

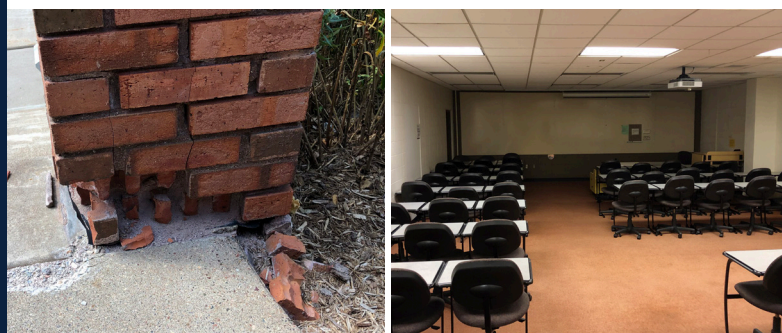
UNIVERSITY OF WISCONSIN-STOUT

HERITAGE HALL RENOVATION & ADDITION

THE BUILDING

Heritage Hall was constructed in 1973 as the Home Economics Building. The building was renamed as Heritage Hall 10 years ago and houses the bulk of the programs offered by the College of Education, Hospitality, Health and Human Science (CEHHHS).

- The great majority of the building systems, equipment, and controls are original to the building.
- Heritage houses 17 general assignment classrooms, 35 instructional and research laboratories, 95 offices, two laboratory dining facilities, the Weidner Center for Residential Property Management, and the Infant and Toddler Education Laboratory.



THE DEFICIENCIES

The 47-year-old building has not kept pace with the CEHHHS programming needs.

- More than 2,000 students (approximately one-quarter of Stout's overall student population) use the 133,000-square-foot building every academic year, and what they study and how they learn now has no relation to what the original building was constructed to accomplish.

The academic programs offered in the building, now collectively and commonly referred to as Family and Consumer Sciences, focus on nutrition, hospitality and food service, family health, and child development.

- The academic programs have evolved in response to dynamic changes in these disciplines and occupations over time.
- These program evolutions mean that the spaces conceived and constructed in the early 1970s no longer adequately provide the types of environments, equipment, or room configurations to support the modern and science-based instruction, program development, and teaching requirements.
- These unique programs require flexible learning environments that allow an unusual mix of days, times, and duration/hours of operation to serve the public and students.
- The clinical and counseling aspects of these programs also require a high degree of confidentiality, privacy, and security.

Architecturally, the building reflects the beginning of the 1970s energy crisis when building glazing was reduced to save on heating and cooling costs.

- Heritage Hall has very few windows (only 11% of the façade is glazing) with almost all classrooms and offices having no access to daylight. Data from LEED supports spaces with day lighting contribute to increased employee productivity, retention, and wellness. Guidelines for capital projects suggest the percentage of windows in occupied spaces be at a minimum of 30% and that 70% of all common space seating be within 16 feet of natural light.
- The building heating and ventilation systems have failed, do not operate as intended, are obsolete and inadequately sized, and have exceeded their intended lifespan. The mechanical system lacks modern building controls, is difficult to keep in balance and control, and results in air quality issues throughout the facility.
- The poor building performance and lack of functionality diminishes the effective use of spaces, restricts space utilization, and stagnates program development and ingenuity.
- A poorly performing building presents a substandard teaching and learning environment – and a building that is on the brink of failure, like Heritage Hall, is even more ineffective.
- The project includes demolition of more than 30,000 square feet of the 1954 portion of the Vocational Rehabilitation building, with those programs relocated to Heritage Hall.
- The project also includes a reduction of classrooms to more closely align with the classroom demand needs of the campus.

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SUMMARY OF CONDITIONS ASSESSMENT SCORES

An independent 2020 feasibility study by HGA Architects evaluated the building's components:

DISCIPLINE	SCORE 0-100	GRADE A-F
Architecture	55	D
Structure	80	B
HVAC Systems	48	F
Electrical, Telecom, Fire Alarm Systems	38	F
Plumbing, Fire Protection Systems	52	F



RECOMMENDED RENOVATION PLAN

Based on the analysis of multiple options, the recommended approach is a major renovation of the existing building with two small additions. Highlights include the following:

- Major demolition of interior partitions – “clean slate” renovation offering maximum flexibility of new spaces
- Mechanical, electrical and plumbing systems replaced
- New fire sprinkler protection system provided
- New roof to replace the existing 23-year-old roof
- New code compliant and accessible restrooms with increased fixtures and the addition of single use restrooms
- Existing windows and entrances replaced with higher performing exterior windows
- Program locations improved throughout the building
- More prominent and welcoming points of entry through additions at the north and south entries

CAPITAL PLAN PROPOSAL

The UW System Board of Regents rated this project the second highest across the UW System in terms of need for planning and design funds for 2021-23. UW System has dedicated \$2 million to begin planning and design of the building, recommending enumeration for the remaining design and construction to be included in the 2023- 25 biennium request.

OUR REQUEST

As the feasibility study shows, the building's systems are currently failing, which means this project cannot be deferred any longer. Funding for the Heritage Hall renovation was first requested in 2009, as part of the 2005-11 capital plan. UW-Stout continues to identify this project as the #1 major project request, and we are seeking funding for this building in the 2023-25 biennium. With the state's investment, UW-Stout plans a renovation of this facility that will provide flexible, resilient, and efficient cross-disciplinary spaces. This will ensure the building serves future programming needs both in the short, mid, and longer term.