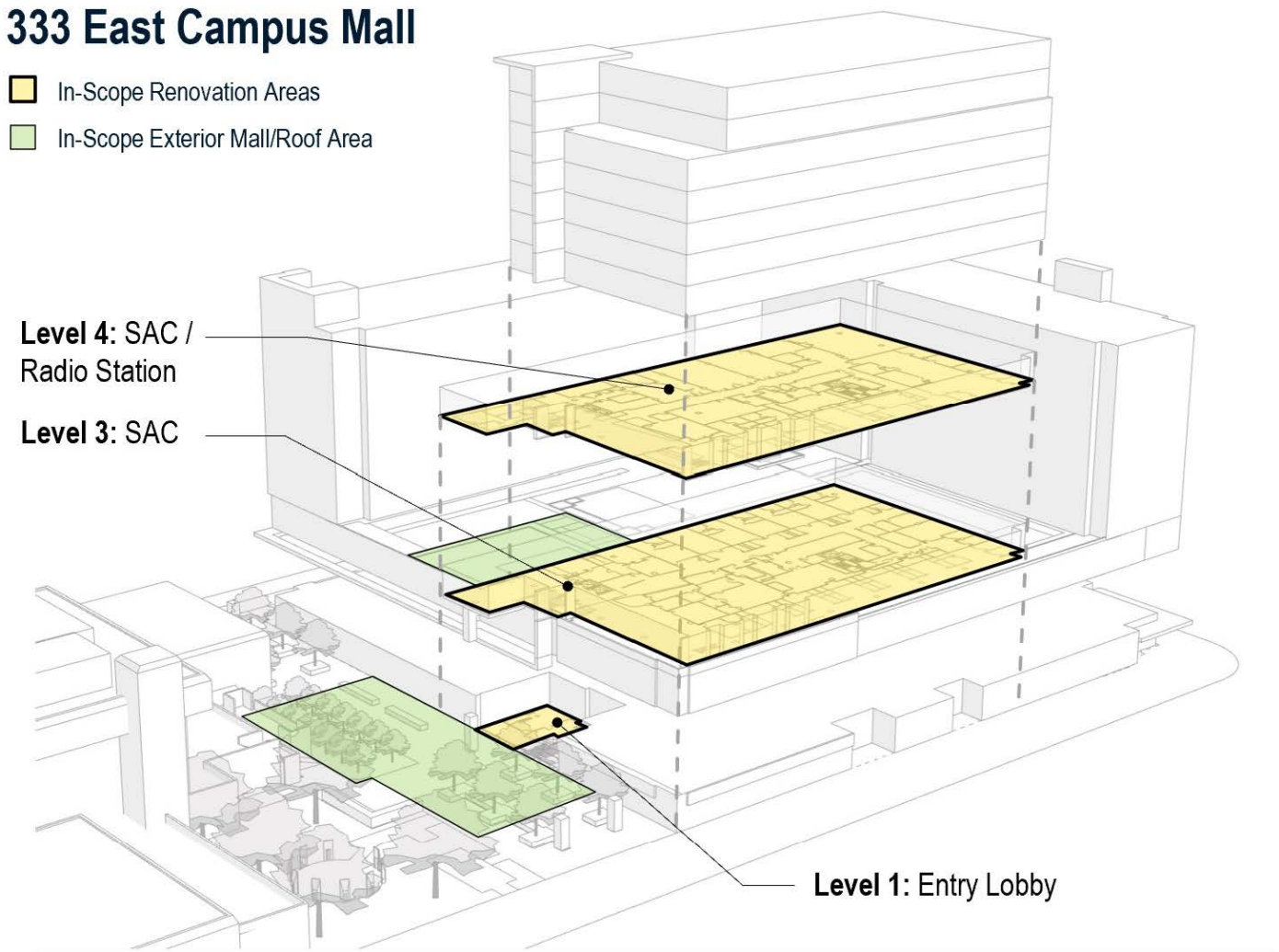
Increase Multipurpose Use of RSO Space

- Increase openness and flexibility of SAC L3-L4 floorplates
- Accommodate RSO space deficit

Promote Synergies at 333 ECM

- Share multi-modal space throughout the building
- Program to better utilize the roof terrace
- Foster a sense of belonging & wellbeing

3-Panel Project Goals



Isometric Diagram

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3 EXISTING CONDITIONS DESCRIPTION

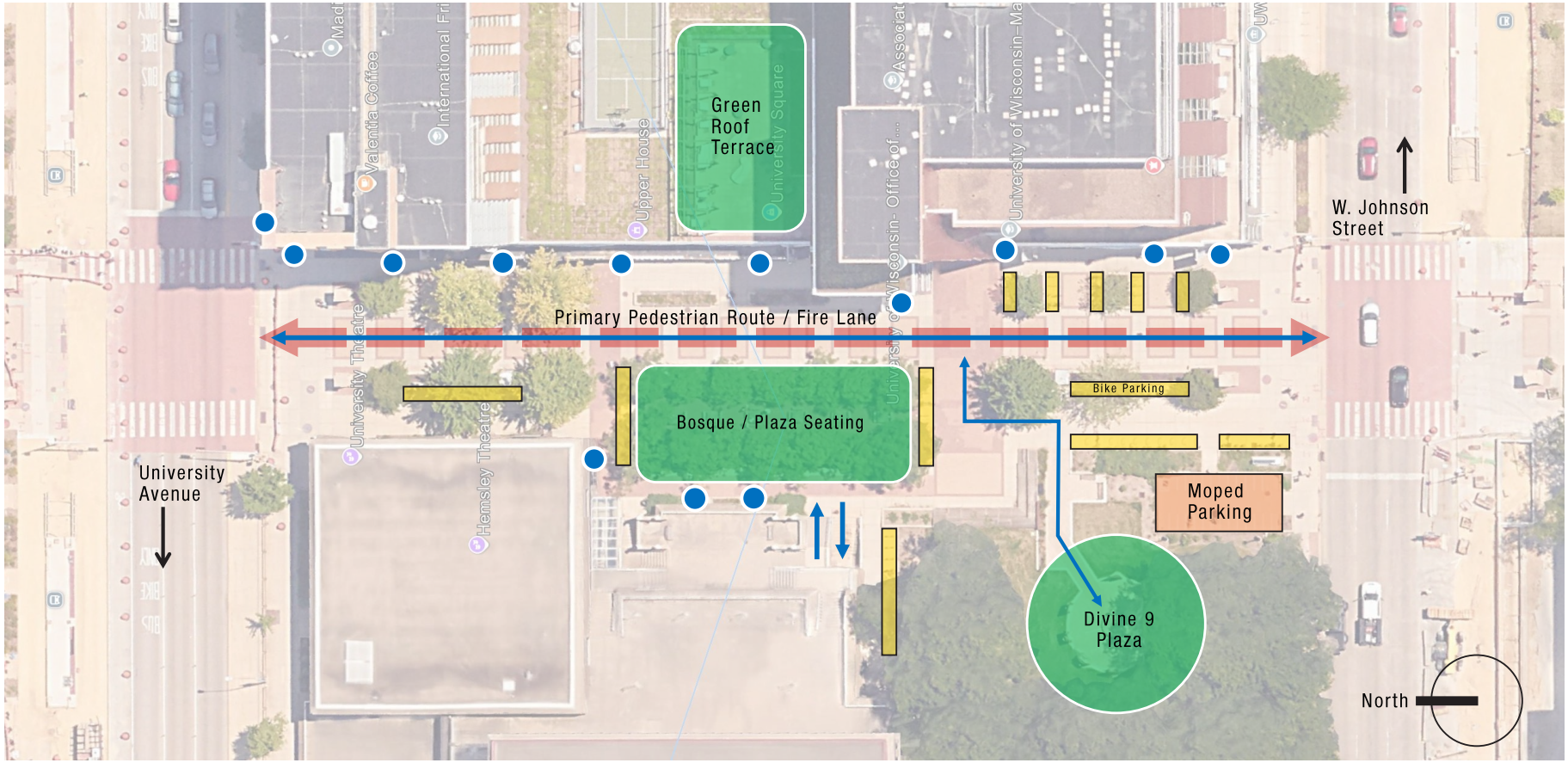
3.1 NARRATIVE OF EXISTING SPACE

The scope of this project includes the first floor lobby to 333 East Campus Mall as well as the third and fourth floors totaling an estimated 66,182 gross square feet. The scope also includes the exterior roof terrace on the third floor which is approximately 2,000 square feet and the exterior of the building.

3.2 SPACE TABULATION SUMMARY

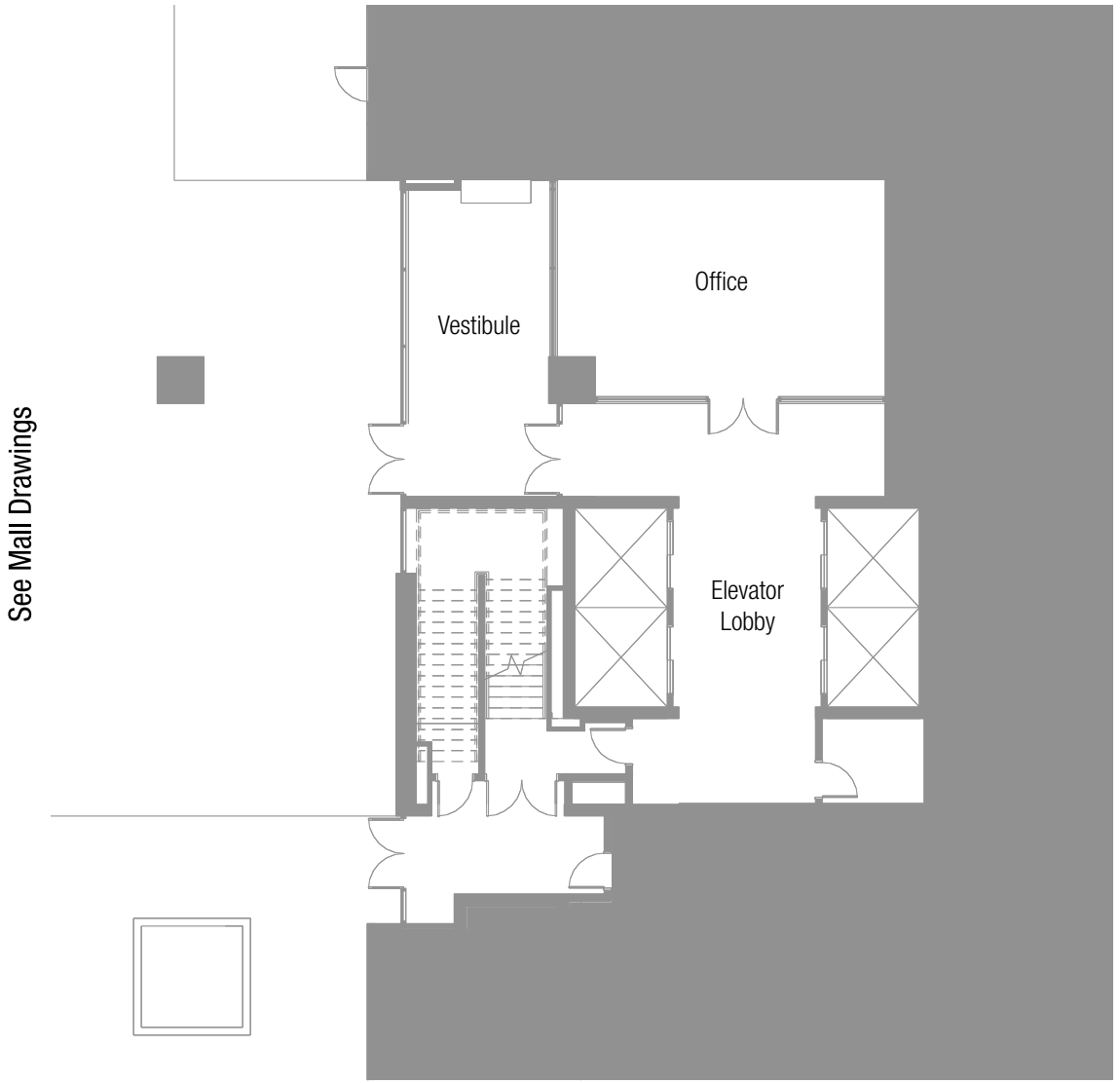
	Existing	
Space	**Quantity**	**SF**
Assigned Offices for RSO's	67	12,118
Reservable Meeting Space	8	7,632
Open Meeting/Study Area/Circulation	–	20,310
Shared Resources (Recep. Print, Guts, Food Pantry)		3,876
Dedicated Office (ASM/SOLI)		5,380
Radio		4015
ASF		**53,330**
GSF		**66,182**

Mall Improvements – Site Analysis



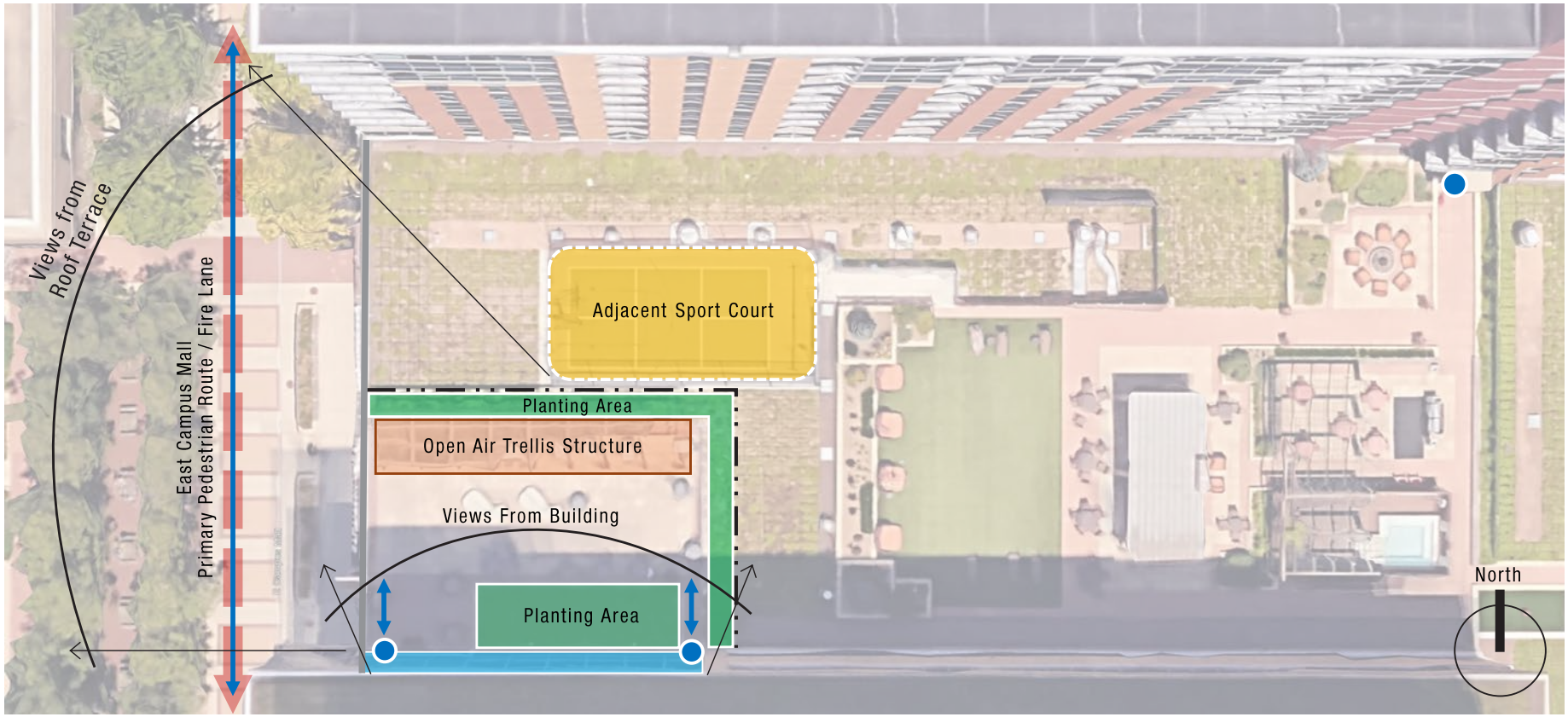
Existing Mall

Entry Existing
1/16" = 1'-0"



Existing Entry

Terrace Improvements – Site Analysis



Existing Terrace

Level 3
Existing
1/32" = 1'-0"

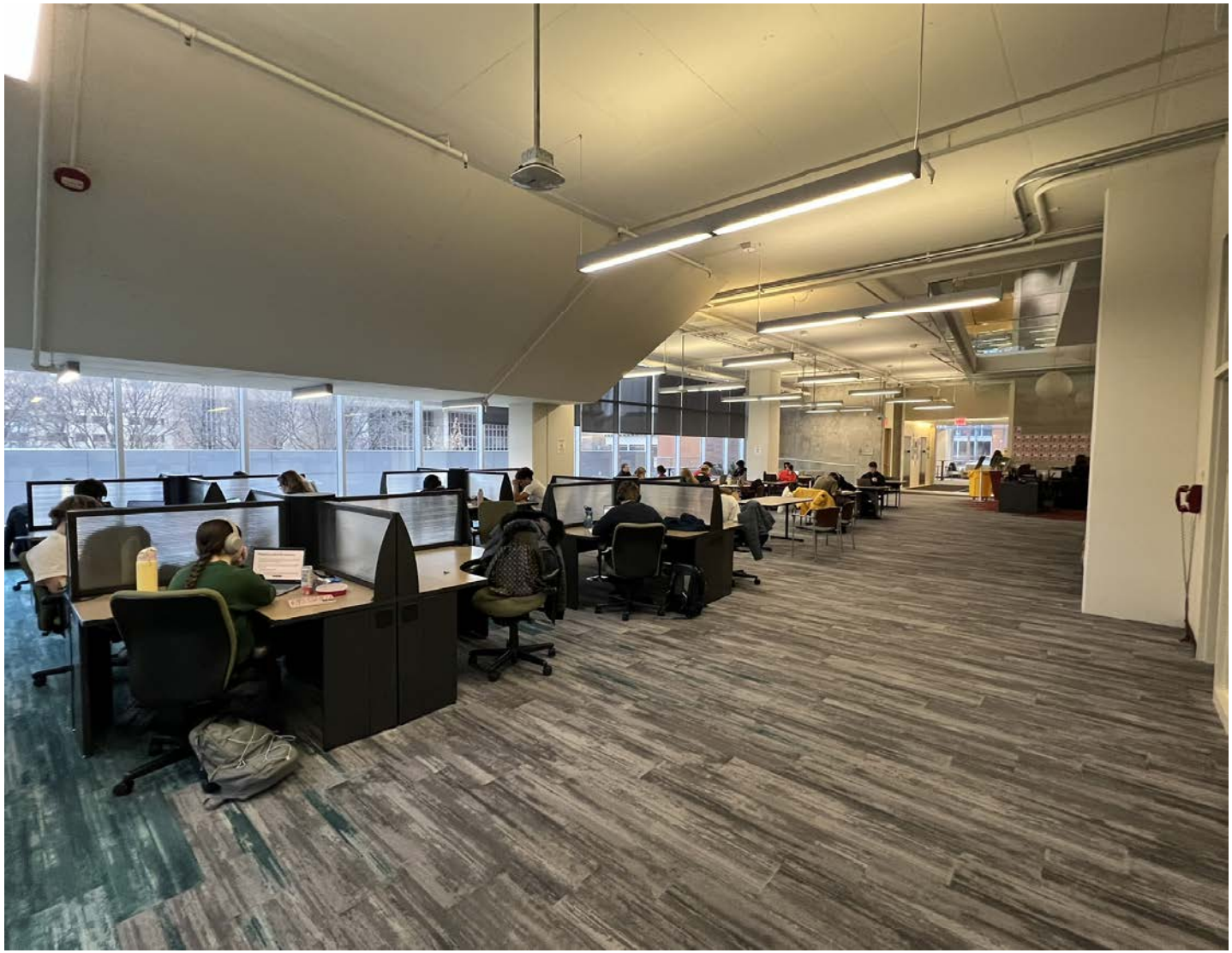


Level 3 - Existing Plan

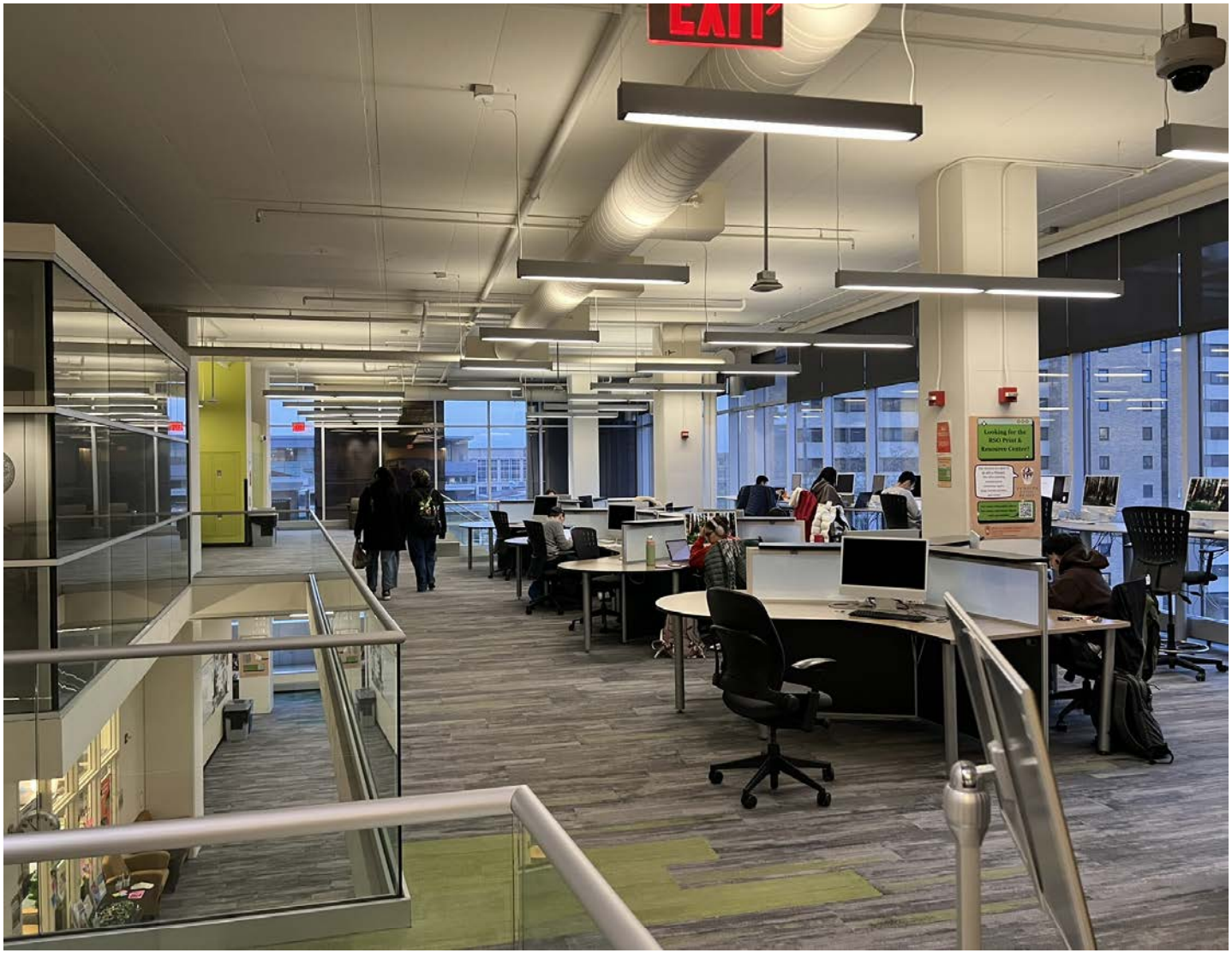
Level 4
Existing
1/32" = 1'-0"



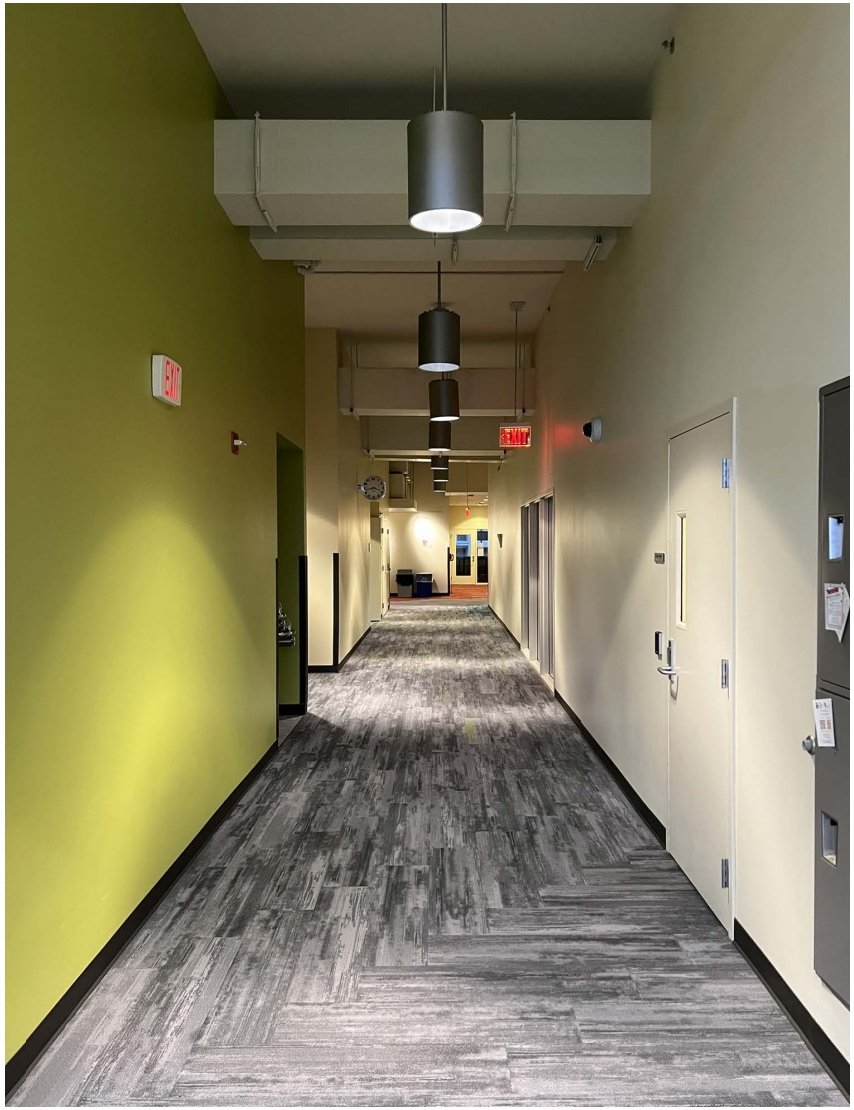
Level 4 - Existing Plan



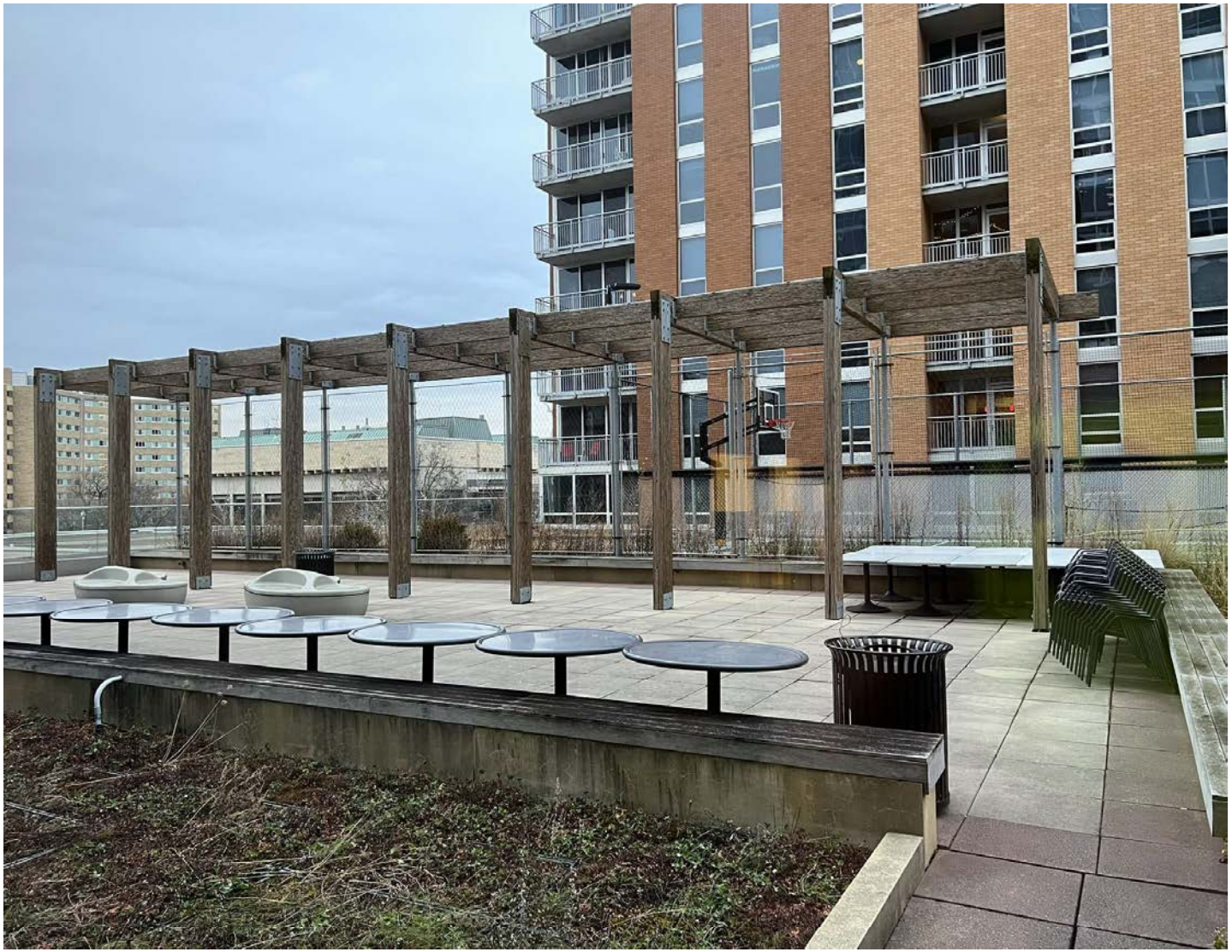
Level 3 - Existing Interior Study Space



Level 4 - Existing Interior Study Space



Existing Interior Corridor



Existing Terrace



Existing Exterior

3.3 HAZARDOUS MATERIAL ABATEMENT

Because construction was completed between 2006 and 2008, it is not anticipated that hazardous materials will be present.

3.4 DEMOLITION NEEDS/ISSUES

It should be noted that 333 East Campus mall is a 10-story building and that building services should not be disrupted the serve the occupied floors while this work occurs. Special provisions will need to be made to accommodate the entry lobby which serves occupied floors above and parking below. Access and egress must be maintained throughout the construction duration.

4 NEED ANALYSIS AND PROJECT JUSTIFICATION

4.1 OFFICE OF STUDENT AFFAIRS PROGRAMMING REQUIREMENTS FOR THE PROJECT

Student Activity Center

With an overall goal of better serving Registered Student Organizations (RSO's), several measures of success are identified to meet student needs as identified by numerous focus group meetings, open sessions with student organizations and surveys sent to every RSO on campus:

1. Offer better offices for student organizations to serve more students.
    a. Remove the small offices with garage doors and replace with a small offices that can accommodate 1-2 people, storage and have conventional doors.
    b. Provide lockable storage within medium and large offices to make it easy for student organizations to share offices.
    c. Provide opportunities for electronic locks so organizations don't need to ask for keys at the desk.
    d. Office usable open space outside of offices for groups to meet.
2. Offer better reservable meeting space.
    a. Provide small 1-2 person meeting spaces so students can reserve areas for test-taking, interviews, and other private conversations.
    b. Increase the number of multi-purpose space for physical activities such as dance and exercise. The one space like this in the SAC is the most frequently reserved space.
    c. Provide flexible furniture, power and lighting in conference rooms to increase usage.
3. Improve the building entry.
    a. Increase the lighting and size of the building lobby to make the space more visible.
    b. Add better graphics to assist with wayfinding.
    c. Provide some storage for tables to support outreach in the lobby and outside.
    d. Accommodate a staffed reception area to support student needs and reduce frustration.

4. Provide better facilities on East Campus Mall for outdoor activities.
    a. Provide better lighting, power and wifi to support outdoor outreach activities.
    b. Support outdoor activities with shelter to reduce the need for tents.
5. Provide better outdoor facilities in the SAC
    a. Provide better lighting, power and wifi to support outdoor meetings.
    b. Support outdoor meetings with shelter to increase the usage of the space.

Office of Student Affairs Framework Plan and Goals:

The recommendations of this study are supported in the Student Affairs Framework plan, published in September of 2024 as detailed in chapter 2 of this document.

4.2 ROOM DATA SHEETS

Entry

Vestibule:

Recessed metal entry mats

Recessed linear lighting

Entry Interior:

Terrazzo flooring and wall base

Digital wall, touch screen directory

Kiosk directory near desk

Back-lit metal wall behind desk

White back-painted glass on south wall

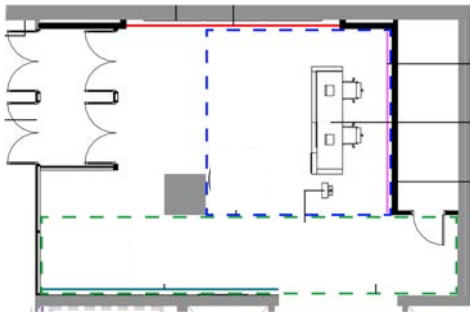
Greeting desk with wood and quartz

Mix of Arktura hung ceiling with pendants and metal ceiling with recessed linear lighting

Power, Data and Wifi

Heating unit in storage room up high

TOTAL AREA: 1,092 SF







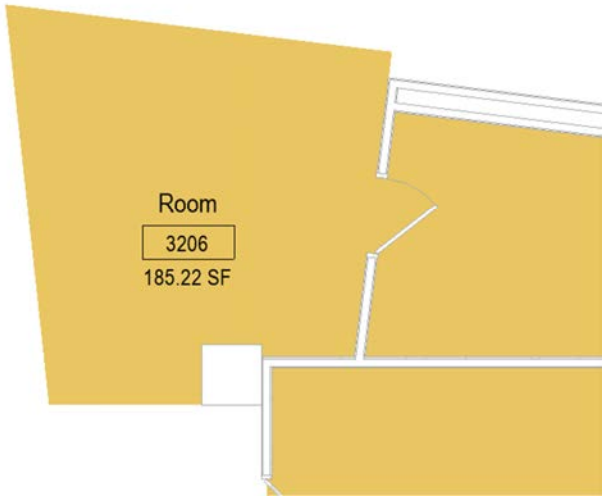


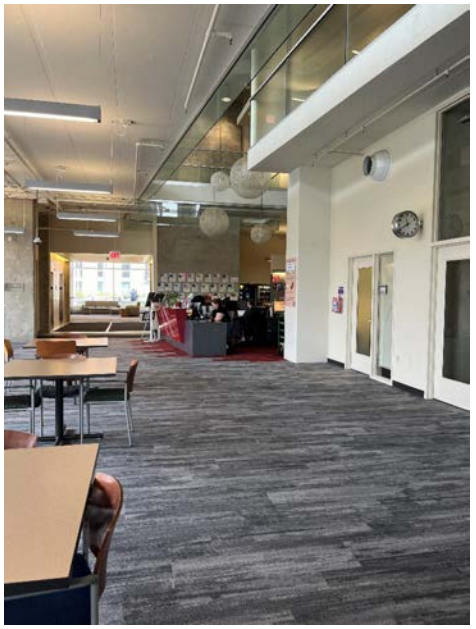
Reception

Carpet with exposed ceiling and decorative lighting

New reception desk with appropriate power and data for equipment: computers, print, phone, charging equipment. Reception desk to be mix of white solid surface with wood veneer and quartz countertop

TOTAL AREA: 185 SF





Public Study Space

Carpet Flooring

Exposed ceiling, tectum panels, drop Arktura clouds and direct/indirect pendants

In floor power and wifi

TOTAL AREA: VARIES PER OPTION





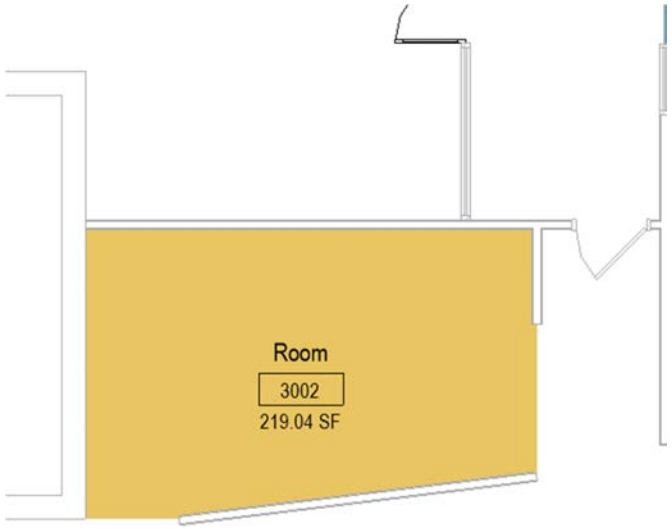
Vending

Forbo sheet flooring

Exposed ceiling, tectum panels, drop clouds and decorative pendants

Power and data for multiple vending machines

TOTAL AREA: VARIES PER OPTION



Student Print

Mail Room – Forbo Tile, exposed ceiling, tectum panels with direct/ indirect pendants

Night Manager Space – Forbo Tile, exposed ceiling, tectum panels with direct/indirect pendants

Electrical Room – Sealed Concrete – Exposed Ceiling, direct pendant

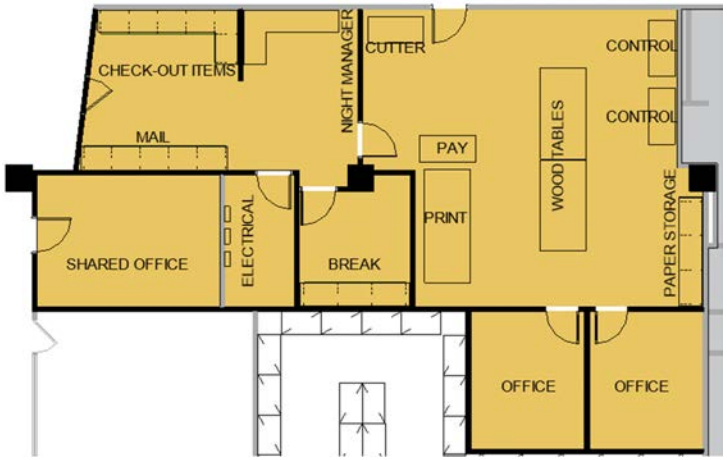
Break Room – Forbo Tile, 2x2 Ceiling

Print Room – Forbo Tile, 2x2 Ceiling with direct/indirect pendants. Power for equipment

Offices – Carpet, 2x2 Ceiling with direct/indirect pendants

Power, Data, Thermostats

TOTAL AREA: 1,630 sf







Open Seat

Forbo sheet flooring

Wall protection

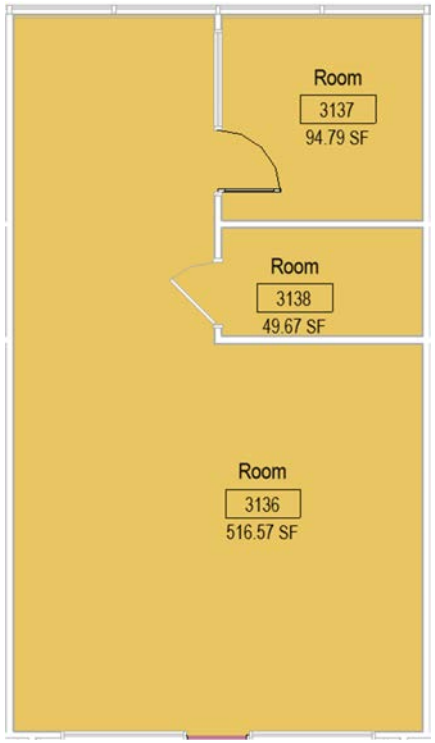
2x2 Ceiling with direct/indirect pendants

Need office space, same finishes, no wall protection

Dedicated circuits for refrigerators

Power, Data, Thermostat

TOTAL AREA: 662 sf





Building Core

Toilet Rooms

Janitor Closet

Telecom

Trash

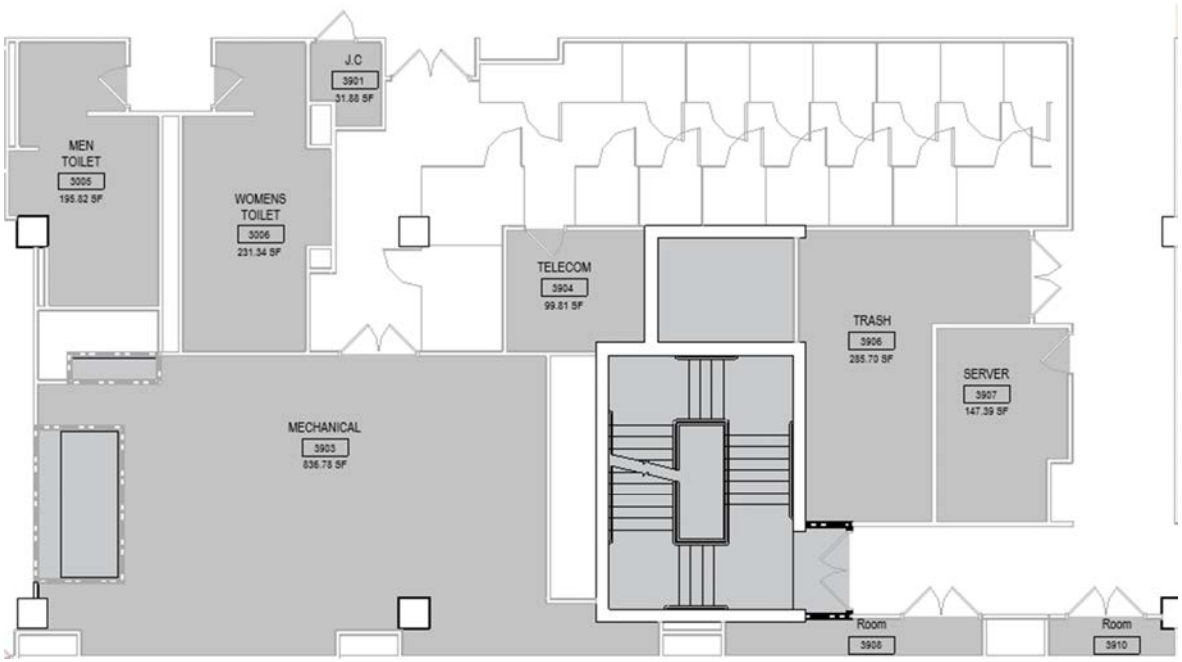
Server

Mechanical

Stairwell

Elevator

No new finishes



Conference – Small/Huddle

2+ people

Small table and chairs or desk

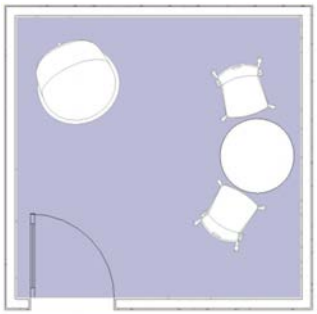
Carpet flooring

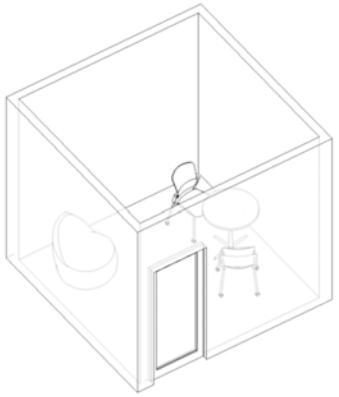
Drywall ceiling, direct/indirect pendants

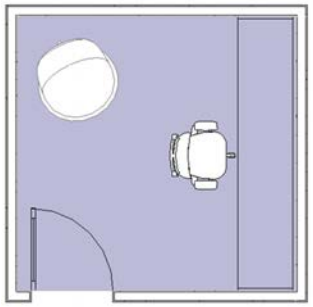
Power, Data, Thermostat

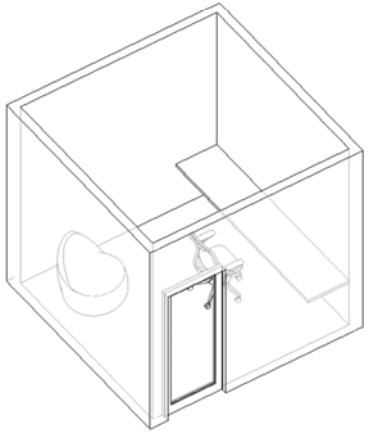
TOTAL AREA: HUDDLE 75 sf

TOTAL AREA: SMALL 100+ sf









Conference - Medium

10-12 People

12 Chairs
6 Nesting tables on casters

Credenza for storage with countertop and monitor above. Magnetic markerboard

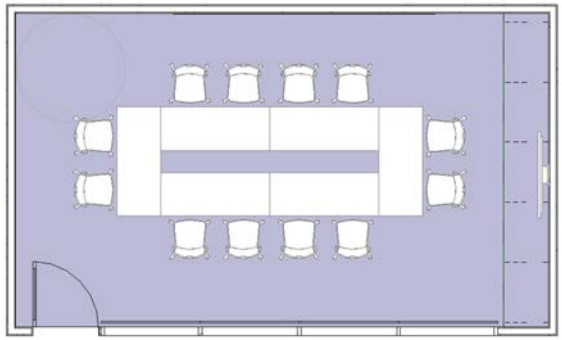
Carpet flooring

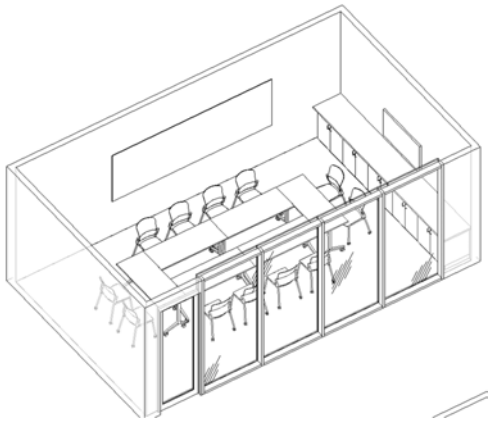
2x2 ceiling, direct/indirect pendants

Recessed motorized shades

Power, Data, Thermostat

TOTAL AREA: 350 sf





Conference/Multipurpose-Medium

12 people

12 Chairs
6 Nesting tables on casters

Credenza for storage with countertop and monitor above

Wall of mirrors with a curtain track recessed in ceiling. Floor to ceiling curtain.

Wood Look gym flooring

Exposed ceiling, tectum panels, direct/indirect pendants

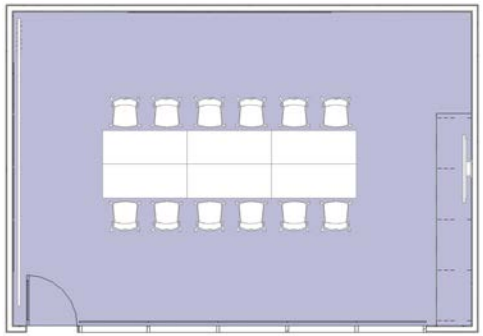
AV Rack, Speakers

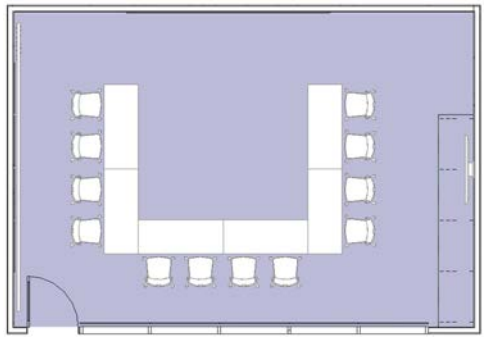
Recessed Projection Screen

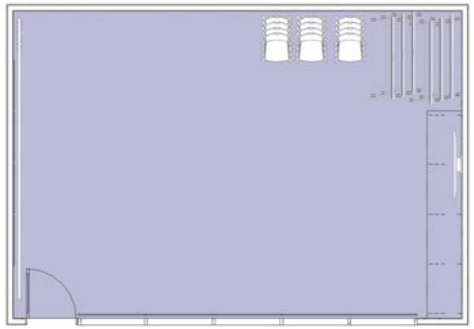
Recessed motorized shades

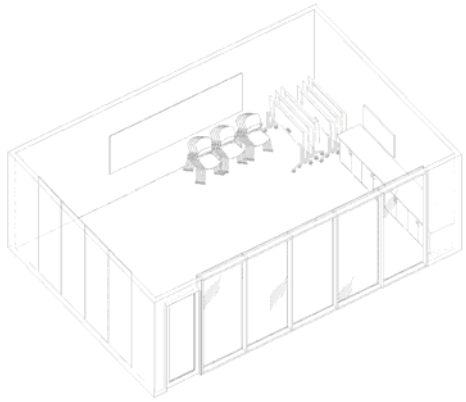
Power, Data, Thermostat

TOTAL AREA: 500 sf









Conference/Multipurpose-Large

24 people +

24 Chairs
12 Nesting tables on casters

Credenza for storage with countertop and monitor above

Wall of mirrors with a curtain track recessed in ceiling. Floor to ceiling curtain.

Wood Look gym flooring

Exposed ceiling, tectum panels, direct/indirect pendants

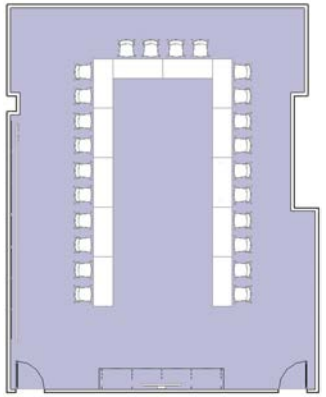
AV Rack, Speakers

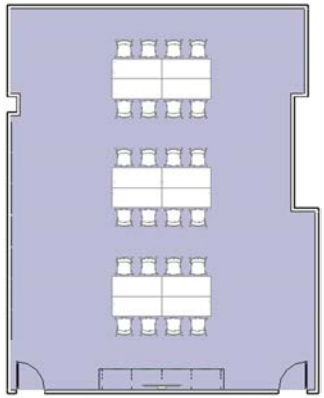
Recessed Projection Screen

Recessed motorized shades

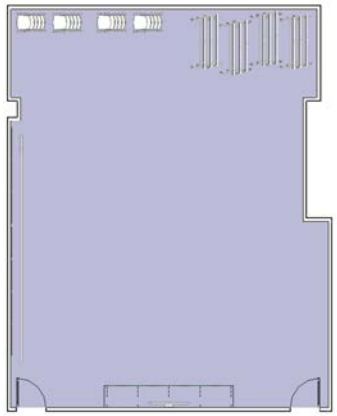
Power, Data, Thermostat

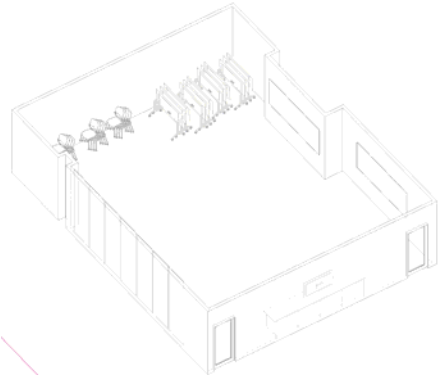
TOTAL AREA: VARIES PER OPTION
750+ sf











Small RSO Office

Assignable, 1 RSO, not shared

Fits 2 people

Furniture:

2 Chairs, 1 30” round table on lockable casters, markerboard

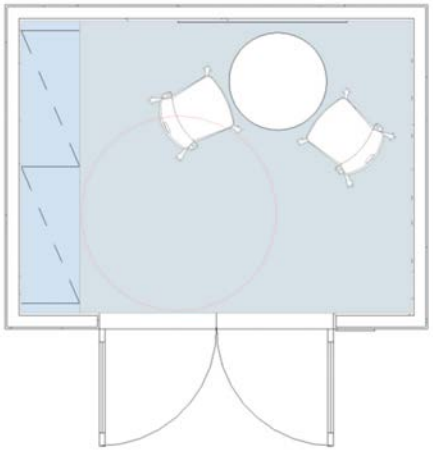
Storage:

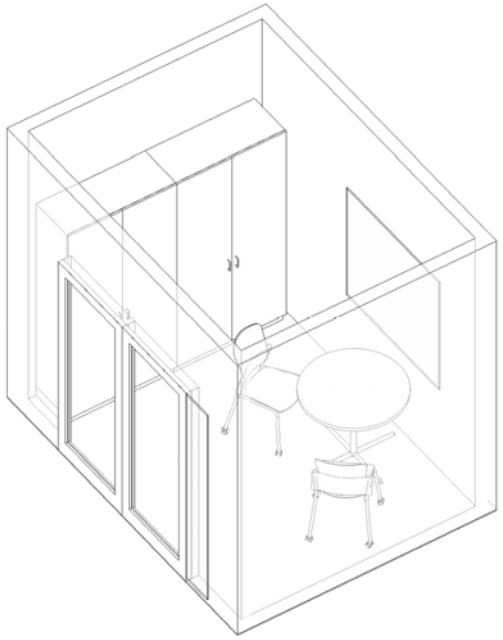
2 Tall cabinets, 18”D x 42”W

Highlights:

Drywall Ceiling
Direct/Indirect Pendants
Signage at entry
Double out swinging glass doors
Carpet
Power
Data
Thermostat

TOTAL AREA: 75 sf





Medium RSO Office

Assignable, Shared by 2 RSO's

Fits 4-5 people

Furniture:

4-5 Chairs, 1 42-48" round table on lockable casters, markerboard

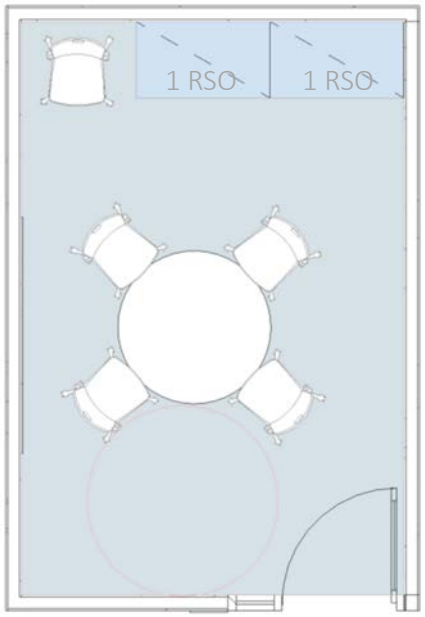
Storage:

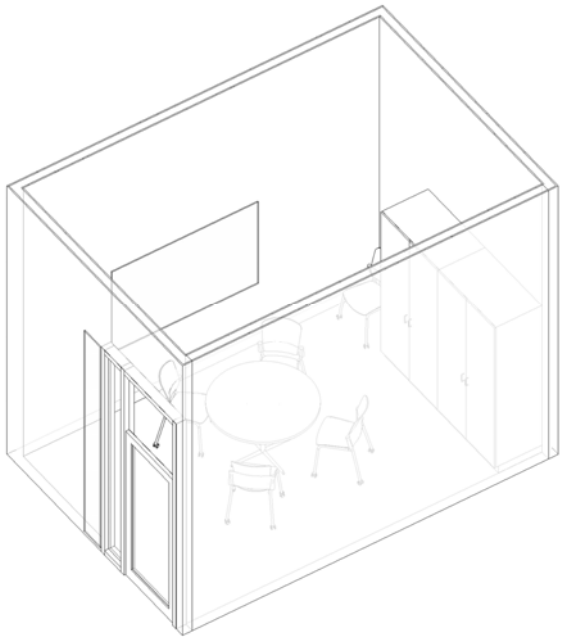
2 Tall lockable cabinets, 24"D x 42"W

Highlights:

2x2 Acoustical Ceiling
Direct/Indirect Pendants
Signage at entry
Single glass door with sidelight
Carpet
Power
Data
Thermostat

TOTAL AREA: 130-150 sf





Large RSO Office

Assignable, Shared by 2 RSO's

Fits 10-12 people

2 separate lockable offices within with storage:

- 2 Tall cabinets, 24"D x 42"W
- 1-2 chairs, 30" round table

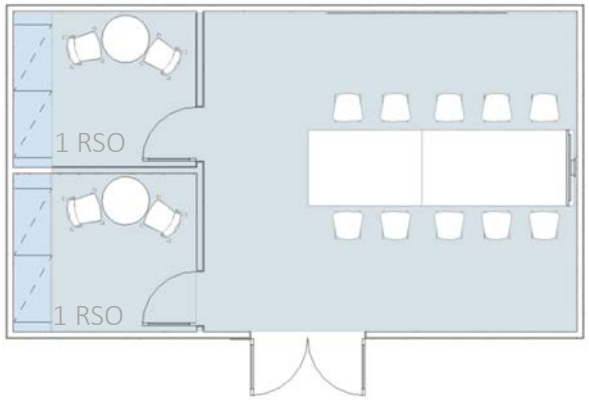
General Furniture in open space - schedulable:

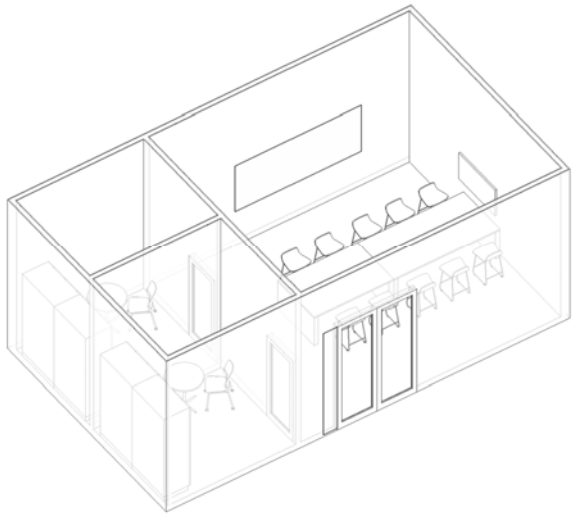
- Collaboration table with power, markerboard, monitor

Highlights:

- 2x2 Acoustical Ceiling
- Direct/Indirect Pendants
- Signage at entry
- Glass door(s) with sidelight
- Carpet
- Power
- Data
- Thermostat

TOTAL AREA: 500-600 sf





Large RSO Office and GUTS

Assignable, Shared by 3 RSO's

Fits 12-15 people

3 separate lockable offices within with storage:

- 2 Tall cabinets, 24"D x 42"W
- 1-2 chairs, 30" round table

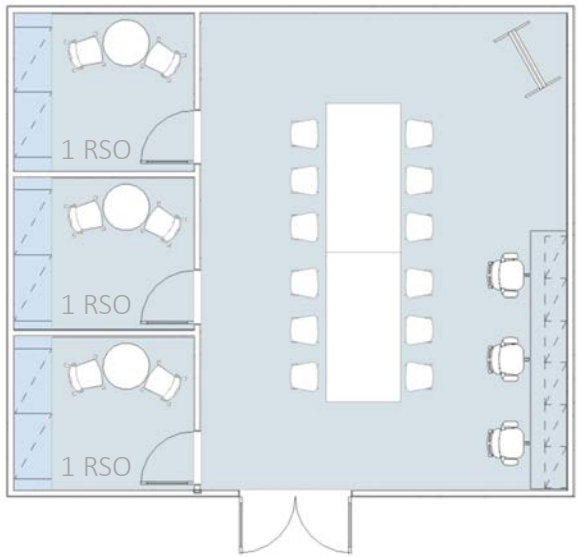
General Furniture in open space - schedulable:

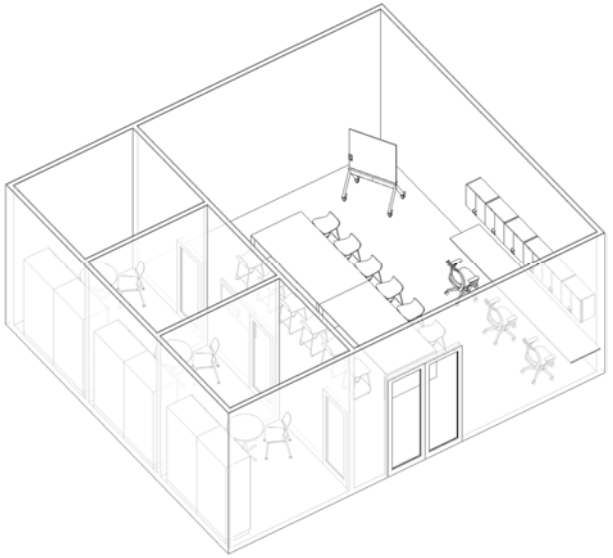
- Collaboration table with power, markerboard, monitor

Highlights:

- 2x2 Acoustical Ceiling
- Direct/Indirect Pendants
- Signage at entry
- Glass door(s) with sidelight
- Carpet
- Power
- Data
- Thermostat

TOTAL AREA: 650-750 sf





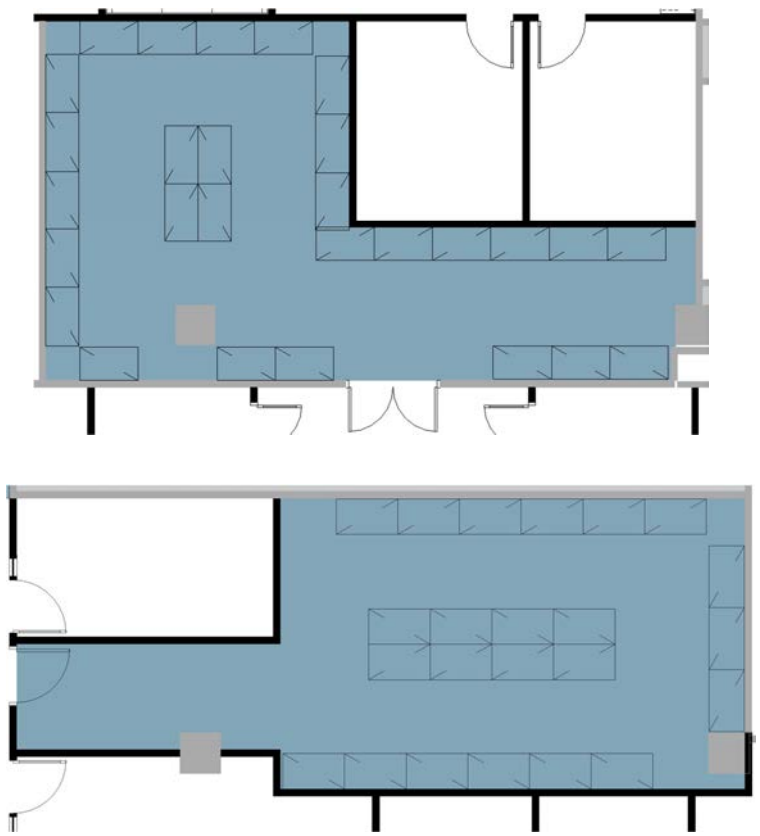
Storage

Lockable plastic laminate cabinets - 24”D x 42”W

Highlights:

2x2 Acoustical Ceiling
Direct/Indirect Pendants
Forbo Tile Flooring

TOTAL AREA: VARIES PER OPTION



4.3 SPECIAL PLANNING ISSUES

333 East Campus Mall is a leased facility and requires design approval from the condominium board prior to construction.

Student organizations and Associated Students of Madison (ASM) provide valuable services to the student body and will need to maintain their services during a remodeling project. Consideration should be given to proving temporary space for these operations.

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5 FINAL RECOMMENDED CONCEPT

5.1 RECOMMENDED CONCEPT

Two concepts are recommended for further evaluation:

Option 1: This option includes the following:

1. Improves the building entry by removing the office on the first floor and creating a more substantial, brighter lobby with better wayfinding. The recommended design also created provisions for a reception desk and storage for indoor or outdoor outreach.
2. Improves the mall by adjusting the paving in front of the building to highlight the entry and creates a location to support outdoor outreach for use by student organizations and other university services. This location will have increase lighting levels, additional power and wifi, shelter, and modified furniture.
3. Overall, option 1 seeks to improve the SAC and increase utilization without substantial changes to the program or the operation. Features of this design include:

a. Maintaining the existing count of large, medium and small RSO offices

b. Upgrading the small RSO offices by increasing them to a 75 square foot minimum, and making them occupiable rooms with lighting, power and HVAC to support closed-door occupancy.

c. Modifications to the medium RSO offices to provide lockable storage, making it possible for them to be shared by two student organizations.

d. Modifications to the large RSO offices to provide lockable offices, making it possible for them to be shared by three student organizations.

e. Improving the mail/copy/print area to support staff and self-serve printing and copying.

f. Provides small, reservable meeting rooms for individual student use.

g. Convert some reservable conference rooms to multipurpose rooms.

h. Improve the furniture throughout the SAC to improve flexibility and increase utilization.

i. Maintains the following functions with little change:

   i. Associated Students of Madison (ASM) suite

   ii. Office for Student Organization, Leadership and Involvement (SOLI) offices and storage.

   iii. RSO storage cages

   iv. WSUM Student Radio suite.

Entry Demolition Legend

1/16" = 1'-0"

Walls to Demolish

Walls to Remain

Heavy Demolition

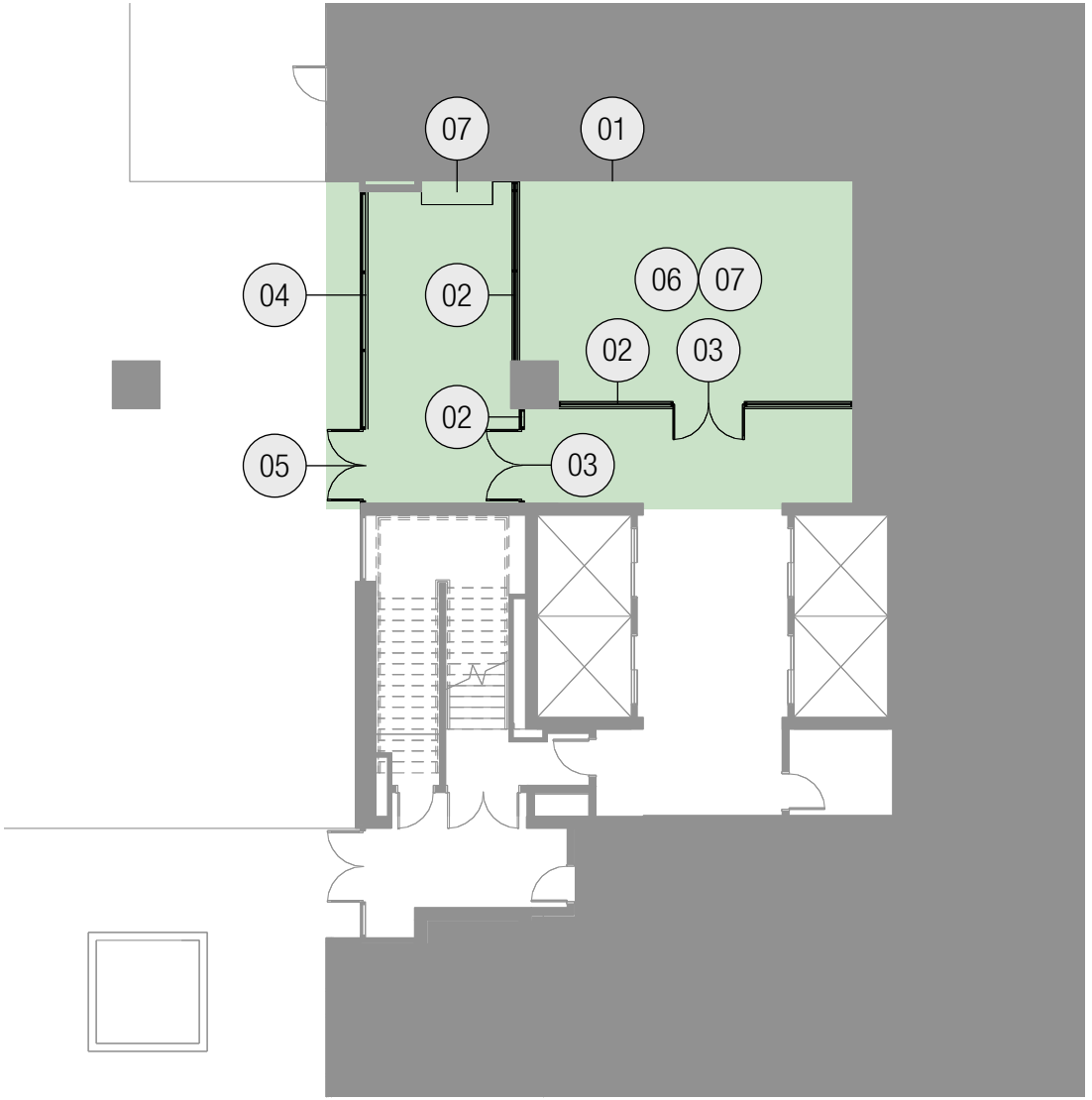
Complete removal of walls, ceilings, finish materials, and MEP systems.

Light Demolition

Removal of room finishes

01. Demo Floor, Ceiling, and Wall Finishes
02. Demo Glass Partition
03. Demo Door and Hardware
04. Partial Demolition of Glazing (Option Dependent)
05. Demolition of Door (Option Dependent)
06. Demo APC Ceiling and ceiling-mounted Lights and Devices
07. Remove Fixed and movable Furniture

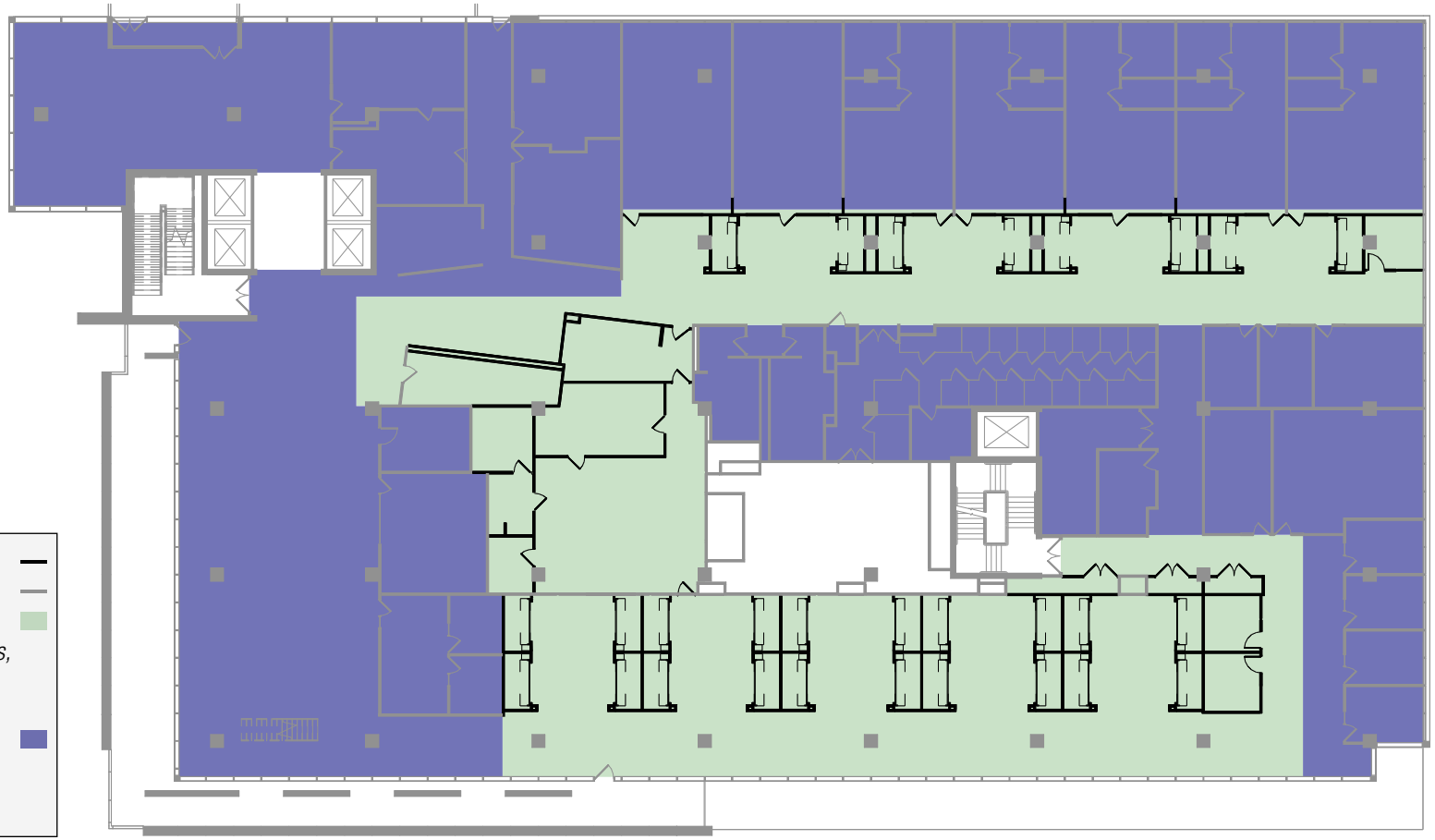
See Mall Drawings



Demo Entry

Level 3
Option 1 Demolition
1/32" = 1'-0"

See Level 3 Terrace Plans



Walls to Demolish
Walls to Remain
Heavy Demolition
Complete removal of walls, ceilings, finish materials, and MEP systems.
Light Demolition
Removal of room finishes and lighting

Demo Level 3 – Option 1

Level 4
Option 1 Demolition
1/32" = 1'-0"



Walls to Demolish
Walls to Remain
Heavy Demolition
Complete removal of walls, ceilings, finish materials, and MEP systems.
Light Demolition
Removal of room finishes and lighting

Demo: Level 4 – Option 1

Entry Option 1 Legend

1/16" = 1'-0"

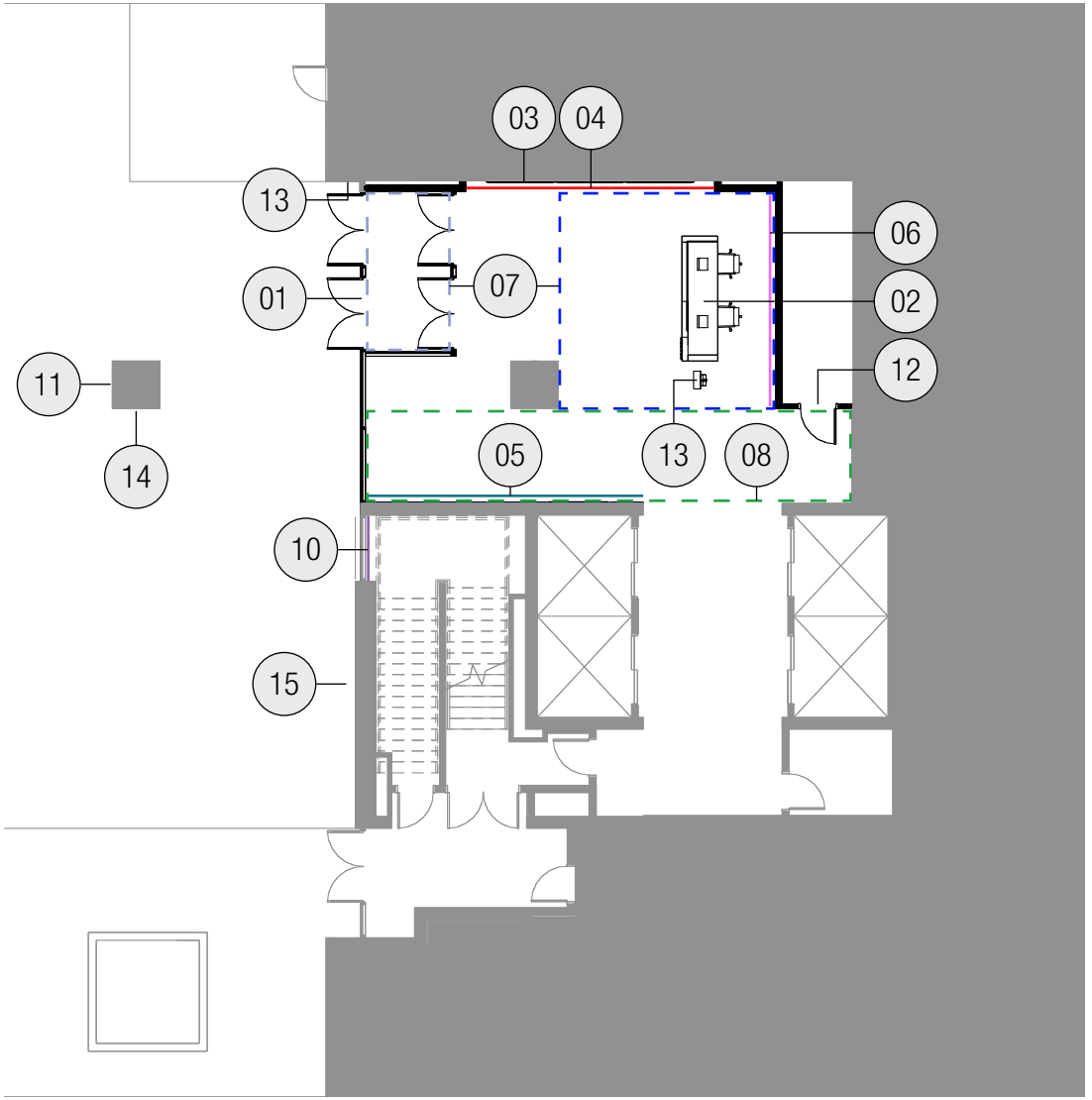
New Walls
Existing Walls

Entry and Elevator Lobby Typical Finishes

A. Interior Paint Walls and Gypsum Ceilings UNO
B. Terrazzo Flooring
C. Linear and Can Lighting. See Images

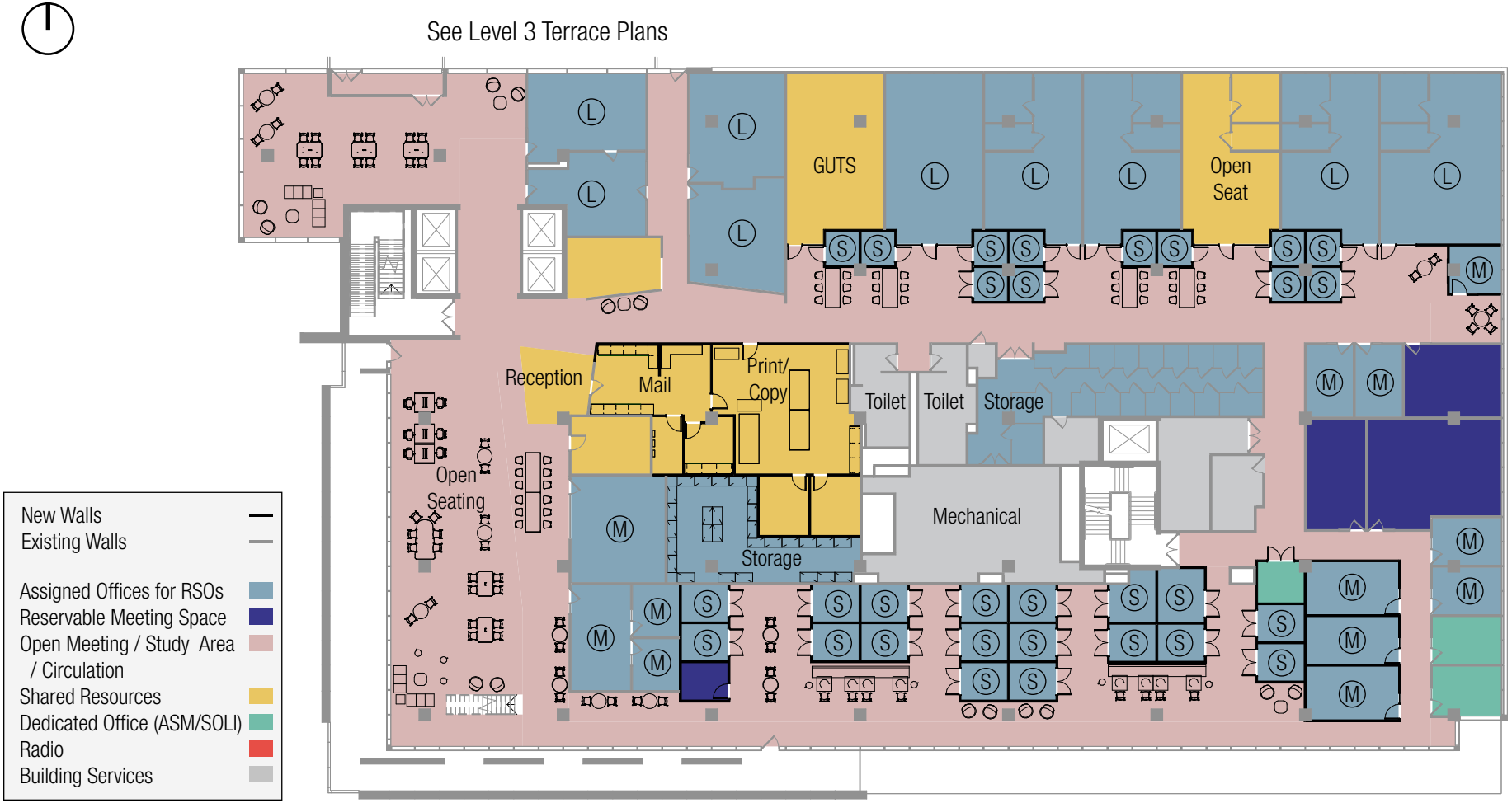
01. Glass Entry Swinging Doors
02. Welcome Desk with Chairs, Power, and Data
03. Interactive Monitor Wall
04. Wood Accent Wall
05. Glass Magnetic Markerboard Accent Wall
06. Backlit Perforated Metal Panel Accent Wall
07. Perforated Metal Panel Ceiling
08. Backlit Perforated Metal Panel Ceiling
09. Architectural Baffle Ceiling
10. Translucent University Crest fit in existing window frame
11. Exterior paint on column and beam
12. New Partition and Door to Storage
13. Entry Electronic Kiosk
14. Entry Sign
15. Exterior Power

See Mall Drawings



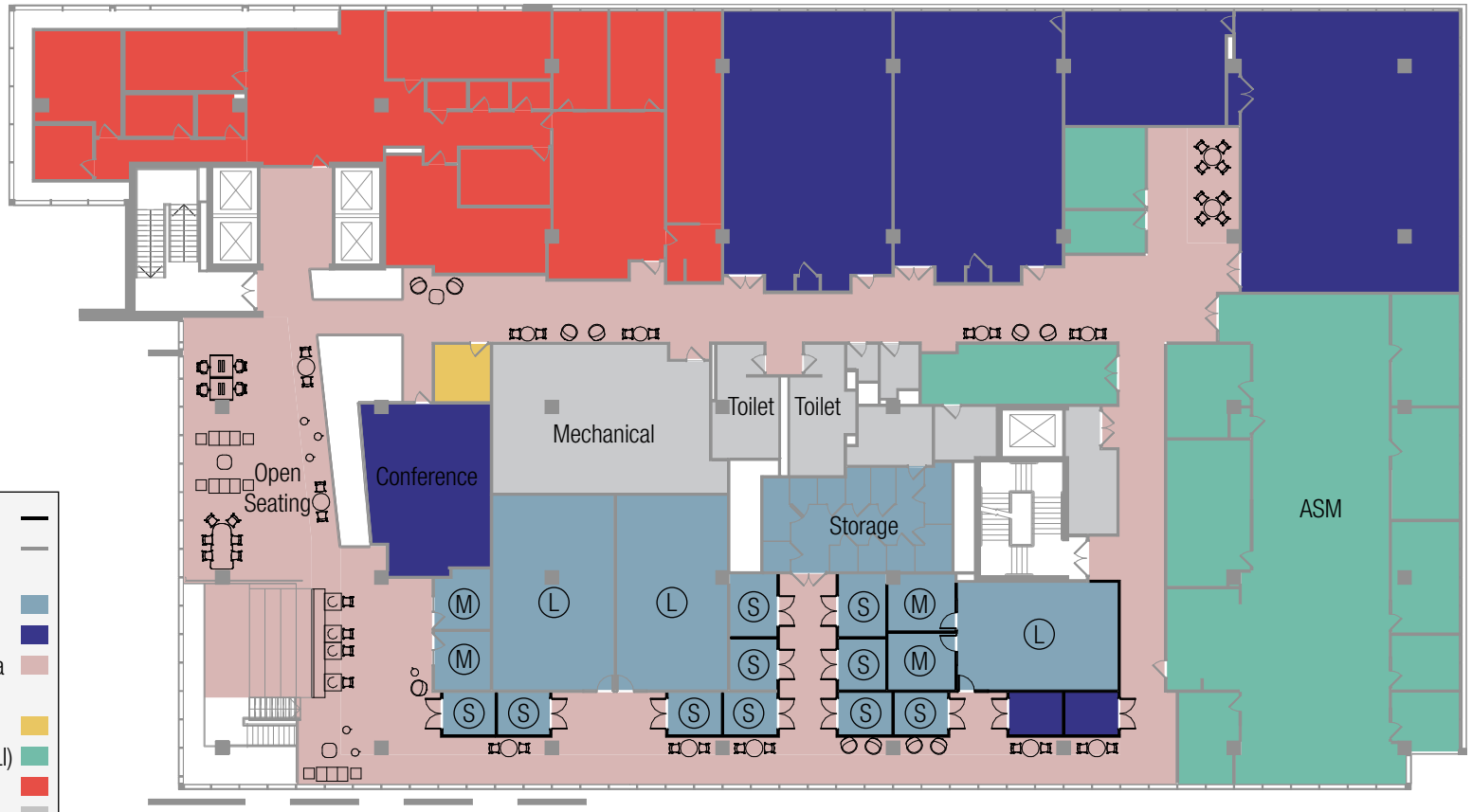
Proposed: Entry

Level 3
Option 1
1/32" = 1'-0"



Proposed: Level 3 – Option 1

Level 4
Option 1
1/32" = 1'-0"



New Walls
Existing Walls

Assigned Offices for RSOs
Reservable Meeting Space
Open Meeting / Study Area / Circulation
Shared Resources
Dedicated Office (ASM/SOLI)
Radio
Building Services

Proposed: Level 4 – Option 1



Student Activity Center – Option 1



Renovated: Lobby View



Renovated: Lobby View



Renovated: Lobby View

Mall Demolition Legend

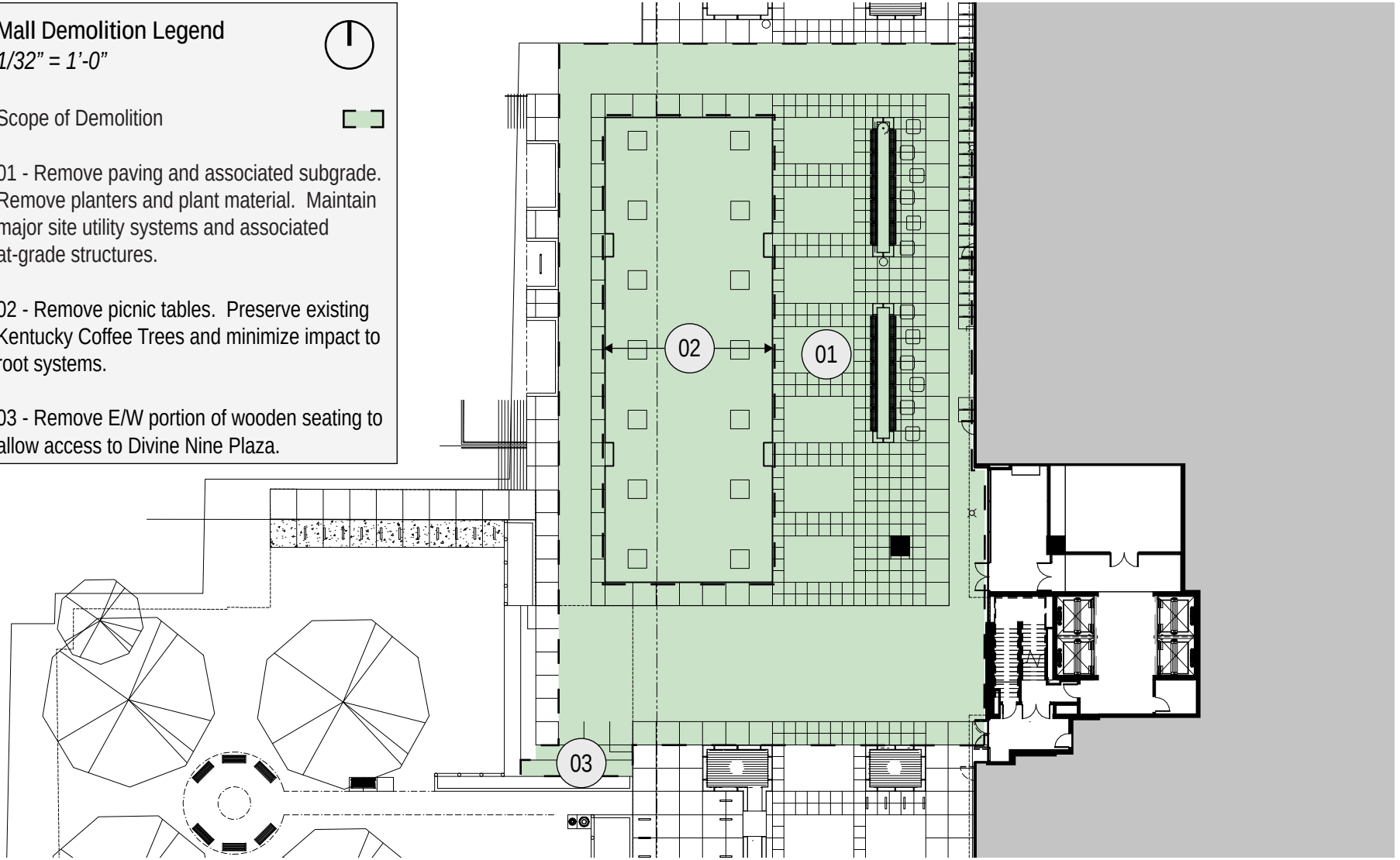
1/32" = 1'-0"

Scope of Demolition

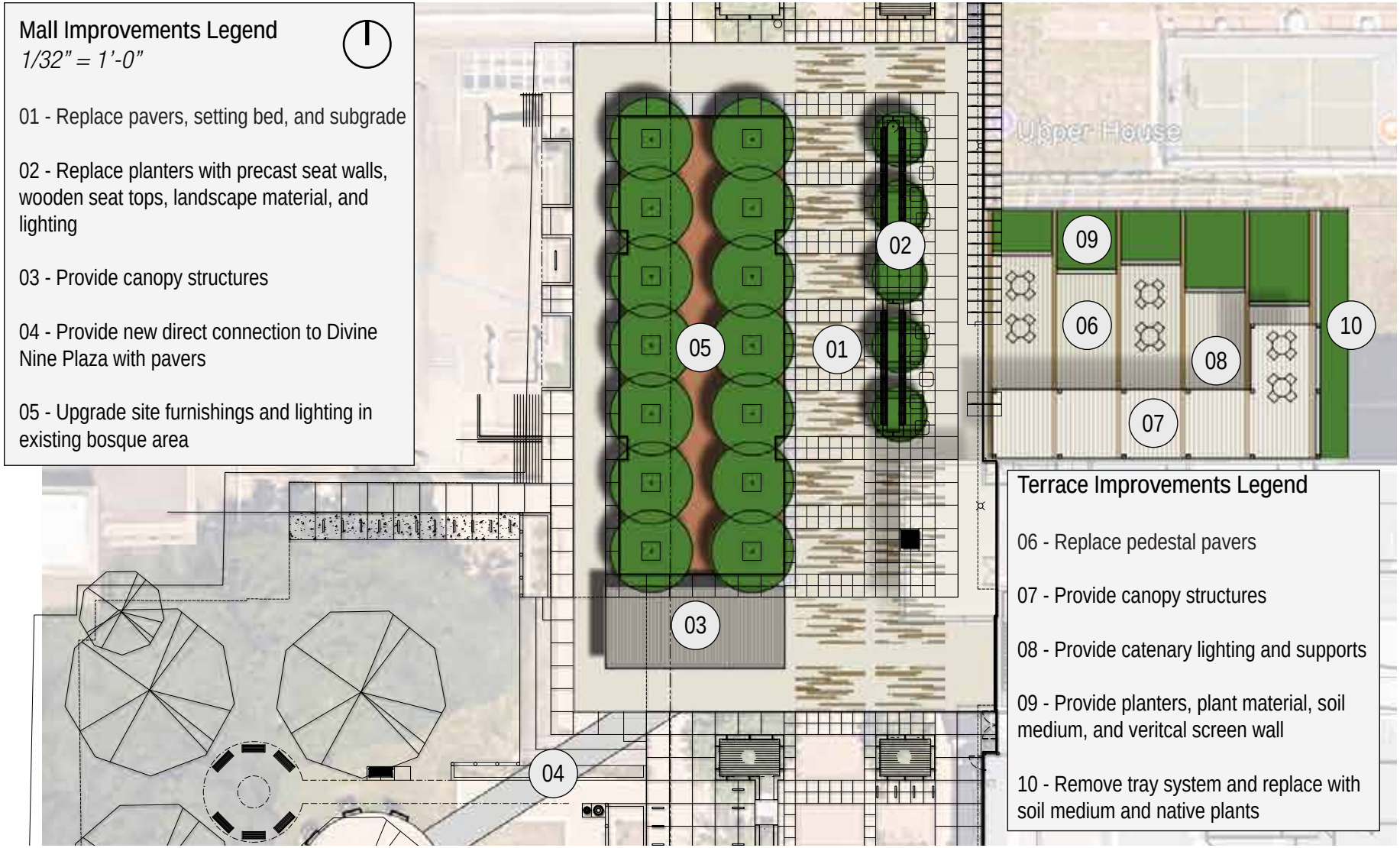
01 - Remove paving and associated subgrade. Remove planters and plant material. Maintain major site utility systems and associated at-grade structures.

02 - Remove picnic tables. Preserve existing Kentucky Coffee Trees and minimize impact to root systems.

03 - Remove E/W portion of wooden seating to allow access to Divine Nine Plaza.



Demo: Mall Landscape Plan



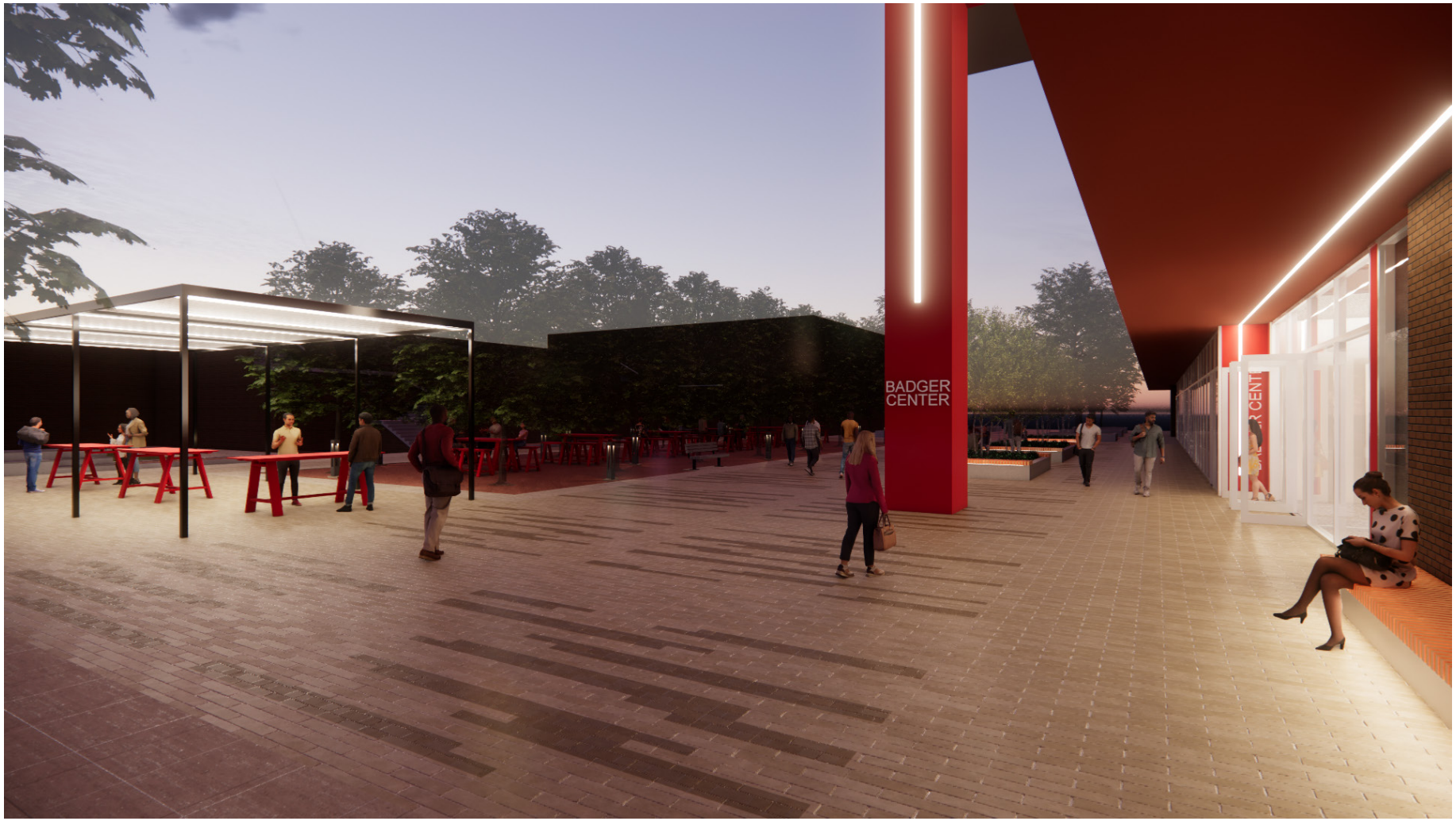
Proposed: Mall Landscape Plan



Proposed: Mall Night View



Proposed: Mall Night View



Proposed: Mall Night View



Proposed: Mall Daylight View



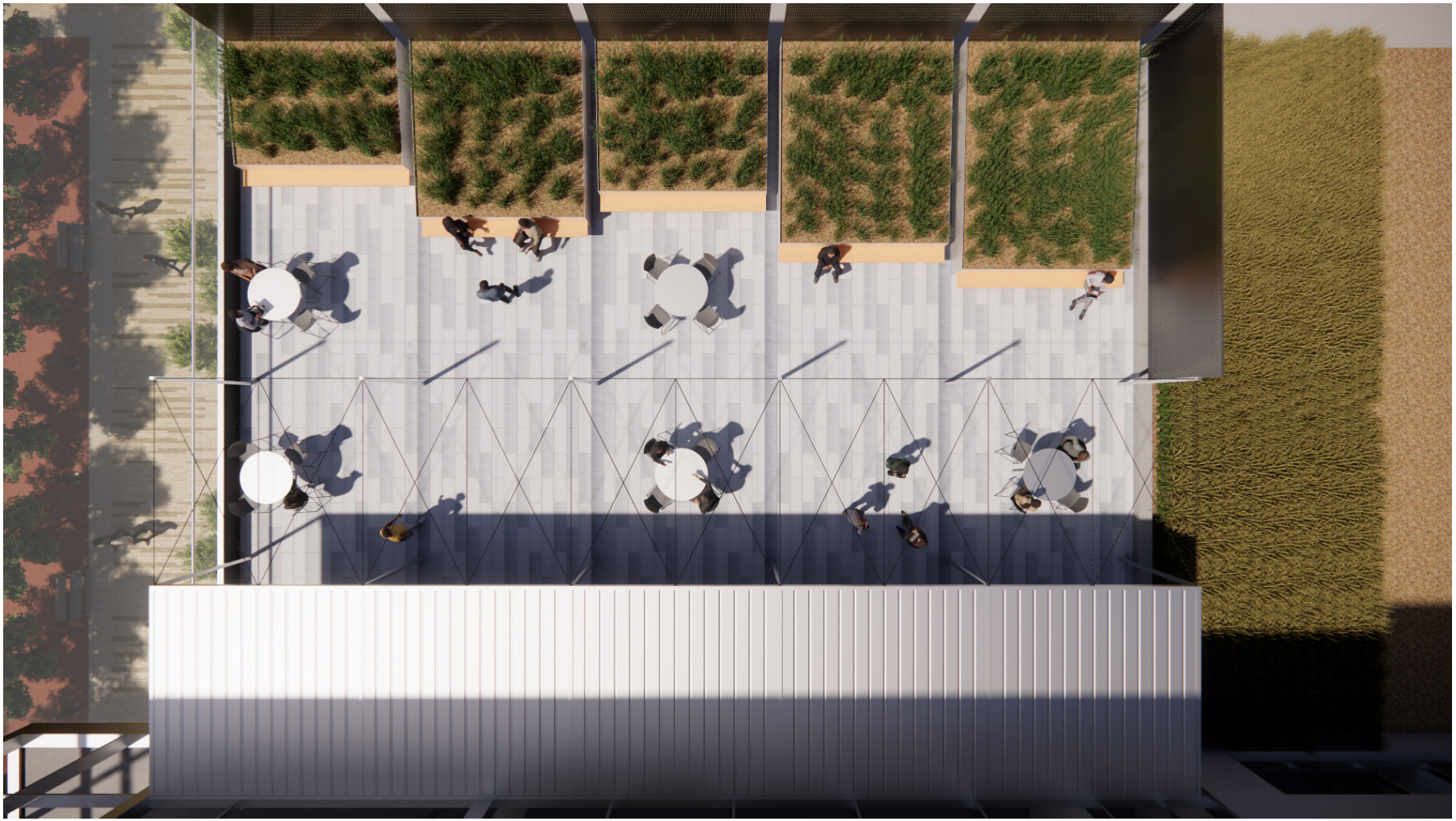
Proposed: Mall Daylight View



Proposed: Terrace Daylight View



Proposed: Terrace Daylight View



Proposed: Terrace Daylight View



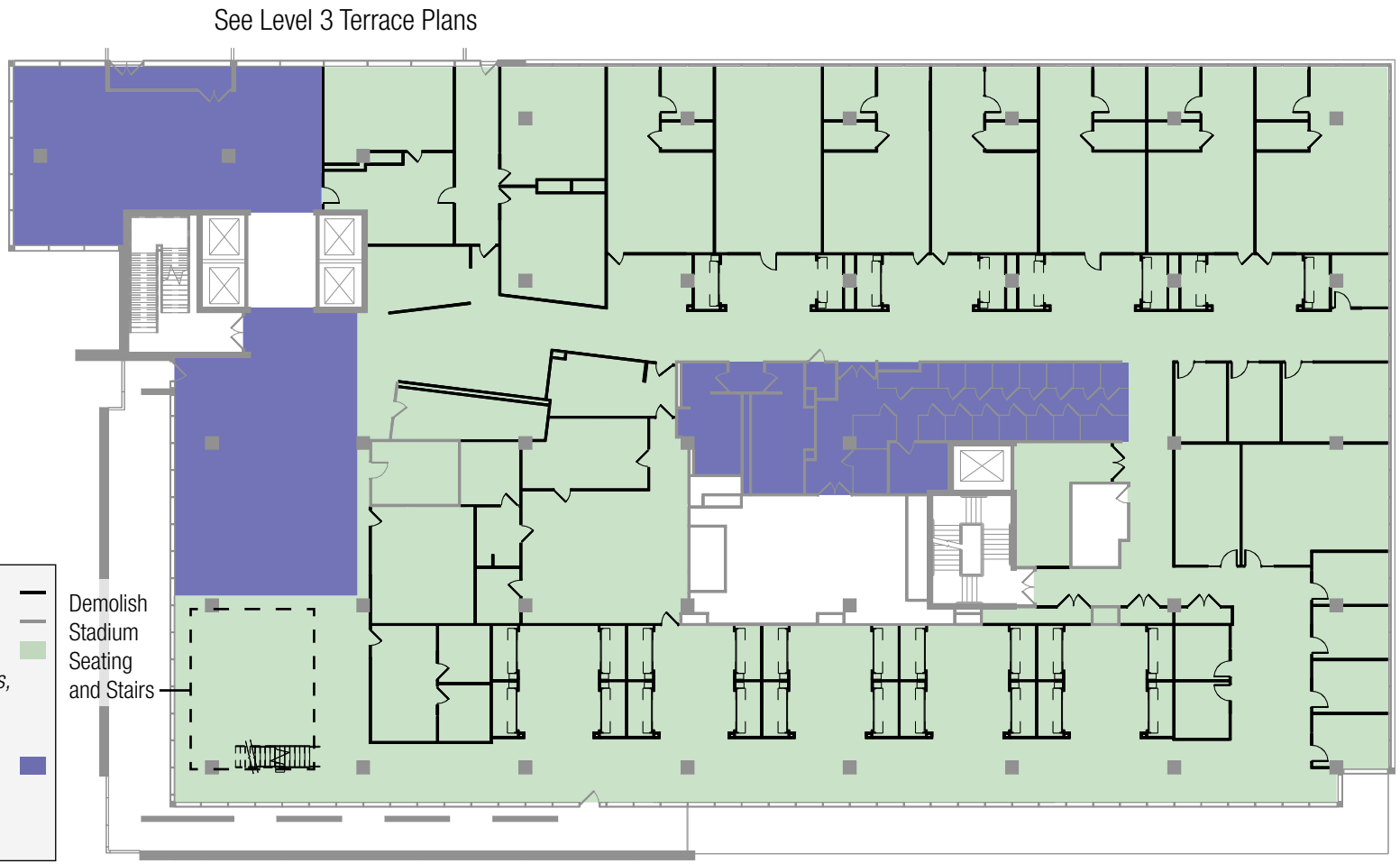
Proposed: Terrace Night View

5.2 OPTION 2

This differs from option 1 in the way it addresses the SAC remodeling. This option increases the overall number of RSO offices but makes them smaller in size. This option allows more open student work areas, making the SAC more open for students to use.

Option 2 also removes the existing stadium seating and open stair and created two multipurpose rooms in this corner.

Level 3
Option 2 Demolition
1/32" = 1'-0"



Demo: Level 3 – Option 2

Level 4
Option 2 Demolition
1/32" = 1'-0"



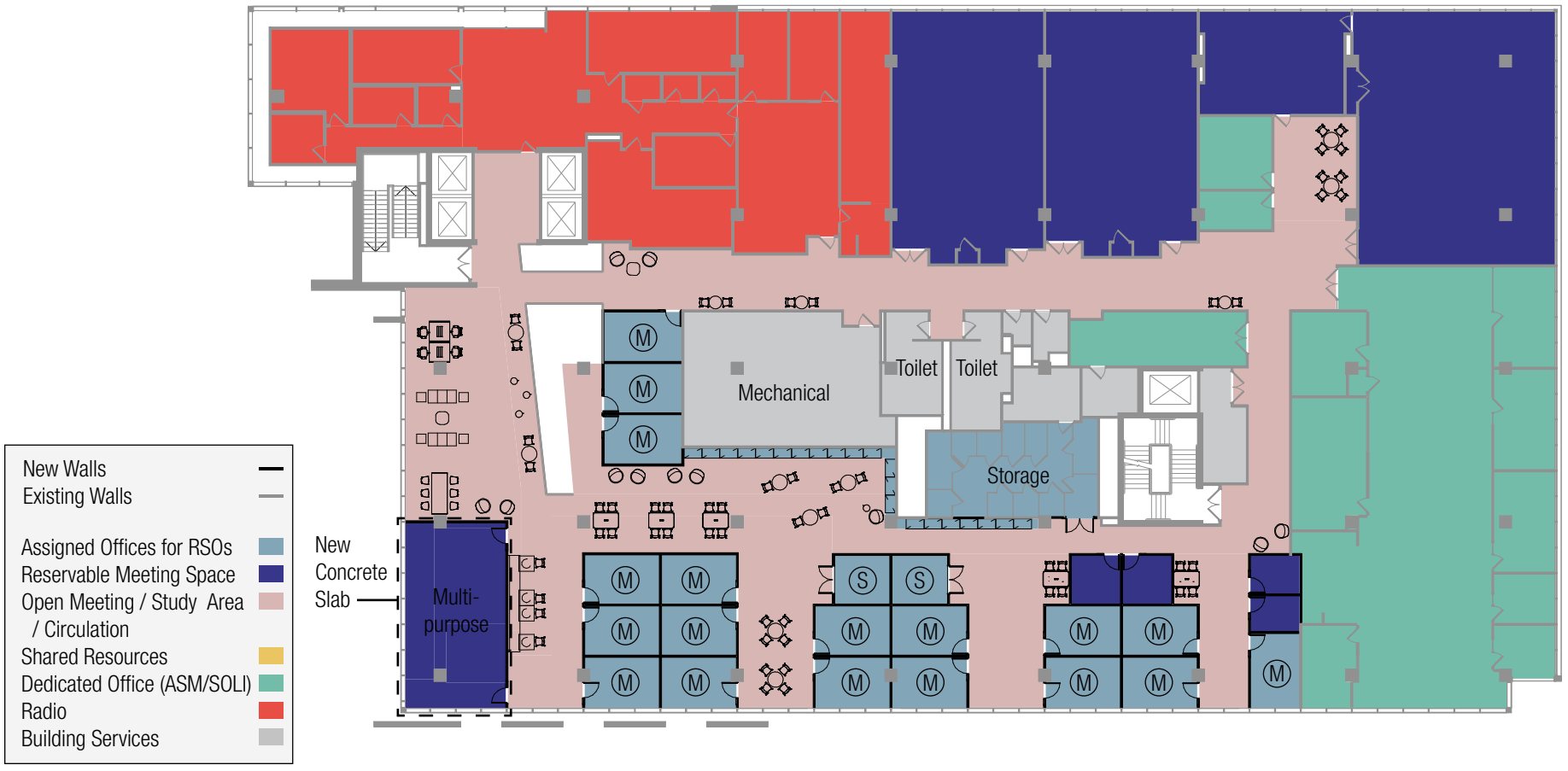
Demo: Level 4 – Option 2

Level 3
Option 2
1/32" = 1'-0"



Proposed: Level 3 – Option 2

Level 4
Option 2
1/32" = 1'-0"



Proposed: Level 4 – Option 2



Student Activity Center – Option 2

5.3 MEP SCOPE

5.3.1 HVAC

Existing Conditions

Airside

Third Floor
The third floor is served by a dedicated Air Handling Unit (AHU-3) that has a total airflow of 23,000 CFM consisting of at least 5,500 CFM of outside air (OA) and is located in Mechanical Room 03903.

This supply air is ducted to the space with reheat coils ducted to each takeoff.

The return air on this floor is ducted back to AHU-3 where it is exhausted by the relief fan and through a vertical chase just east of the stairwell 03002.

The remainder of the return air mixes with the outdoor air to supply the space with air.

Fourth Floor
The fourth floor is served by a dedicated Air Handling Unit (AHU-4) that has a total airflow of 26,000 CFM consisting of at least 5,000 CFM of OA and is located in Mechanical Room 04902.

This supply air is ducted to the space with reheat coils ducted to each takeoff.

The return air on this floor returns to AHU-4 where it is exhausted by the relief fan and through a vertical chase just east of the stairwell 04002.

The remainder of the return air mixes with the outdoor air to supply this space with air.

Entry

There is an existing Fan Coil Unit (FCU-1U) and Cabinet Unit Heater (CAB-1U) inside the UW Tower Lobby.

Waterside

Third Floor
A 3-inch heating hot water supply and return risers are located in the Mechanical Room serving AHU-3, duct reheat coils, cabinet unit heaters, and radiant panels.

Chilled water supply and return is supplied from a 4-inch riser in the Mechanical Room and serves AHU-3

Fourth Floor
A 4-inch heating hot water supply and return risers are located in a vertical chase in between General Storage 04904 and Office 04416 and serves AHU-4, duct reheat coils, and radiant panels.

A 4-inch chilled water supply and return, serving AHU-4.

Entry

A 1-1/2 inch heating hot water supply and return risers are located in the UW Tower Lobby 01004 and serves the Fan Coil Unit (FCU-1U) and Cabinet Unit Heater (CAB-3U).

A 1 inch chilled water supply and return riser is located in the UW Tower Lobby 01004 and serves FCU-1U.

Controls

The central equipment in Mechanical Rooms 03903 and 04902 is on a DDC system.

Proposed Project Scope

Airside

Third Floor

Option 1

Demolish all branch ductwork, diffusers, and grilles from existing duct mains to each room being renovated.

Install new ductwork, VAV air terminal devices with reheat coils, supply diffusers and return grilles to provide sufficient airflow to each renovated space.

56 new VAV air terminals are planned for the renovated floor area providing 56 new temperature-controlled zones.

New supply ductwork installed above ceiling to be galvanized steel with externally wrapped insulation. New return ductwork installed above ceiling to be uninsulated galvanized steel.

New exposed supply ductwork downstream of VAV reheat coil to be paint grip galvanized steel with ductwork painted white. New exposed supply ductwork upstream of VAV reheat coil to be galvanized steel with externally wrapped insulation.

New exposed return ductwork to be paint grip galvanized steel with ductwork painted

Option 2
Demolish all branch ductwork, diffusers, and grilles from existing duct mains to each room being renovated.

Install new ductwork, VAV air terminal devices with reheat coils, supply diffusers and return grilles to provide sufficient airflow to each renovated space.

61 new VAV air terminals are planned for the renovated floor area providing 61 new temperature-controlled zones.

New supply ductwork installed above ceiling to be galvanized steel with externally wrapped insulation. New return ductwork installed above ceiling to be uninsulated galvanized steel.

New exposed supply ductwork downstream of VAV reheat coil to be paint grip galvanized steel with ductwork painted white. New exposed supply ductwork upstream of VAV reheat coil to be galvanized steel with externally wrapped insulation.

New exposed return ductwork to be paint grip galvanized steel with ductwork painted white.

Fourth Floor

Option 1
Demolish all branch ductwork, diffusers, and grilles from existing duct mains to each room being renovated.

Install new ductwork, VAV air terminal devices with reheat coils, supply diffusers and return grilles to provide sufficient airflow to each renovated space.

44 new VAV air terminals are planned for the renovated floor area providing 44 new temperature-controlled zones.

New supply ductwork installed above ceiling to be galvanized steel with externally wrapped insulation. New return ductwork installed above ceiling to be uninsulated galvanized steel.

New exposed supply ductwork downstream of VAV reheat coil to be paint grip galvanized steel with ductwork painted white. New exposed supply ductwork upstream of VAV reheat coil to be galvanized steel with externally wrapped insulation.

New exposed return ductwork to be paint grip galvanized steel with ductwork painted white.

Option 2
Demolish all branch ductwork, diffusers, and grilles from existing duct mains to each room being renovated.

Install new ductwork, VAV air terminal devices with reheat coils, supply diffusers and return grilles to provide sufficient airflow to each renovated space.

48 new VAV air terminals are planned for the renovated floor area providing 48 new temperature-controlled zones.

New supply ductwork installed above ceiling to be galvanized steel with externally wrapped insulation. New return ductwork installed above ceiling to be uninsulated galvanized steel.

New exposed supply ductwork downstream of VAV reheat coil to be paint grip galvanized steel with ductwork painted white.

New exposed supply ductwork upstream of VAV reheat coil to be galvanized steel with externally wrapped insulation.

New exposed return ductwork to be paint grip galvanized steel with ductwork painted white

Entry

Demolish the existing Fan Coil Unit (FCU-1U) and Cabinet Unit Heater (CAB-3U) and associated ductwork, supply grilles and return grilles.

Demolish existing room thermostats and controls serving the rooms, fan coil unit and cabinet unit heater.

Install a new Fan Coil Unit in the new storage room and a new Cabinet Unit Heater in the vestibule.

Add new ductwork from fan coil unit to ceiling diffusers and grilles. Galvanized steel supply ductwork to be insulated. Galvanized steel return ductwork to be uninsulated. Steel diffusers and grilles to be painted, color determined by Architect.

Waterside

Third Floor

Option 1
Demolish all heating hot water supply and return piping, valves and specialties back to their mains.

Connect the heating hot water supply and return piping to new reheat coils and new radiant panels, which includes:

- 56 new reheat coils and 336 linear feet of radiant panels for perimeter heat, which includes valves and specialties for each coil and group of radiant panels serving a temperature control zone (56 total temperature control zones).

Option 2
Demolish all heating hot water supply and return piping, valves and specialties back to their mains.

Connect the heating hot water supply and return piping to new reheat coils and new radiant panels, which includes:

- 61 new reheat coils and 464 linear feet of radiant panels for perimeter heat, which includes valves and specialties for each coil and group of radiant panels serving a temperature control zone (61 total temperature control zones).

Fourth Floor

Option 1
Demolish all heating hot water supply and return piping, valves and specialties back to their mains.

Connect the heating hot water supply and return piping to new reheat coils and existing radiant panels, which includes:

- 44 new reheat coils with valves and specialties for each coil.
- New valves and specialties will be added for each group of existing radiant panels serving a temperature control zone (44 total temperature control zones).

Option 2

Demolish all heating hot water supply and return back to their mains.

Connect the heating hot water supply and return piping to the new reheat coils and new radiant panels, which includes:

- 48 new reheat coils and 210 linear feet of radiant panels for perimeter heat, which includes valves and specialties for each coil and group of radiant panels serving a temperature control zone (48 total temperature control zones).

Entry

Demolish all heating hot water supply and return piping serving existing fan coil unit and cabinet unit heater from pipe risers in the UW Tower Lobby 01004.

Demolish all chilled water supply and return piping serving existing fan coil unit from pipe risers in the UW Tower Lobby 01004.

Connect the heating hot water and chilled water supply and return piping from the existing pipe risers to the new Fan Coil Unit and Cabinet Unit Heater.

Controls

All controls for the renovated rooms, including the new VAVs, reheat coils and perimeter heat, will be DDC and connected to the existing controls system in the building.

Four floor level BAS control panels will be used to serve terminal devices for each floor.

5.3.2 Plumbing

Existing Conditions

Third Floor

A 4-inch potable cold water, 1-inch hot water, and ¾-inch hot water recirculation risers are located in Mechanical Room 03903.

Piping mains connected to the pipe risers serve the restrooms, electric water coolers, and the sink within Project Workroom 03203.

A 3/4 -inch potable cold-water riser is located in a chase in Reception 03403.

This serves the sink in Break/ Coffee 03101.

Fourth Floor

A 4-inch potable cold water, 1-inch hot water, and ¾-inch hot water recirculation risers are located in a chase in between Mechanical Room 04902 and General Storage 04904.

Piping mains connected to the pipe risers serve the restrooms, electric water coolers, various sinks, and the janitors sink.

A ¾" potable cold-water riser is located in a chase within Reception 03403 and continues down to serve the floor below.

Proposed Project Scope

Third Floor

Currently, no changes to the domestic water or sanitary systems are anticipated on the third floor. The architectural design does not modify any spaces currently served by plumbing fixtures or equipment.

Fourth Floor

Currently, no changes to the domestic water or sanitary systems are anticipated on the fourth floor. The architectural design does not modify any spaces currently served by plumbing fixtures or equipment.

5.3.3 Electrical

Options 1 and 2

Existing

Lighting

Existing lighting is mostly fluorescent except for recent miscellaneous renovation project areas.

Suspended linear and cylinder fixtures are installed throughout open ceiling areas. Recessed fixtures are installed in drop ceiling areas.

Corridors and public space are controlled by time of day via lighting control panels.

Power

480/277 and 208/120 volt distribution are provided through a series of electrical rooms stacked one over the other on each floor. Vertical plugin busway distributes power to each floor and allows each floor to be isolated for equipment failure or other shutdowns.

The arrangement is similar on floors 3 and 4 and includes a 480 volt, 800-amp distribution panel which feeds a 300kVA transformer. The transformer provides 208/120 volt power to a 1000-amp distribution panel. Rooms 3907 and 4907 serve 3rd and 4th floors respectively.

Each of the panels has some spare breakers available and several spaces.

There is a main breaker for local shut down and maintenance on most of the panels.

The equipment is original to the 2005 building construction and still within its published life expectancy.

Emergency Power

480/277 and 208/120 volt distribution is provided on floors 3 and 4.

The 225 amp, 480 volt panel serves a 30kVA transformer which powers a 100 amp panel.

Each of the panels has some spare breakers available and several spaces.

These panels are limited to Article 700 emergency loads only. They serve emergency lighting and other life safety equipment. Optional standby is not available.

Fire Alarm

The existing fire alarm system is Simplex 4100es.

The Fire Alarm Control Panel is located near room 5254.

Speaker/strobe fire alarm annunciation devices are located throughout the building to provide notification in public and occupiable spaces.

There are smoke detectors in storage and other similar back of house spaces.

Telecommunications

Telecommunications is distributed throughout the building by a series of dedicated, stacked rooms one over the other on each floor. Vertical conduits provide cable pathways to interconnect the rooms. Rooms 3904 and 4904 serve 3rd and 4th floors respectively.

There are wireless access points in the corridor and other public spaces.

Category 6 cabling is used throughout.

There is additional patch panel space available for additional devices.

There is a wireless Primex clock system located throughout public spaces.

Access control is based on the Lenel OnGuard system.

An existing video surveillance system provides monitoring for some public areas and corridors.

Demolition

The demolition area includes large portions of floors 3 and 4, the west entry lobby space and the exterior terrace and plaza areas.

All existing circuits will be demolished and taken back to their source panel.

Existing surface raceways will be removed.

Panels located outside the electrical room and within the floorplate could potentially remain depending on the layout options that are selected.

Fire alarm devices will be removed, and the cabling will be preserved for new equipment where feasible.

Telecommunications devices will be removed as well. Given that the cabling is Cat 6 already, some of the cabling may be able to be re-used if desired for cost savings.

Wireless access points will be turned over to the Owner or re-used as part of the renovation.

Access control stations will be relocated to new doors as necessary.

Video surveillance cameras will be relocated as necessary.

Wireless clocks will be turned over to the Owner or re-used as part of the renovation.

Proposed Project Scope

Lighting

New LED lighting and lighting controls will be provided in all renovated spaces.

Lighting in non-transient occupiable spaces will be dimmable.

Suspended direct/indirect lighting will be provided at all open ceiling.

Recessed direct/indirect lighting will be provided in enclosed spaces.

Under cabinet lights will not be required.

Light levels and lighting power density will be based on Illuminating Engineering Society (IES) Handbook and ASHRAE 90.1.

Under ASHRAE 90.1 – 2022, automatic lighting controls are required for most areas. Requirements would include automatic lighting shutoff and multi-level lighting (dimming).

Existing public space and corridor lighting controls would be extended to support the renovated areas.

Lighting controls, other than public spaces and corridors, will provide local control within the room only.

Lighting shall be 4000K color temperature to match UW standards.

Exit signs and emergency lighting will be provided in accordance with building code requirements.

Power

New receptacles will be provided throughout the floorplate to support the new program.

Poke thru devices will be provided in conference rooms with dimensions greater than 12’ in any direction and over 215 square feet. At least one floor receptacle will be installed at a distance of 6’ or less from fixed walls.

Equipment grounding conductors will be provided for all branch circuits.

Alternate receptacle configurations will be provided as required for specific pieces of equipment.

The 3rd and 4th floor renovation space will be supplied with power from panels L3A-D and L4A—D, respectively.

Panels will be relocated as necessary to support the program.

Emergency Power

Emergency life safety power for 3rd and 4th floor will be provided by panels LSH3, LSL3, LSH4 and LSL4.

Optional standby power is not anticipated to be required in the renovation spaces.

Fire Alarm

Fire alarm devices will be extended from the existing fire alarm system.

Smoke detection will be provided in each storage and back of house space.

Visual and audible annunciation devices will be provided in all occupiable spaces.

Telecommunications

Data drops will be provided at desk locations and as required for specific pieces of equipment. Existing Category 6 cabling may be re-used where lengths allow.

Pathways will be minimum 1" conduit where exposed.

New data switches are not anticipated.

Wireless Access Points will be re-used or otherwise provided by the Agency. Wireless access points will be located throughout the public spaces, in large rooms and other areas as needed to provide adequate coverage over the floorplate.

Each data location will include (2) cable drops.

Structured cabling will be provided to support the wireless access points.

Typical AV equipment will be provided in conference room spaces.

Access Control

Access control will be provided where required to meet building standards.

Existing access controls stations will be relocated where feasible.

Video Surveillance

Video surveillance will be provided where required by the program to meet building standards.

Existing video surveillance cameras will be relocated where feasible.

Electrical - Entry

Existing

Lighting
Existing lighting is fluorescent.

Suspended linear and cylinder fixtures are installed throughout open ceiling areas. Recessed fixtures are installed in drop ceiling areas.

Corridors and public space are controlled by time of day via lighting control panels.

Power
480/277 and 208/120 volt distribution are provided through a series of electrical rooms stacked one over the other on each floor. Vertical plugin busway distributes power to each floor and allows each floor to be isolated for equipment failure or other shutdowns.

The arrangement is similar on floor 1 and includes a 480 volt and 208/120 volt distribution panel.

Each of the panels has some spare breakers available and several spaces.

There is a main breaker for local shut down and maintenance on most of the panels.

The equipment is original to the 2005 building construction and still within its published life expectancy.

Emergency Power
480/277 and 208/120 volt distribution is provided on floor 1.

Each of the panels has some spare breakers available and several spaces.

These panels are limited to Article 700 emergency loads only. They serve emergency lighting and other life safety equipment. Optional standby is not available.

Fire Alarm
The existing fire alarm system is Simplex 4100es.

The Fire Alarm Control Panel is located near room 5254.

Speaker/strobe fire alarm annunciation devices are located throughout the building to provide notification in public and occupiable spaces.

There are smoke detectors in storage and other similar back of house spaces.

Telecommunications
Telecommunications is distributed throughout the building by a series of dedicated, stacked rooms one over the other on each floor. Vertical conduits provide cable pathways to interconnect the rooms.

There are wireless access points in the corridor and other public spaces.

Category 6 cabling is used throughout.

There is additional patch panel space available for additional devices.

There is a wireless Primex clock system located throughout public spaces.

Access control is based on the Lenel OnGuard system.

An existing video surveillance system provides monitoring for some public areas and corridors.

Demolition

The demolition area includes the west entry lobby space.

All existing circuits will be demolished and taken back to their source panel.

Existing surface raceways will be removed.

Panels located outside the electrical room and within the floorplate could potentially remain depending on the layout options that are selected.

Fire alarm devices will be removed, and the cabling will be preserved for new equipment where feasible.

Telecommunications devices will be removed as well. Given that the cabling is Cat 6 already, some of the cabling may be able to be re-used if desired for cost savings.

Wireless access points will be turned over to the Owner or re-used as part of the renovation.

Access control stations will be relocated to new doors as necessary.

Video surveillance cameras will be relocated as necessary.

Wireless clocks will be turned over to the Owner or re-used as part of the renovation.

Proposed Project Scope

Lighting

New LED lighting and lighting controls will be provided in all renovated spaces.

Lighting in non-transient occupiable spaces will be dimmable.

Higher end suspended direct/indirect lighting will be provided at the entry area.

Recessed direct/indirect lighting will be provided where suspended lighting cannot be installed.

Under cabinet lights will be integrated into the entry desk.

Light levels and lighting power density will be based on Illuminating Engineering Society (IES) Handbook and ASHRAE 90.1.

Under ASHRAE 90.1 – 2022, automatic lighting controls are required for most areas. Requirements would include automatic lighting shutoff and multi-level lighting (dimming).

Existing public space and corridor lighting controls would be extended to support the renovated areas.

Lighting controls, other than public spaces and corridors, will provide local control within the room only.

Lighting shall be 4000K color temperature to match UW standards.

Exit signs and emergency lighting will be provided in accordance with building code requirements.

Power

New receptacles will be provided throughout the lobby to support the new program.

Equipment grounding conductors will be provided for all branch circuits.

The west entry vestibule will be served from local panels currently serving the area.

Emergency Power

Emergency circuits currently serving the west entry vestibule will be retained and used to serve new emergency loads.

Optional standby power is not anticipated to be required in the renovation spaces.

Fire Alarm

Fire alarm devices will be extended from the existing fire alarm system.

Smoke detection will be provided in each storage and back of house space.

Visual and audible annunciation devices will be provided in all occupiable spaces.

Telecommunications

Data drops will be provided at desk locations and as required for specific pieces of equipment. Existing Category 6 cabling may be re-used where lengths allow.

Pathways will be minimum 1" conduit where exposed.

New data switches are not anticipated.

Wireless Access Points will be re-used or otherwise provided by the Agency. Wireless access points will be located throughout the public spaces, in large rooms and other areas as needed to provide adequate coverage over the floorplate.

Each data location will include (2) cable drops.

Structured cabling will be provided to support the wireless access points.

Access Control

Access control will be provided at the main entry door.

Existing access controls stations will be relocated where feasible.

Video Surveillance

Video surveillance will be provided at the main entry door and where required by the program to meet building standards.

Existing video surveillance cameras will be relocated where feasible.

Electrical - Terrace

Existing

Lighting

Existing lighting consists of suspended fixtures on a gazebo structure.

The lights are controlled by time of day via lighting control panels.

Power

480/277 and 208/120 volt distribution are provided through a series of electrical rooms stacked one over the other on each floor. Vertical plugin busway distributes power to each floor and allows each floor to be isolated for equipment failure or other shutdowns.

The arrangement is similar on floor 1 and includes a 480 volt and 208/120 volt distribution panel.

Each of the panels has some spare breakers available and several spaces.

There is a main breaker for local shut down and maintenance on most of the panels.

The equipment is original to the 2005 building construction and still within its published life expectancy.

There are receptacles provided around the seating areas that will remain.

Emergency Power

480/277 and 208/120 volt distribution is provided on floor 1.

Each of the panels has some spare breakers available and several spaces.

These panels are limited to Article 700 emergency loads only. They serve emergency lighting and other life safety equipment. Optional standby is not available.

Fire Alarm

The existing fire alarm system is Simplex 4100es.

The Fire Alarm Control Panel is located near room 5254.

Speaker/strobe fire alarm annunciation is provided at the building entry.

Telecommunications

Telecommunications is distributed throughout the building by a series of dedicated, stacked rooms one over the other on each floor. Vertical conduits provide cable pathways to interconnect the rooms.

There are wireless access points that support the terrace area but current coverage is not adequate.

Category 6 cabling is used throughout.

There is additional patch panel space available for additional devices.

Access control is based on the Lenel OnGuard system.

An existing video surveillance system provides monitoring for some public areas and corridors.

Demolition

The demolition area includes the terrace area.

Power receptacles will remain.

Existing lighting will be removed and replaced by a new layout.

Fire alarm devices will remain.

Telecommunications devices will remain as well. Given that the cabling is Cat 6 already, new cabling to existing devices is not anticipated to be necessary.

Wireless access points will replaced with new technology. New access points will be added to supplement the current arrangement.

Access control stations will be relocated to new doors as necessary.

Video surveillance cameras will remain.

Lighting

New LED lighting and lighting controls will be provided in all renovated spaces.

Lighting in non-transient occupiable spaces will be dimmable.

Under bench lighting will be provided at new seating areas.

Pre-manufactured gazebos will have integral lighting.

Light levels and lighting power density will be based on Illuminating Engineering Society (IES) Handbook and ASHRAE 90.1.

Under ASHRAE 90.1 – 2022, automatic lighting controls are required for most areas. Requirements would include automatic lighting shutoff and multi-level lighting (dimming).

Existing public space lighting controls would be extended to support the renovated areas.

Lighting shall be 4000K color temperature to match UW standards.

Exit signs and emergency lighting will be provided in accordance with building code requirements.

Power

New receptacles will be as necessary to support the new program.

Equipment grounding conductors will be provided for all branch circuits.

The terrace will be served from local panels currently serving the area.

Emergency Power

Emergency circuits currently serving the terrace will be retained and used to serve new emergency loads.

Optional standby power is not anticipated to be required in the renovation spaces.

Fire Alarm

Fire alarm devices will remain.

Telecommunications

Data drops will be provided to support new wireless access points.

Pathways will be minimum 1” conduit where exposed.

New data switches are not anticipated.

Wireless Access Points will be re-used or otherwise provided by the Agency. Wireless access points will be located throughout the terrace area to provide adequate coverage over the footprint.

Each data location will include (2) cable drops.

Access Control

Existing access control will be relocated as necessary at the main entry door to the terrace.

Video Surveillance

Existing video surveillance cameras will remain.

Electrical - Plaza

Existing

Lighting

Existing lighting consists of lighted bollards some of which are not operational.

The plaza is controlled by time of day via lighting control panels.

Power

480/277 and 208/120 volt distribution are provided through a series of electrical rooms stacked one over the other on each floor. Vertical plugin busway distributes power to each floor and allows each floor to be isolated for equipment failure or other shutdowns.

The arrangement is similar on floor 1 and includes a 480 volt and 208/120 volt distribution panel.

Each of the panels has some spare breakers available and several spaces.

There is a main breaker for local shut down and maintenance on most of the panels.

The equipment is original to the 2005 building construction and still within its published life expectancy.

Emergency power

480/277 and 208/120 volt distribution is provided on floor 1.

Each of the panels has some spare breakers available and several spaces.

These panels are limited to Article 700 emergency loads only. They serve emergency lighting and other life safety equipment. Optional standby is not available.

Fire Alarm

The existing fire alarm system is Simplex 4100es.

The Fire Alarm Control Panel is located near room 5254.

Speaker/strobe fire alarm annunciation is provided at the building entry.

Telecommunications

Telecommunications is distributed throughout the building by a series of dedicated, stacked rooms one over the other on each floor. Vertical conduits provide cable pathways to interconnect the rooms.

There are no wireless access points in the plaza area.

There is additional patch panel space available for additional devices.

There are no video surveillance cameras observing the plaza area.

Demolition

The demolition area includes lighted bollards in the plaza area.

All existing circuits will be retained to serve new lights.

Fire alarm devices will remain.

Telecommunications devices will remain.

Lighting

New LED lighting and lighting controls will be provided to replace existing bollards.

The existing pole bases will be modified to accommodate the new larger light fixtures.

The new light will pole height be similar to the BEGA B84064 family of fixtures.

Existing power circuiting and lighting controls will remain.

Lighting shall be 4000K color temperature to match UW standards.

Power

New receptacles or other devices will not be provided.

Emergency Power

Emergency power will not be provided given that this is an outdoor environment.

Fire Alarm

Fire alarm devices at the building entrance will remain.

Telecommunications

New telecommunications devices will not be provided.

The addition of Wireless Access Points will be discussed as part of future design phases but is not included at this time.

Access Control

Not applicable for this outdoor environment.

Video Surveillance

Video surveillance will not be provided.

5.3.4 Fire Suppression

Existing Conditions

This building has an existing fire pump that feeds an existing standpipe system that extends through top floor. This system covers the fire suppression throughout the entire building.

Proposed Project Scope

Demolish existing sprinkler heads in all areas impacted by renovation.

Extend the new sprinkler branch piping from the existing mains to new sprinkler heads to serve the revised floor plan and meet updated fire protection requirements.

5.3.5 Space Tabulation of Existing and New

	Existing		Option 1		Option 2	
Space	**Quantity**	**SF**	**Quantity**	**SF**	**Quantity**	**SF**
Assigned Offices for RSO's	67	12,118	68	14,010	77	12,787
Reservable Meeting Space	8	7,632	11	7,260	13	7,304
Open Meeting/Study Area/Circulation	–	20,310	-	18,844	-	20,333
Shared Resources (Recep. Print, Guts, Food Pantry)		3,876		3,606		3,496
Dedicated Office (ASM/SOLI)		5,380		5,164		5,224
Radio		4015		4015		4015
ASF		53,330		52,900		53,160
GSF		66,182		66,182		66,182

5.3.6 Estimated Project Costs

Construction	
Contingency - Construction	
Hazardous Abatement	
Design Fees	
Management Fees	

6 EVALUATED ALTERNATIVES

6.1 STUDENT ACTIVITY CENTER REMODELING, OPTION 3 (NOT RECOMMENDED)

This option decreases the overall number of RSO offices but increases the amount of reservable space and open space for student use. Although a good solution to allow more flexibility and utilization, this option created a substantial difference in operation and was not well received by the SAC governing board or ASM student leaders.

Level 3
Option 3 Demolition
1/32" = 1'-0"



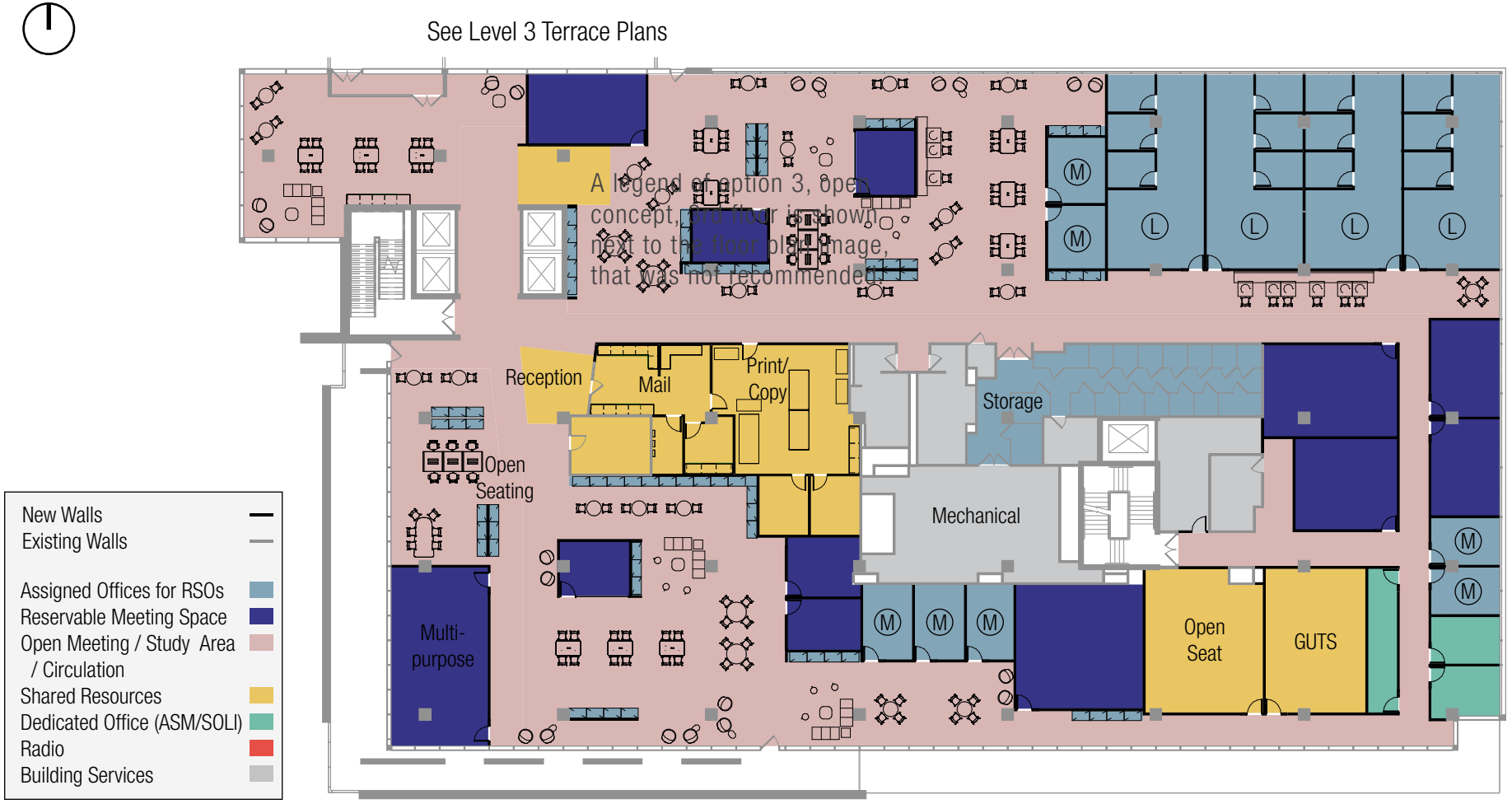
Demo: Level 3 - Option 3

Level 4
Option 3 Demolition
1/32" = 1'-0"



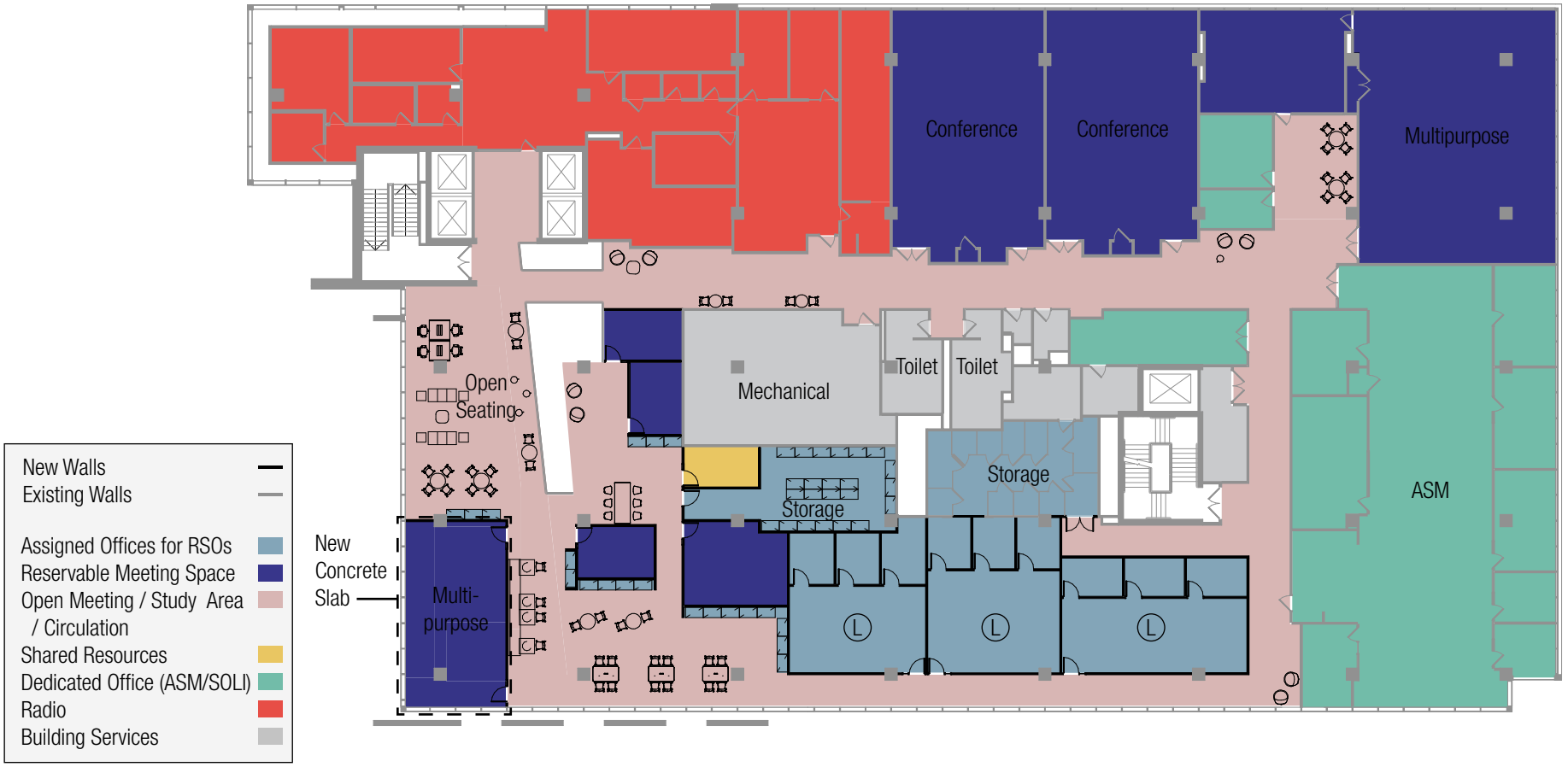
Demo: Level 4 - Option 3

Level 3
Option 3
1/32" = 1'-0"



Proposed: Level 3 Floor Plan - Option 3

Level 4
Option 3
1/32" = 1'-0"



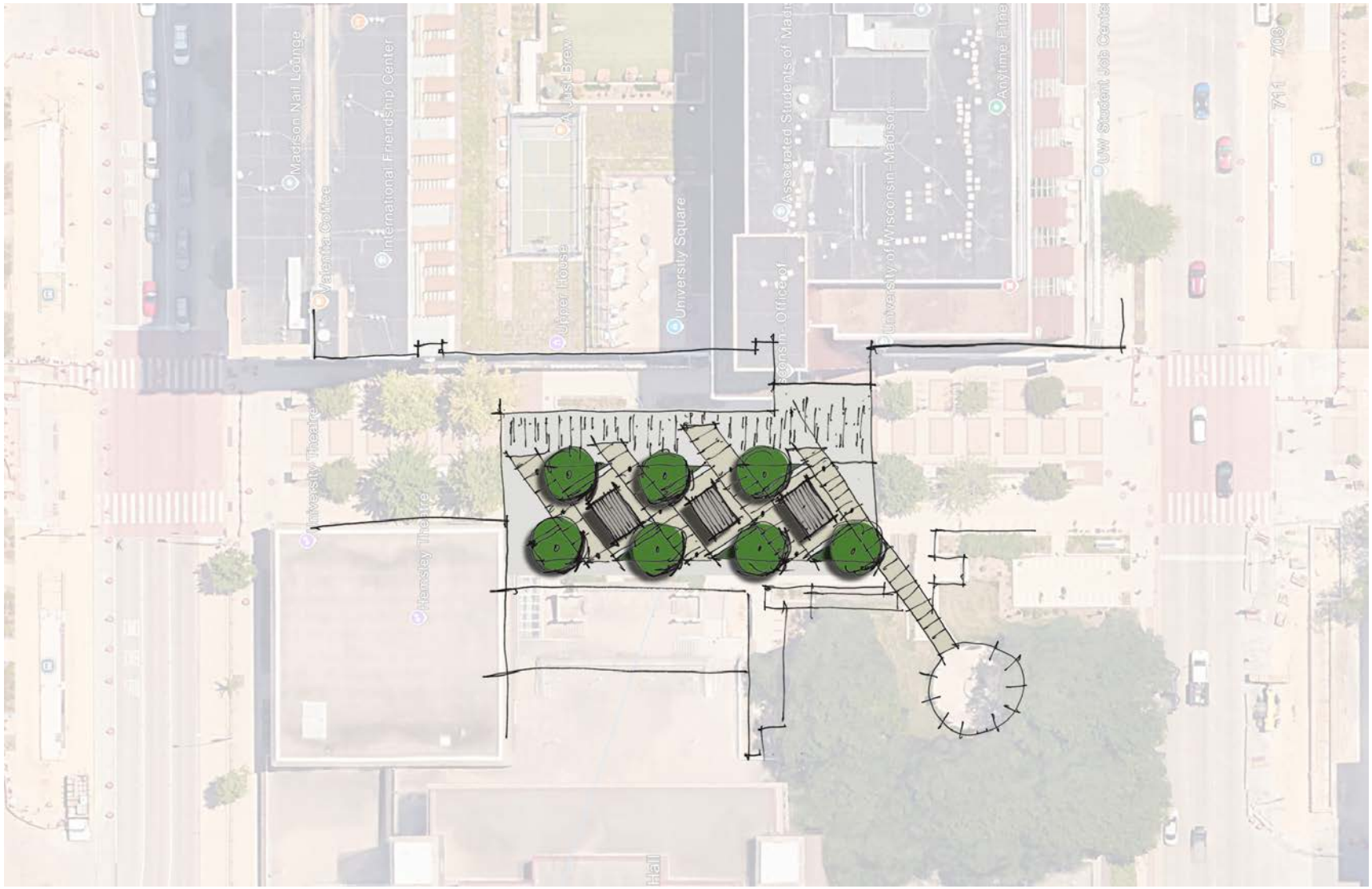
Proposed: Level 4 Floor Plan - Option 3



Student Activity Center - Option 3

6.2 MALL OPTIONS

Several concepts were explored. The preferred option was more modest in scale.



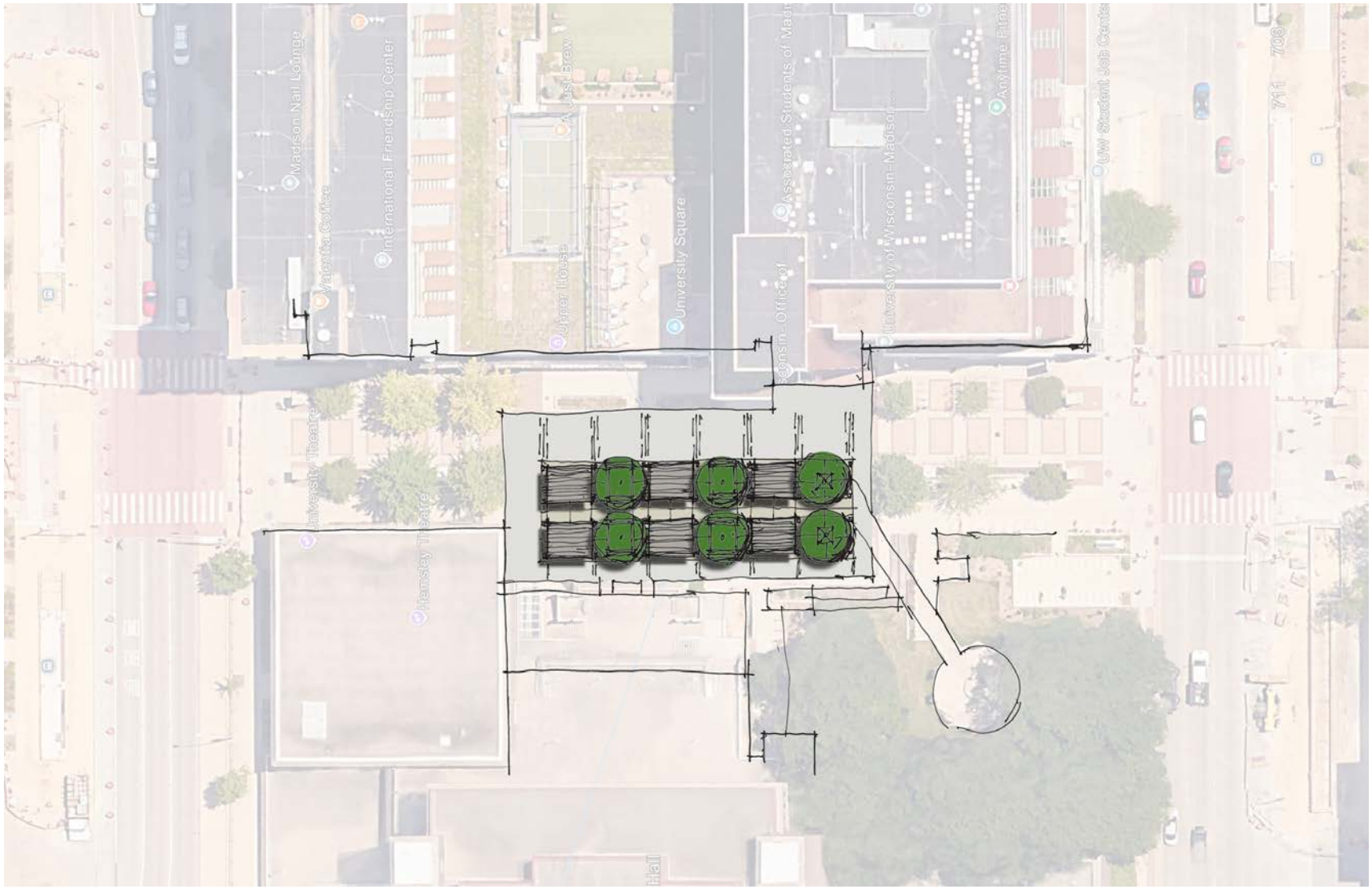
Mall Option - Not Recommended



Mall Option - Not Recommended



Mall Option - Not Recommended



Mall Option - Not Recommended

6.3 ENTRY OPTIONS

A folding partition was explored to open the lobby to the mall, however when not in use, this would result in a less desirable entry location that is off-center from the reception desk.

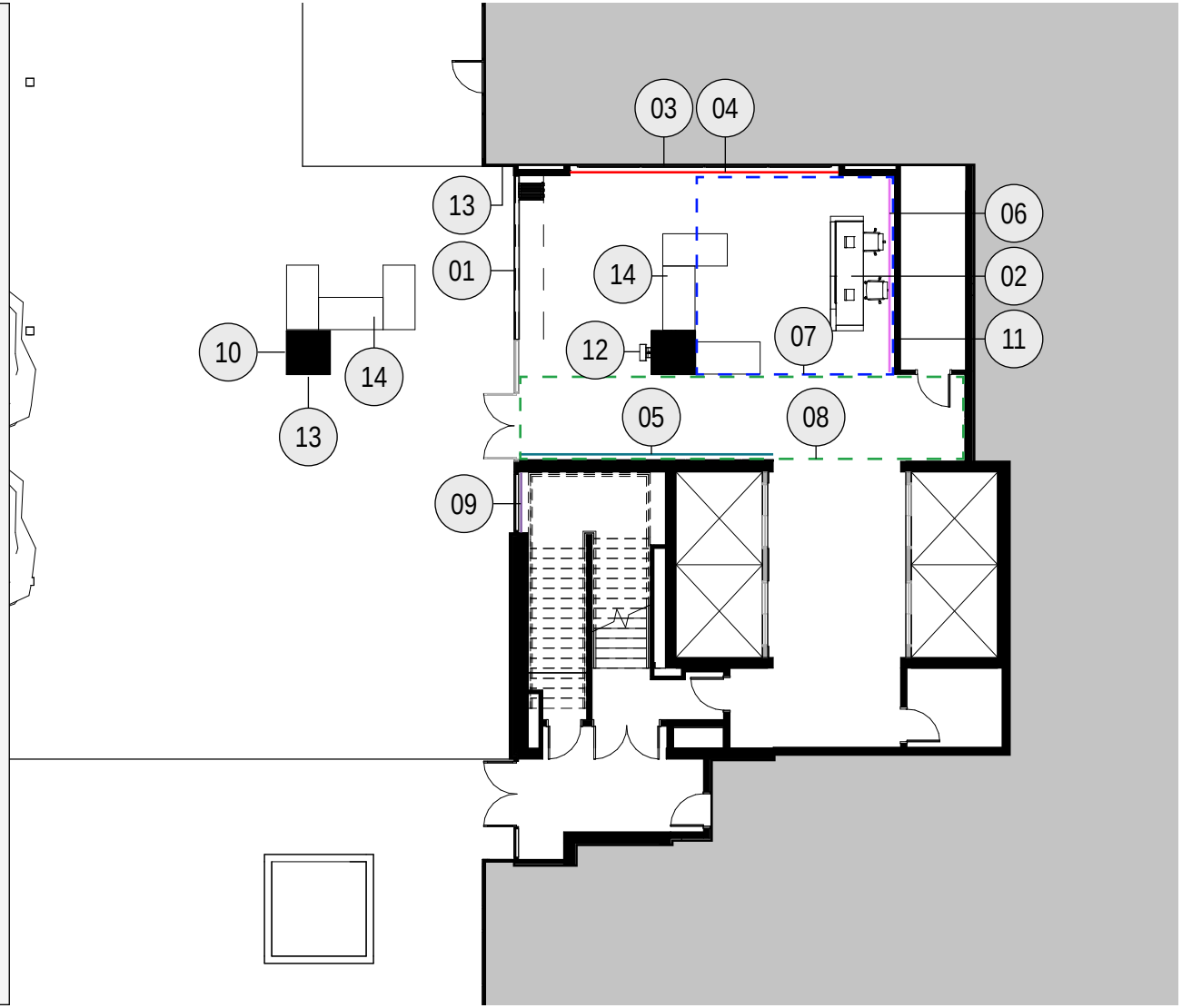
Entry Option 2 Legend

1/16" = 1'-0"

Entry and Elevator Lobby Typical Finishes

A - Interior Paint Walls and Gypsum Ceilings UNO
B - Terrazzo Flooring
C - Linear and Can Lighting. See Images

01 - Folding Glass Entry Doors
02 - Welcome Desk with Chairs, Power, and Data
03 - Interactive Monitor Wall
04 - Wood Accent Wall
05 - Glass Markerboard Accent Wall
06 - Backlit Perforrated Metal Panel Accent Wall
07 - Perforrated Metal Panel Ceiling
08 - Architectural Baffle Ceiling
09 - Translucent University Crest fit in existing window frame
10 - Exterior paint on column and beam
11 - Partition and Door to Storage
12 - Entry Electronic Kiosk
13 - Entry Sign
14 - Movable Tables



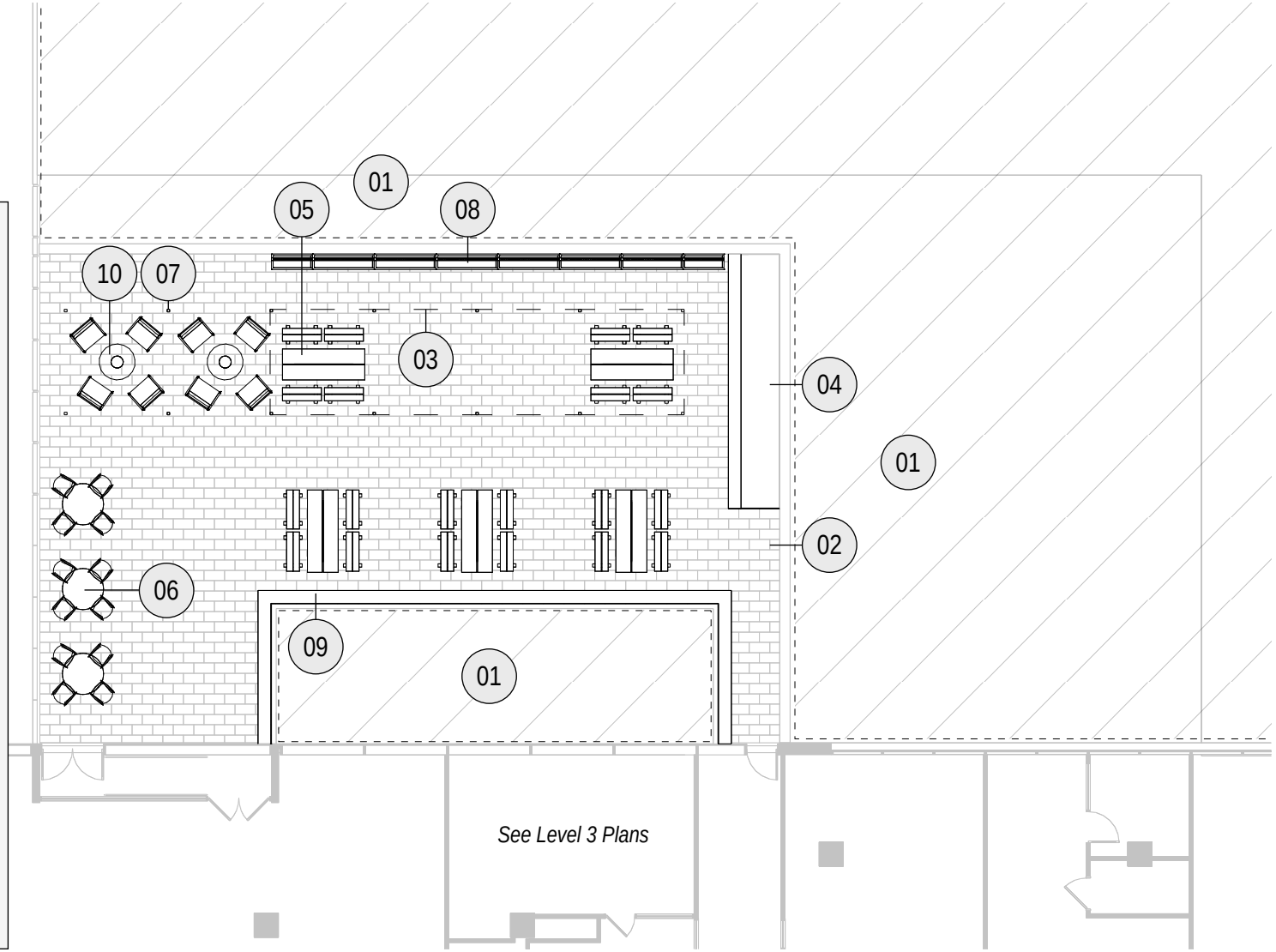
Entry Option 2 – Not Recommended



Entry Option - Not Recommended

Level 3 Terrace
Option 1
1/16" = 1'-0"

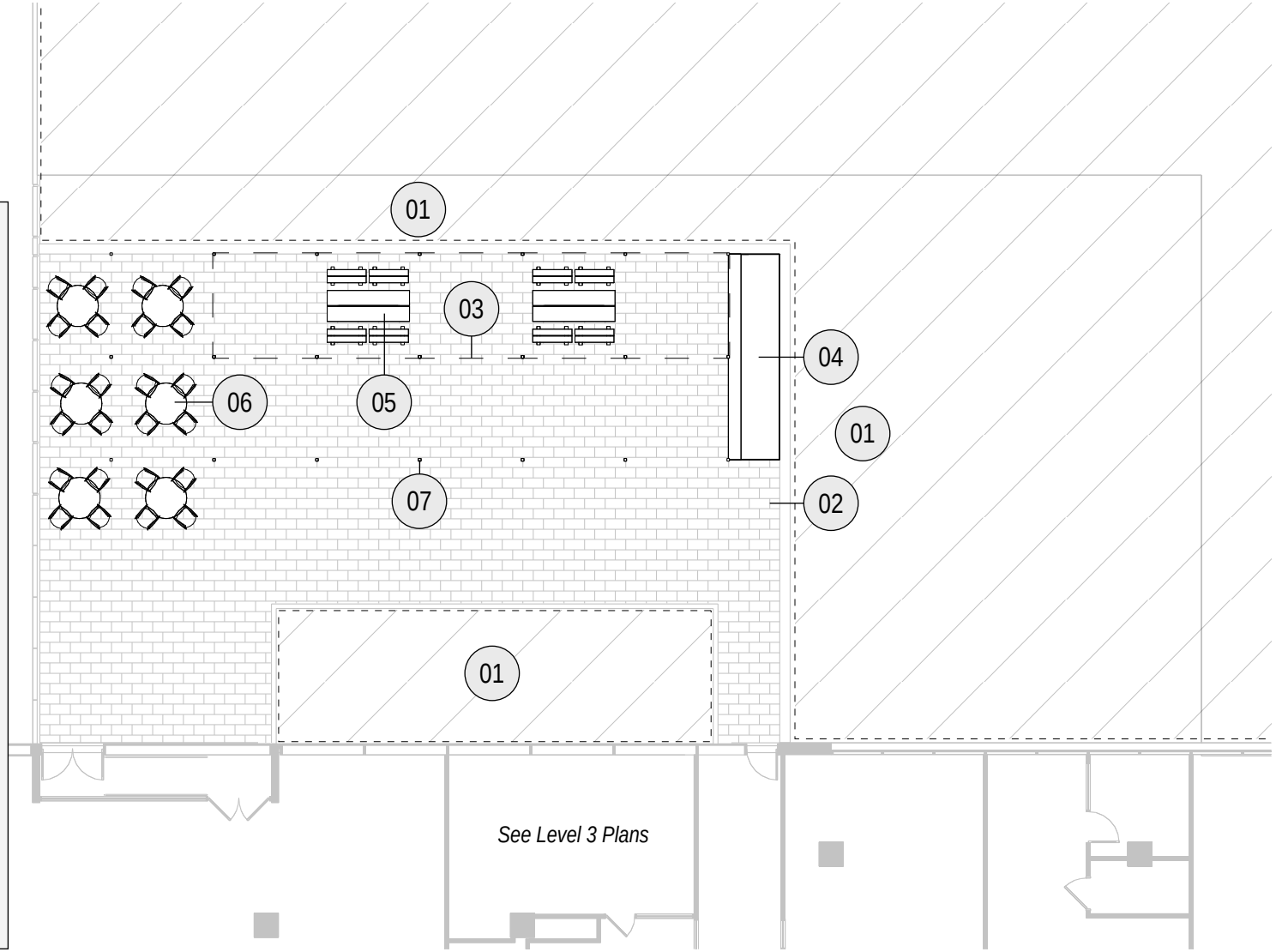
01 - Existing Plants
02 - New Permeable Pavers
03 - Covered Canopy with Linear Lights
04 - Planter with Seat and Native Plants
05 - Bench Seating
06 - High top Table and Chairs
07 - String Lights above on Poles
08 - Trellis with Plants
09 - Perimeter Seating with Under Lighting
10 - Fire Pit and Chairs



Terrace Option – Not Recommended

Level 3 Terrace
Option 2
1/16" = 1'-0"

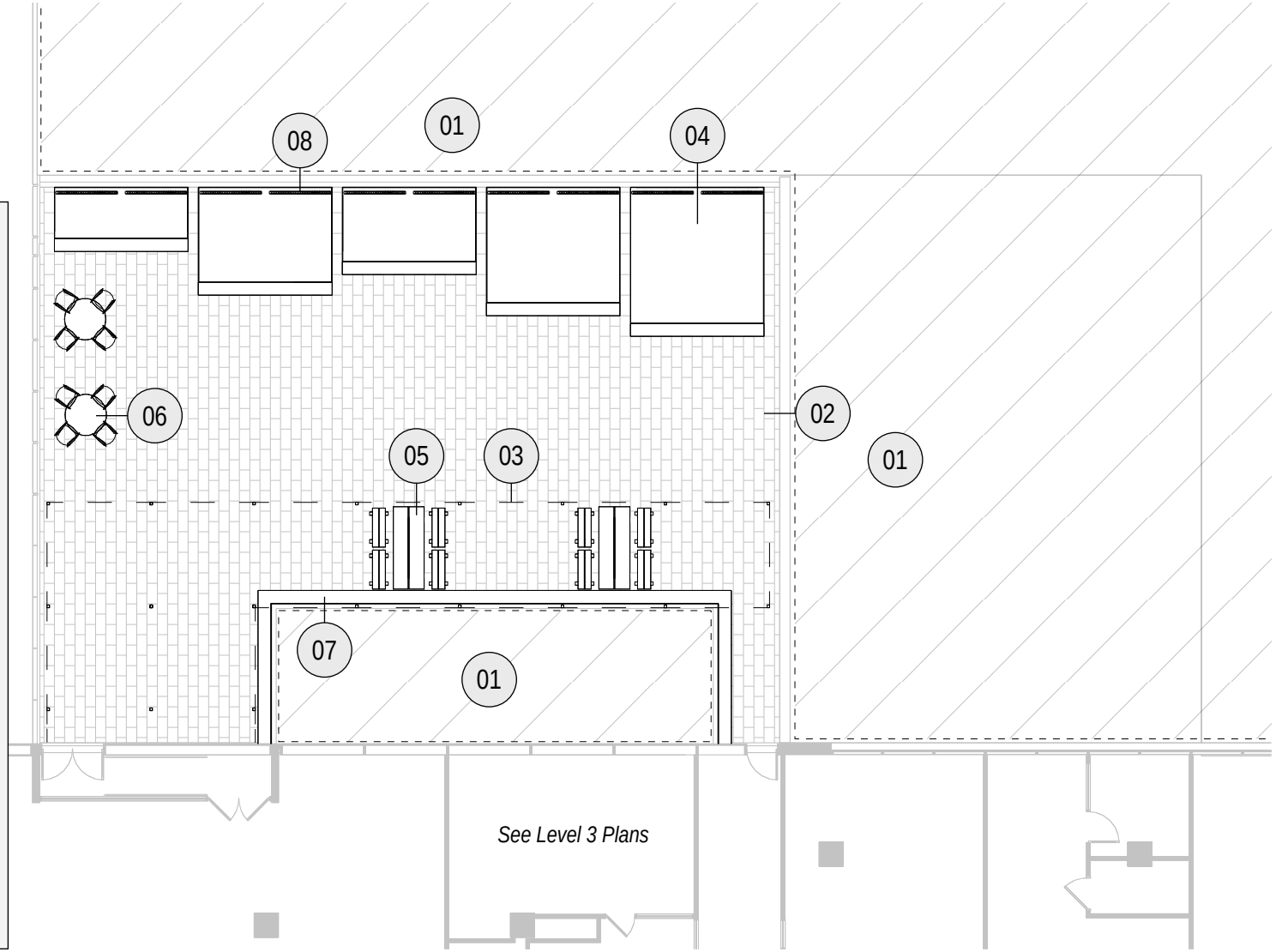
01 - Existing Plants
02 - New Permeable Pavers
03 - Covered Canopy with Linear Lights
04 - Planter with Seat and Native Plants
05 - Bench Seating
06 - High top Table and Chairs
07 - String Lights above on Poles



Terrace Option – Not Recommended

Level 3 Terrace
Option 3
1/16" = 1'-0"

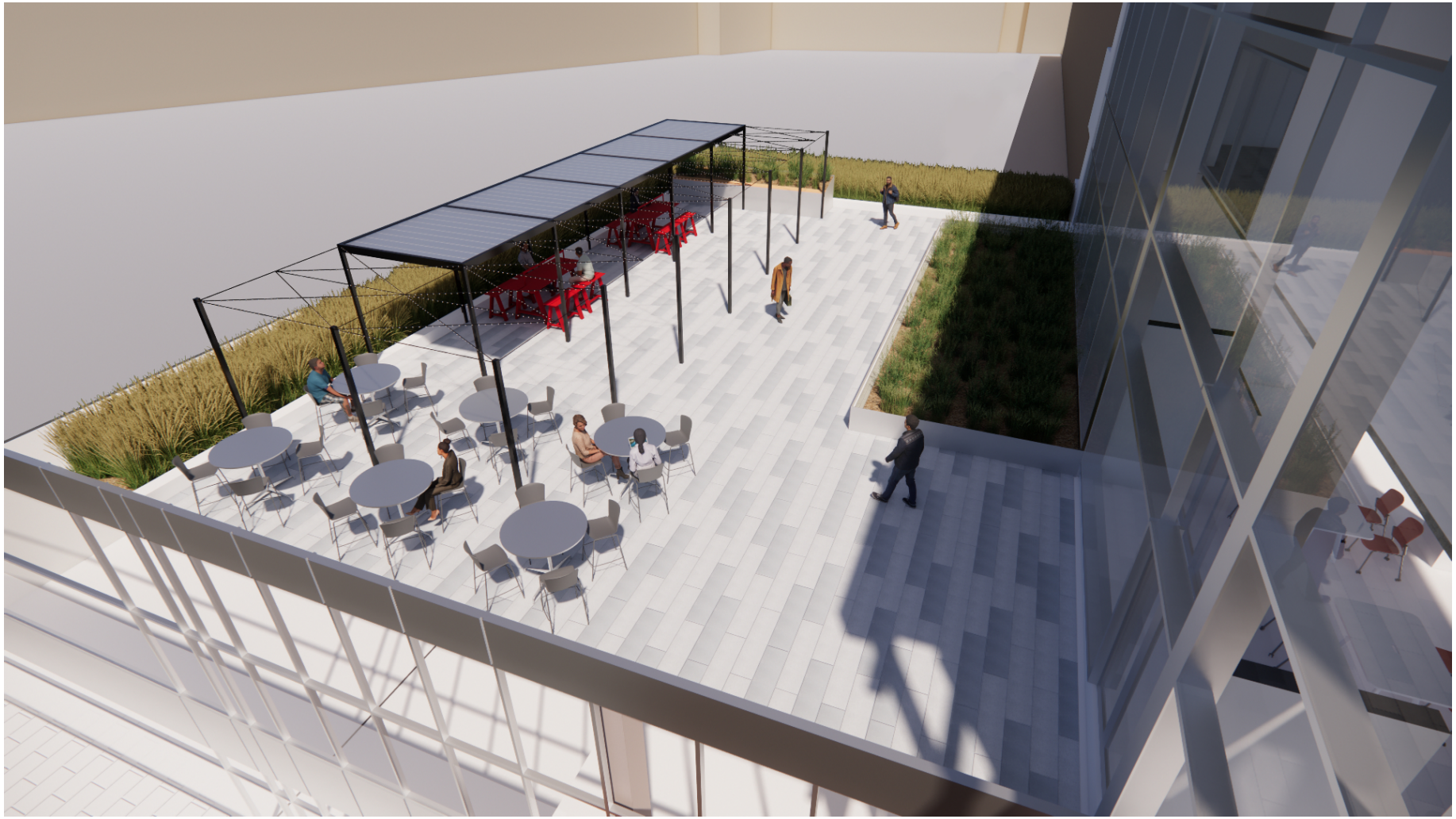
01 - Existing Plants
02 - New Permeable Pavers
03 - Covered Canopy with Linear Lights
04 - Planter with Seat and Native Plants
05 - Bench Seating
06 - High top Table and Chairs
07 - Perimeter Seating with Under Lighting
08 - Trellis with Plants



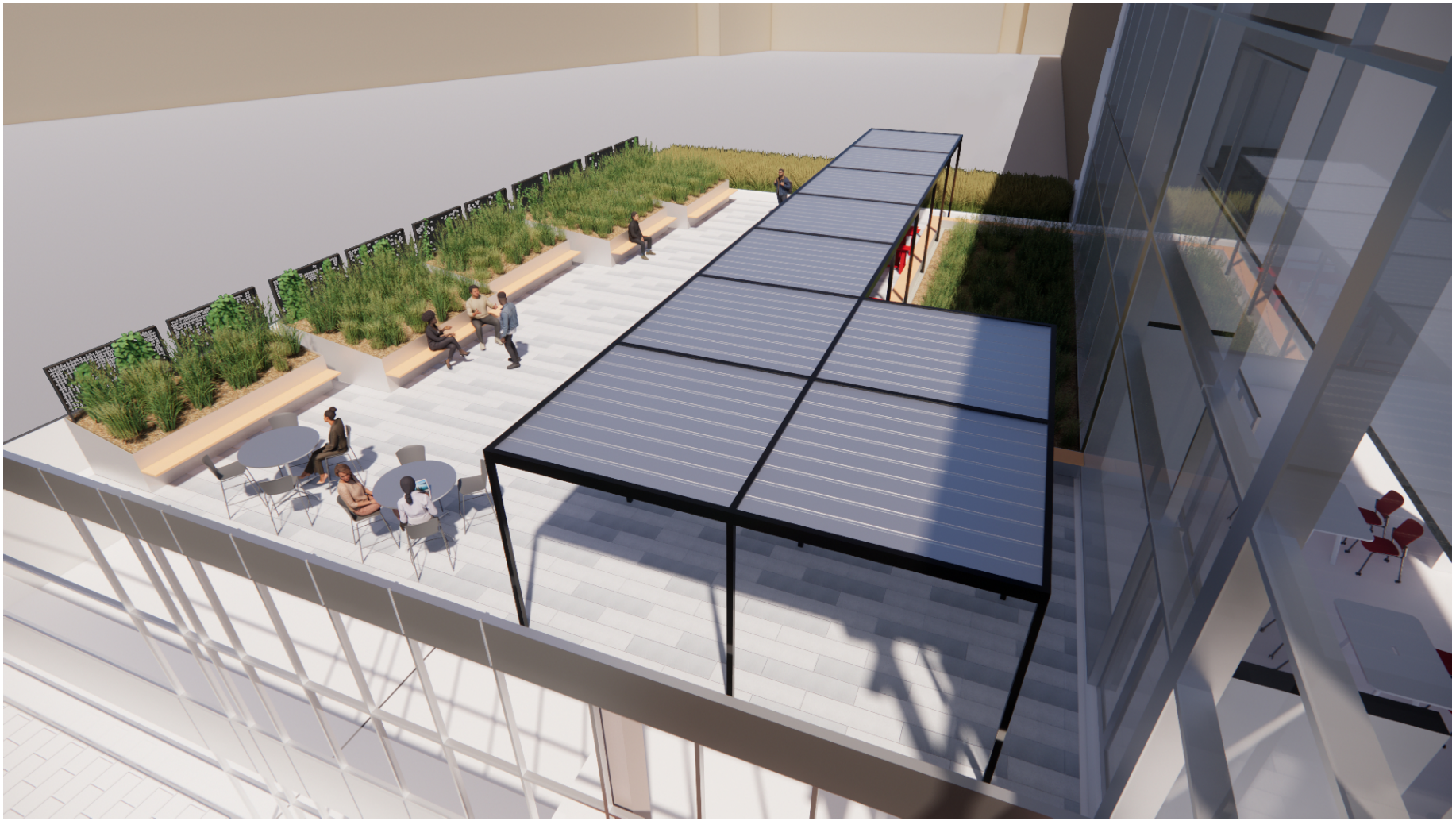
Terrace Option – Not Recommed



Terrace Option – Not Recommed



Terrace Option – Not Recommed



Terrace Option – Not Recommed

7 BUDGET DETAIL

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8 SCHEDULE DETAIL

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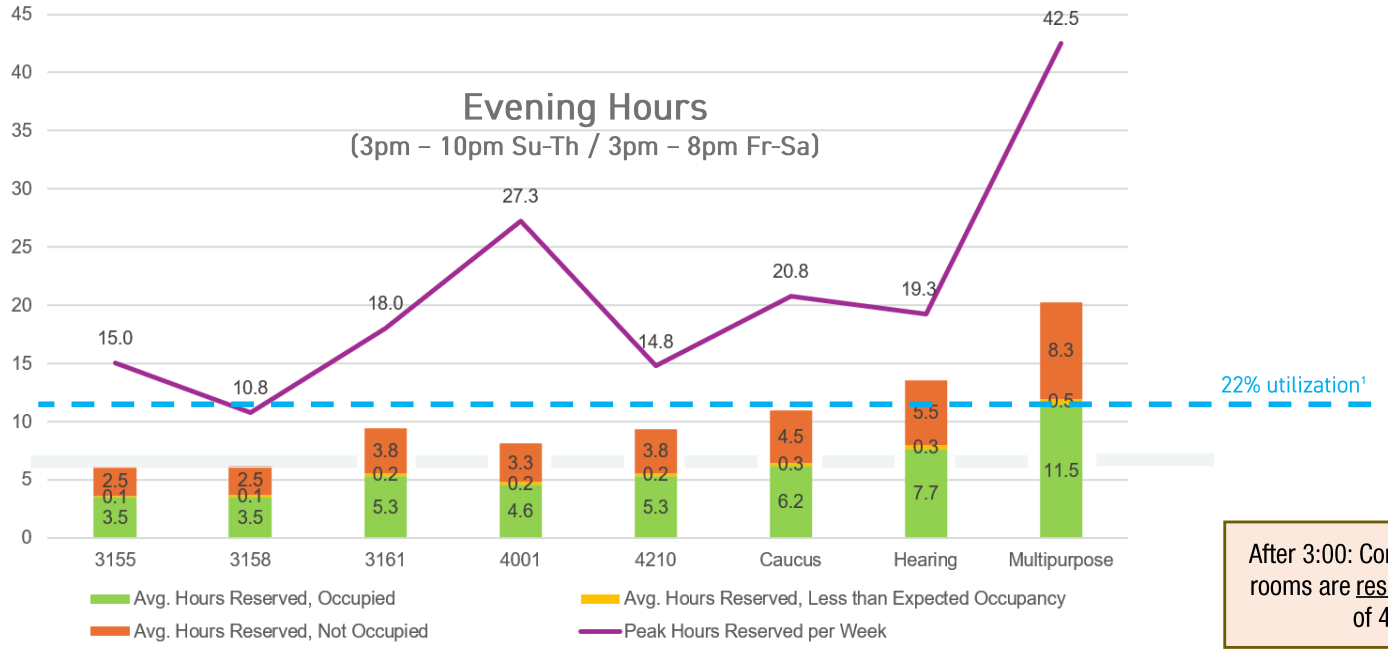
9 APPENDIX

9.1 SOLI OCCUPANCY DATA..... 9.2
9.2 KEYWATCHER DATA..... 9.3
9.3 SURVEY RESULTS 9.4
9.4 MEETING NOTES..... 9.10

9.1 SOLI OCCUPANCY DATA

SOLI space data - Summary

SAC Reservations: Average and Peak Hours Reserved per Room + Occupied Status

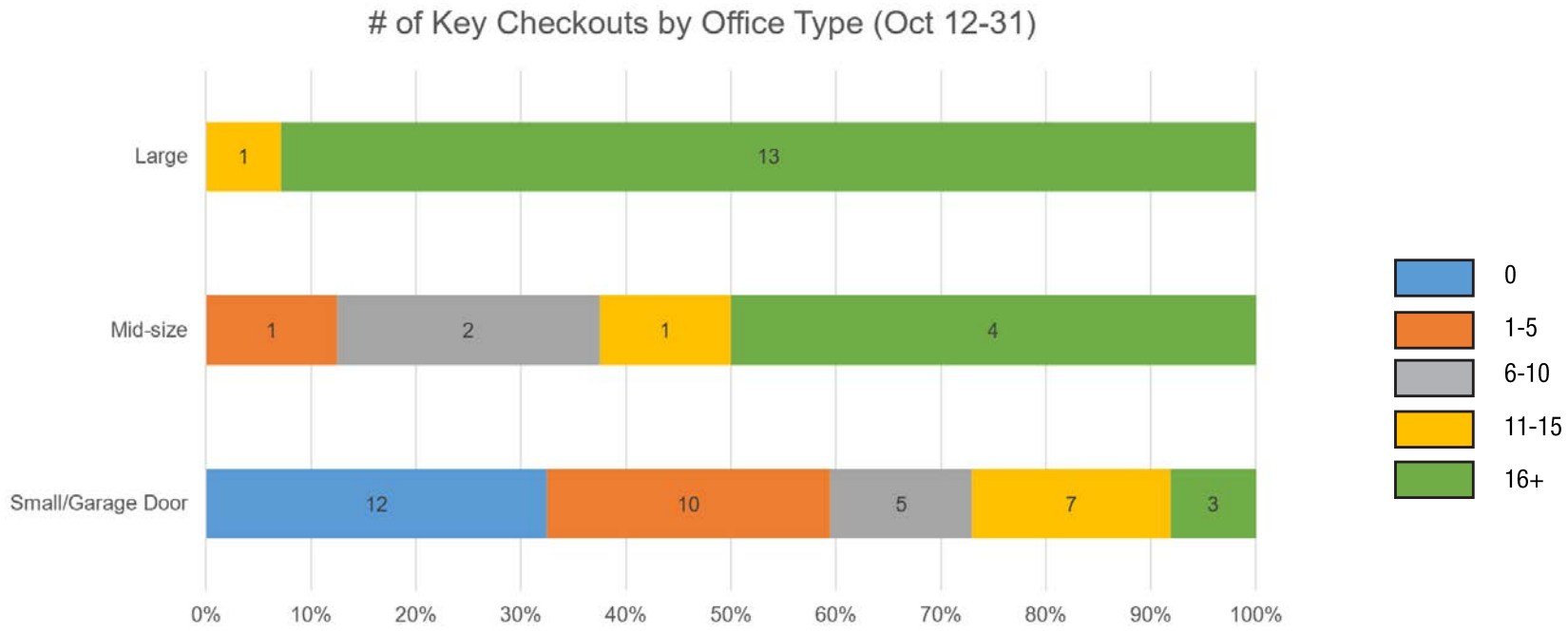


After 3:00: Conference rooms and meeting rooms are reserved for an average of 10.8 of 45 hours per week

¹Assumes 45 available open hours per week and includes Avg. Hours Reserved, Occupied + Avg. Hours Reserved, Less than Expected Occupancy

9.2 KEYWATCHER DATA

Key-Watcher Data (based on results from October 12- October 31)



9.3 SURVEY RESULTS

WISCONSIN | Flad

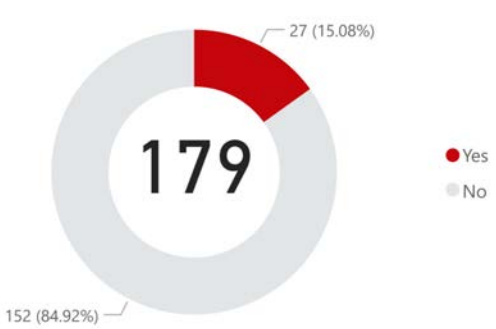
333 East Campus Mall - RSO Survey

Introduction

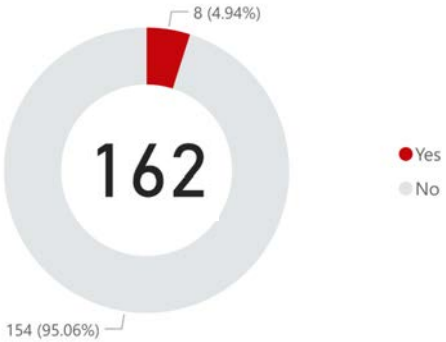
The results of this survey for the Student Activity Center, located at 333 East Campus Mall, are based off 179 responses out of 1,100+ total RSO primary contacts asked to participate.

The survey was open for a 2 week period from 10/21/25 to 11/5/25.

This semester, does the student organization you represent have an assigned office space in the Student Activity Center?



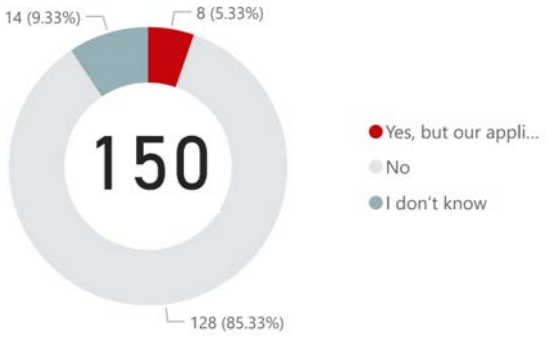
This semester, does your student organization also have an assigned storage space in the Student Activity Center, such as a cage or wall locker?



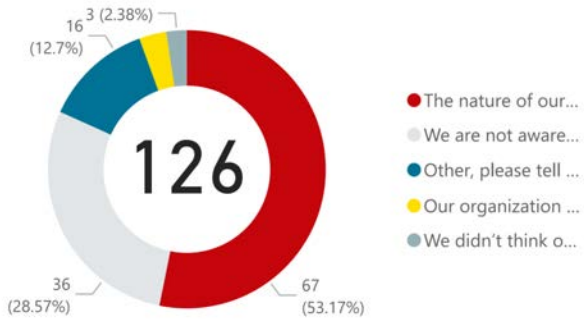
333 East Campus Mall - RSO Survey

RSOs without Office Space

In the last two academic years, did your student organization request an office space in the Student Activity Center?



Why did your student organization not request an office space in the Student Activity Center?

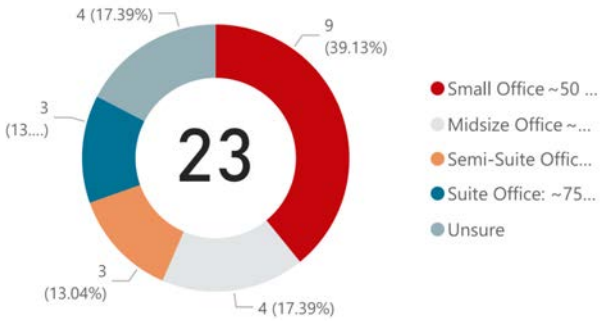


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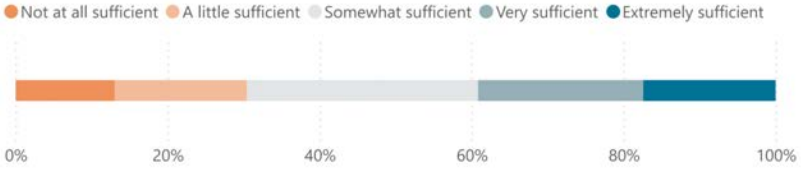
333 East Campus Mall - RSO Survey

RSOs with Office Space

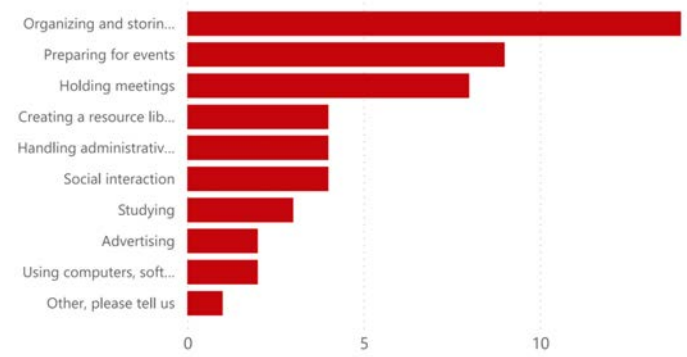
Which kind of office does your organization have in the Student Activity Center?



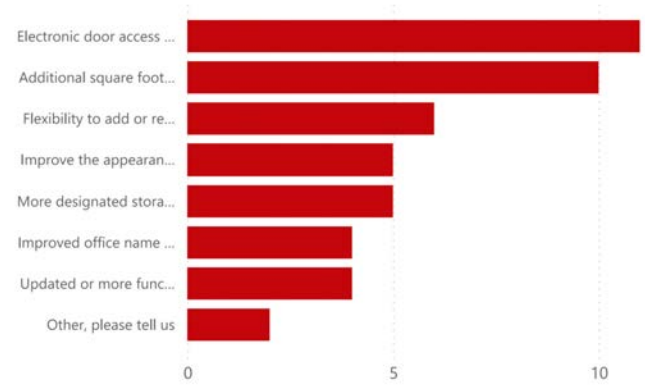
How sufficient is your assigned office space in meeting your student organization's needs?



What are your student organization's top three most important uses for your office space?



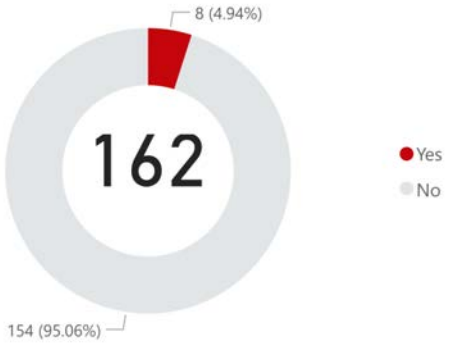
What are your student organization's top three desired improvements to the assigned office space?



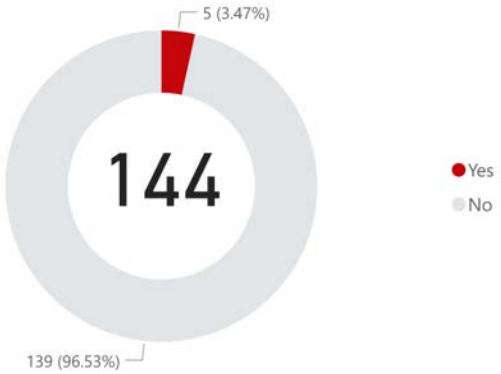
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RSOs with Storage Space

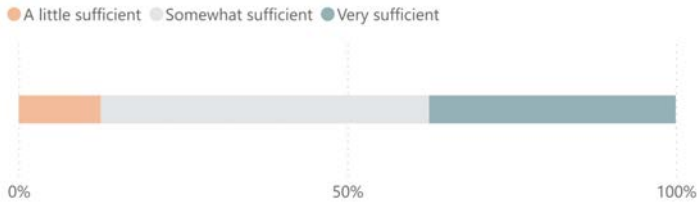
This semester, does your student organization also have an assigned storage space in the Student Activity Center, such as a cage or wall locker?



Did your student organization request a storage space in the Student Activity Center but were unable to get one?



How sufficient is the assigned storage space in meeting your organization's needs?

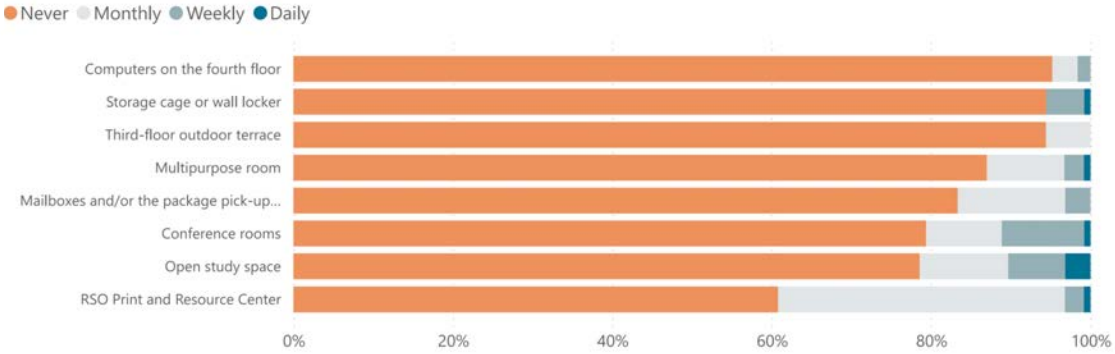


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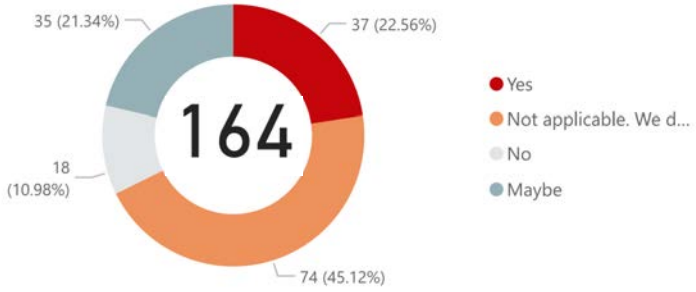
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Utilities/Priorities/Sharing

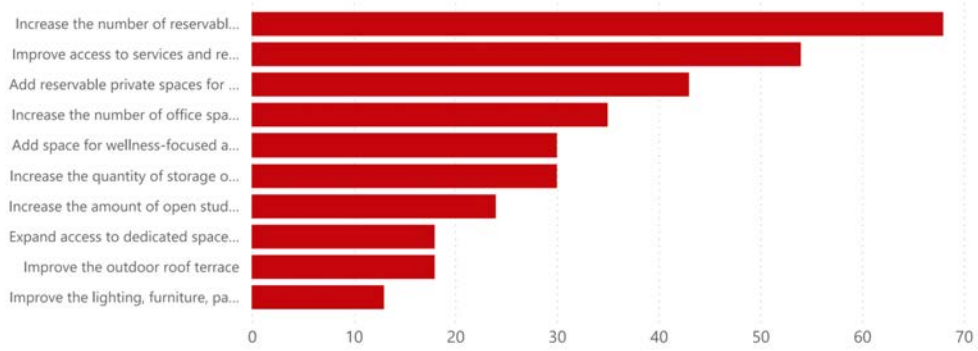
This past year, how often did your student organization use the following spaces at the Student Activity Center?



Would your organization be open to offices designed for space sharing with other student organizations?



If improvements were to be made to the Student Activity Center space, which of the following would be your organization's top three priorities?

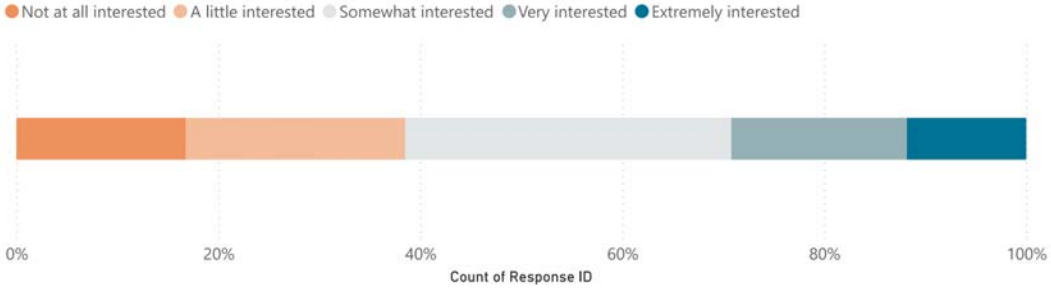


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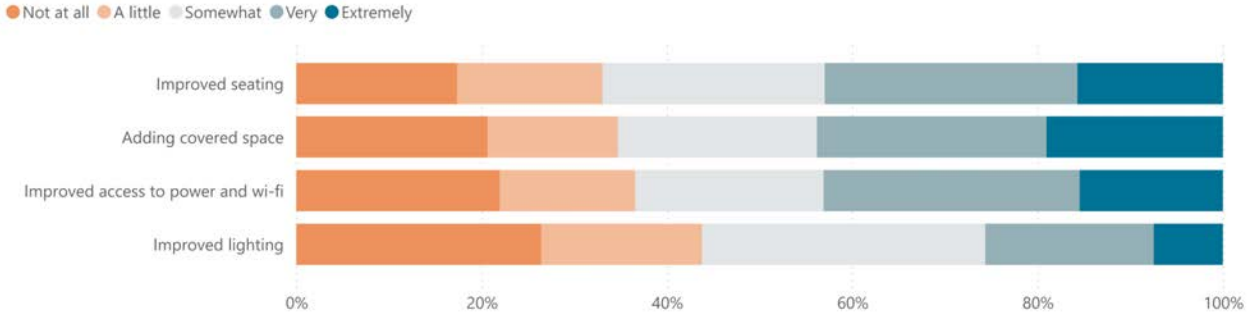
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External Space Improvements

Suppose a permanent covered space were available on the pedestrian sidewalk that runs directly in front of 333 East Campus Mall between the Chazen and Gordon Commons. How interested would your organization be in reserving it for events or tabling?



Thinking about the exterior terrace on the Student Activity Center's third-floor, how much would the following improvements increase your organization's likelihood of using the space for meetings or events?



9.4 MEETING NOTES