Residence Hall Renovations
May 2008 – August 2013
324,000 gross square feet approx.; 1620 total beds

Knutzen Hall 2013
Burroughs Hall 2012
Neale Hall 2011
Hansen Hall 2010
Steiner Hall 2009
Baldwin Hall 2008

The renovation projects are proudly brought to you by:
UWSP Residential Living Staff & Students, UWSP Facilities Planning, UWSP Facilities Services,
University of Wisconsin System, Wisconsin Department of Administration, Wisconsin Department of State Facilities

ALL RENOVATION PROJECTS SUPPORT RESIDENTIAL LIVING’S MISSION OF PROVIDING SAFE AND ENVIRONMENTALLY FRIENDLY LIVING ENVIRONMENTS.
PROJECT SCOPE

The scope of work for each residence hall renovation project focused on accessibility, safety and the environment. Some of the greater renovation details include elevator installation, front patio and ramp reconstruction, addition and installation of Hall Director private apartment patio and entrance, heating ventilation and chilled air, fire sprinkler suppression system and replacement and upgrade of all windows and interior finishes, and resident room improvements. Supplementary renovation details were added to various halls based on hall-specific necessity and the desire to improve amenities offered as we continued through the renovation process. Each year, renovations began in May following commencement and finished approximately 80 days later in mid-August prior to staff and student return. A great deal of work was completed in a very short amount of time!

WORK SUMMARY:

- Front Entry Patio & Ramp Reconstruction
- Elevator Installation
- Accessibility Upgrades
  - Door & Door Hardware throughout
  - Accessible Resident Rooms
  - Accessible Bathrooms all floors
- Fire Sprinkler – Suppression System throughout
- Enhanced Public Address (PA) System
- Generator (Steiner, Thomson)
- LEED EB Certifications (Burroughs, Knutzen, Neale)
- Rain Gardens & Specialized Landscaping
- Solar Panels (Burroughs, Knutzen, Neale)
- Hall Director Private Entrance and Patio
- Resident Room Upgrades
- Lighting Upgrades throughout
- Window Replacement throughout
- Individual Resident Room Temperature Control
- Heating, Ventilation & Chilled Air
- Casework construction and Closet replacement
- Plaster and Paint over Masonry Block Walls all areas
- New Flooring, Paint & Wallcovering and Furniture Replacements

To prepare for the project work, the hall slated for renovation was completely emptied of all furniture, wall hangings, storage and other miscellaneous items by UWSP Residential Living-Building Services staff and Residential Living summer student employees. All items were stored on campus in Residential Living storage facilities and tractor-trailers located in lot P. Removal of building contents promptly began each Monday following the UWSP May commencement ceremonies and continued for 3-4 days.
All front entrance ramps and patios were demolished and redesigned to comply with the Americans with Disabilities Act (ADA) and Residential Living’s commitment to the environment. The once hidden and obscured front entrances of Hansen and Neale received a unique and stunning amphitheater design for enhanced front entrance visibility and improved student and staff programming opportunities.

Stone used on the new patios and front entrances is a Minnesota dolomite limestone quarried by Biesanz Stone Company in Winona, Minnesota. It is a sustainable and regional material, as recognized by LEED. Utilizing regional materials means shorter transit distances. Shorter transit distances produce fewer gas emissions, making our air cleaner and easier to breathe. The circular interior of the ramp contains fresh plantings with a half-seat wall for programming purposes and opportunity to sit and enjoy the outdoors!
ACCESSIBILITY - ELEVATOR INSTALLATION

A necessary component of making the residence halls accessible to all was achieved through the addition of a 5-stop, 4500 lb., 28-person capacity elevator. The elevator is centrally located within each building making navigation and distance of travel more accommodating. The addition of an elevator provided a great opportunity during the renovation process for which to improve location, design and functionality of the lobby, mailboxes, vestibule, hall director office and front desk areas. Accessible push button door openers and closures were also installed at the front entry and vestibule for improved accessibility to the building interior.

Burroughs Hall lobby furniture was manufactured in Wisconsin and Michigan. Carpet is cradle-cradle certified with all upholstery and wallcovering being of high recycled content and low-no VOC.

Minnesota dolomite limestone used in the new entry vestibule is the same regional material as on the front patio and ramp.

All interior lobby finishes and furniture are environmentally-friendly! Products selected may include but are not limited to GreenGuard Indoor Air Quality certification, recycled content, local manufacturing and/or have reclamation programs for which to return expired products back to the manufacturer.

Previous furnishings are reused within the hall as much as possible in support of the reuse and repurposing effort that is so critical to the environment, and fiscal responsibility of Residential Living.
Prior to the renovation, resident room doors and other wood doors were original to the building. The 40+ year old doors showed significant signs of permanent marking and damage, which continued to generate maintenance concerns. The doors were replaced with new, natural stained, solid-core birch wood doors with automatic closures.
Accessibility was further enhanced by the remodel of restrooms in the lower level and resident bathrooms on floors 2 through 4. The showers and bathtubs on floors 2-4 were not ADA compliant, leaving no accessible bathing or showering facilities on the upper floors. To make these bathrooms fully accessible, the private bathrooms with bathtubs were demolished and reconstructed to accommodate a new, accessible, private roll-in shower finished with accessible grab bars and seat, as well as accessible sink and toilet.

The lower level male and female private restrooms were reconstructed into two gender neutral ADA compliant restrooms. The lower level restroom and resident bathroom remodels makes all bathrooms and restrooms fully accessible.

All residence hall showers and toilets are low-flow, water-conserving fixtures.

The renovations replaced all shower heads throughout the building with 1.5 gpm (gallons per minute) fixtures, as opposed to the previous 2.5 gpm heads. Aerators on the lavatory faucets were also changed from 1.5 gpm to 0.5 gpm flow.

The change in fixtures alone will reduce the amount of water that needs to be heated by 311,000 gallons per year (based on LEED estimations).
ACCESSIBILITY – ALARM

The alarm system throughout the residence hall received significant upgrades during the renovation. The existing public address (PA) system was improved with an automatic voice annunciator and strobe light alarm system that sounds and alerts in all common areas. All fully accessible resident rooms received a strobe light alarm system and designated outlets that accommodate bed-shakers for those with hearing and/or sight impairments.

SAFETY - FIRE SPRINKLER SYSTEM

For added resident safety, a wet-system fire sprinkler was installed in each resident room and on all floors, throughout all areas of the residence halls. The wet-sprinkler system is heat activated at temperatures of 260°

For extra safety, battery operated smoke detectors are installed in all resident rooms.
SAFETY – GENERATOR

A Diesel Engine 100kw, 400 amp main breaker; 120/208 Voltage generator was installed in the lower level of Steiner Residence Hall during the 2009 renovation. A natural gas engine, 150kW, 600A, 208Y/120VAC generator was installed in the lower level of Thomson Residence Hall during the 2012 Burroughs renovation. In the event of a major power outage, the generators power all emergency lighting needs with a “single elevator select” option for emergency elevator use within their respective quads. Thomson hall generator also furnishes Knutzen Hall with additional backup power for both North and South DeBot quads’ phone and data needs.

Diesel powered generators typically last longer than their gasoline counterparts and are more fuel efficient...and quieter.

The natural gas generator has lower carbon emissions than other fuel sources, thereby contributing to lower emissions of greenhouse gases and other pollutants.
What is LEED?
LEED (Leadership in Energy and Environmental Design) is an internationally-recognized green building certification system developed by the United States Green Building Council (USGBC). LEED provides building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions for various building types.

What is LEED EB?
LEED for Existing Buildings addresses sustainable site, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, innovations in operations educational opportunities and regional priority environmental elements.

To learn more about the United States Green Building Council and/or LEED, please visit: www.usgbc.org

ENVIRONMENT
UWSP is well known for its commitment to the betterment of the environment ever since the mid 1940’s when it developed the nation’s first Conservation Education Major. Environmental stewardship remains very important to UWSP, and the residence hall renovation projects are no exception. The campus’ environmental efforts have repeatedly won UWSP recognition on the Princeton Review Green College Honor Roll, as well as specific mention of the residence hall renovation projects and Suite style residence hall construction at the 2012 Greenbuild international conference and expo in San Francisco, CA. by Timothy P. Runde, MAI, LEED AP. All residence hall renovation projects have a strong environmental emphasis with the 2008-2010 renovations being done in compliance with the Wisconsin DSF Sustainability Standards, Act 141 and Executive Order 145 and the 2011-2013 projects seeking USGBC LEED EB certification.

BURROUGHS, KNUTZEN & NEALE residence halls are in the process of becoming the 1st LEED EB residence halls in the state of Wisconsin!
ENVIRONMENT - RAIN GARDENS & SPECIALIZED LANDSCAPING

Rain gardens like the large, two-tiered rain garden located near the front entrance of Neale hall improves aesthetics of the exterior grounds, but also serves an environmental purpose by accepting storm water runoff from the sidewalks, patio and landscaped areas.

Rain garden plantings have been individually selected for their deep-root ability to take up water during transpiration and for soil conditions which will vary from dry to very wet.

The surface is an engineered soil mixture which includes compost and sand to help leach out any unwanted pollutants, promotes soil microorganism health, and serves as a direct connection to the underlying existing sand layer and ultimately the subsurface water table.

This rain garden has the ability to filtrate hundreds of gallons of storm water each year that might otherwise be diverted to paved areas, undersized storm sewer pipes, and the city of Stevens Point’s storm water infrastructure.
RAIN GARDENS & SPECIALIZED LANDSCAPING

Specialized landscaping on all renovation projects starts with the preservation of existing healthy-mature trees and then incorporating planting beds, additional landscape features and concrete walks.

All renovation landscaping is thoughtfully designed with plantings and supplemental features that support the environmental efforts of campus and the residence hall renovation projects.

Sustainable landscaping features common to all residence hall renovation projects include:

- Preservation of healthy mature trees.
- Native plantings and additional selection of non-native plant material that is adapted to the specific climate of the Stevens Point area and will not require extra-ordinary inputs of water, fertilizers, or herbicides;
- Plant bed design that utilizes minimal supplementary watering
- Boulders used are from on-site and/or nearby Stevens Point area, thereby incorporating local materials and reducing fossil-fuel consumption for transportation of non-local materials.
Atop Burroughs, Knutzen and Neale halls are 20 solar panels in five racks. The solar panels preheat the domestic hot water that residents use for showers, laundry, etc. The panels contain a glycol water solution that is heated by the sun. This heated solution circulates through the panels and passes through a series of closed-loop pipes and a heat exchanger that then transfers the heat to the domestic water holding tanks located in the lower level of the building. As water is used in the building, it passes through an instantaneous heater that further heats the water to 130°.

Solar panels are manufactured by Solar Skies Mfg., LLC of Alexandria, MN, which is a regional manufacturer. The glycol used within the panels is a non-toxic food grade product that is FDA approved. The instantaneous water heater, used in conjunction with the solar panels, provides the additional heat needed for domestic hot water use. Unlike typical hot water heaters, instantaneous heaters heat water ONLY when it’s needed (on demand), rather than continuously using energy to keep unneeded water at a higher degree of temperature. Between the solar panels, instantaneous heater and water conserving fixtures, we are saving approximately 293,500,000 BTUS will be saved each year! (BTU=British Thermal Unit is the amount of heat energy needed to raise the temperature of one pound of water by one degree Fahrenheit.)
HALL DIRECTOR APARTMENT & PATIO

Each residence hall contains an apartment for the full-time, live-in residence hall director. The hall director apartments are renovated to include a secondary private entrance and patio. The patio offers the hall director a much needed lifestyle balance between work and personal life, with its private entrance and seating area. The apartment also received upgrades to accessibility, floor and wall finishes, room temperature control and heating, ventilation, and chilled air casework.

The stone used on the new patio is the same Minnesota Dolomite Limestone quarried by Biesanz Stone Company in Winona, Minnesota as used on the front patio, ramp and front entrance vestibule. It is a sustainable and regional material.

The flooring installed throughout the hall director apartments are also sustainable. Based on design and availability, some of the apartments utilized DuPont Sorona’s SmartStrand carpet which is 37% corn-based that requires 30% less energy to make than typical nylon. Other apartments had the Mohawk’s Everstrand P.E.T polyester fiber which is made in part from recycled plastic bottles.
RESIDENT ROOM UPGRADES

During a 2006 housing master plan effort, residents expressed concerns with limited room lighting; poor operating condition of the existing slide-by windows; and the institutional feel of the painted cinder block walls within the resident rooms. The project successfully addressed these concerns as well as others to improve the functionality and aesthetics of all renovated resident rooms.

UPGRADES & IMPROVEMENTS:

New plaster & paint
New and additional lighting
New windows
Sprinklers
New room temperature control
New laminate casework and closet panels
New carpet
New room chairs
New draperies

BEFORE: 1965
RESIDENT ROOM UPGRADES

The renovated resident rooms received significant upgrades based on resident input. The upgrades and improvements support resident input, maintenance and the environment.

Furniture: All UWSP dressers and desks are manufactured from sustainable forests with low VOC finishes & GreenGuard Indoor Air Quality certified laminate tops. Existing furniture in Neale Hall was removed, stored during construction and returned to Neale Hall in August.
REDUCE, REUSE, RECYCLE!

Mattresses: The mattresses are manufactured in Watertown, WI and are 100% recyclable. Once recycled they are made into other products such as carpet padding.

Draperies: All draperies are recyclable and are fabricated by the UWSP Residential Living Upholstery shop staff & students.

Chairs: Room chairs are manufactured in Green Bay, WI allowing for short freight distances and fewer gas emissions. They also contain low VOC, recycled content and are 100% recyclable. The previous room chairs were returned to Green Bay for recycling.

Laminate Casework, Closet Panels: & Paint: All have low VOC content

Carpet: Although resident room carpet style and color may vary by hall, all carpet is environmentally-friendly minimally containing recycled content backing and fibers....and the carpet can be recycled at the end of its useful life!
LIGHTING

Lighting upgrades were prompted by resident input and maintenance concerns from staff. Residents identified the lighting within their rooms as insufficient and inadequate, and maintenance staff repeatedly expressed concerns over the frequent and costly repairs of the aging fixtures throughout the building. During the renovation, each resident room received new wall mount fixtures over mirrors with a third fixture added on the ceiling for optimum lighting versatility and illumination. Same energy-efficient fixtures were installed throughout the building for maximum efficiency and facilities support.

Fixtures are finished with a polyester-powder coat and utilize fluorescent lamps. The powder coating process emits zero or near zero VOCs and produces less hazardous waste than conventional liquid coatings. All fixtures utilize energy star efficient T8 fluorescent bulbs making them an energy conscience choice! Resident room ceiling fixtures have dual switching and the common area fixtures have occupancy sensors. The mechanics of these fixtures assist in maximum energy efficiency by only being on when needed in the common areas and allowing residents to determine the amount of illumination within their resident room as necessary.

WINDOW REPLACEMENT

The single paned windows throughout the buildings were installed during the original building construction. Due to their lack of energy efficiency and added maintenance issues over the years the window replacement process became a necessary element to the renovation.

Approximately 4500 lbs of glass from the old windows were removed and donated to the UWSP Noel Fine Arts Center Art & Design students for student projects over the course of the renovation projects. The new windows are double-pane with low emissivity providing a more energy efficient window.
A repeated concern from residents in the annual resident room satisfaction survey was the inability to control the temperature in their rooms. To address this concern, the steam radiant heat was replaced with a new individual room thermostat control, four-pipe heating and cooling system that incorporates hot water and chilled air.

The temperature of each room was previously controlled by a single “thermostat room” which regulated the room temperature for an entire tower of rooms. As residents in non-thermostat rooms opened their windows, the thermostat room would generate more and more heat to balance the temperature throughout the tower causing a cyclical waste of steam energy and heat. Independent controls eliminate this waste of energy.

Similar to the windows, the closets were original to the building. The aging closet panels and shelves showed significant signs of delamination and warping which warranted replacement. New closet end panels, shelves and hang poles were installed in each resident room. Low VOC custom laminate casework with solid surface sill was also installed at the windows to conceal the new heating and cooling pipes in each of the resident rooms. The casework and closets were constructed using a maintenance-friendly low VOC maple woodgrain laminate.

The Wilsonart laminate used on the casework has been specifically selected for its functionality, durability, aesthetics and environmental certification. The laminate is GREENGUARD Indoor Air Quality certified which means it is recognized as a healthy indoor air quality product. Because we spend approximately 90% of our daily lives indoors, it is vital to our well being to specify and utilize products that support a healthy living indoor air environment.
PAINT & PLASTER UPGRADE

Masonry block walls in all resident rooms, corridors, hall director apartment and various room spaces throughout the halls received thin coat plaster with texture and paint. Concealing masonry block walls with a popular residential texture and an easily personalized warm paint color supports UWSP Residential Living’s efforts to provide a welcoming and home inspired atmosphere within the residence halls.

Creamy White SW7012

Ceilings and walls are painted with a water based (latex), low VOC (Volatile Organic Compound) paint. Products with this designation emit minimal to no airborne contaminants making the air we breath safe.
INTERIOR FINISH UPGRADES – FLOORCOVERING

CARPET

All previously carpeted areas were replaced with new carpet to meet the performance and design demands of the rooms and spaces. The resident rooms also received new carpet tile.

VINYL PLANK

All floor kitchens and the hall director apartment kitchens received a new vinyl plank-wood simulated floorcovering. The vinyl plank product improved aesthetics and maintenance in these areas from the previous carpet and vinyl tile product.

Although carpet styles, colors and locations may vary by hall; all carpet is environmentally friendly minimally containing recycled content backing and/or fibers….and all carpet tile can be recycled at the end of its useful life! Many of the carpets also include a NSF 140 silver or gold certification. This certification recognizes the products as sustainable carpet which is based on the evaluation of performance and quantifiable metrics in public health and environment, energy and energy efficiency, biobased or recycled materials, manufacturing processes and the reclamation and end of life management.

The simulated wood vinyl plank product installed in the various areas of the residence halls contains minimally 35% pre and post-consumer recycled content...and requires no harsh cleaning chemicals for maintenance.
The renovation allowed for some much needed floor, wall, furniture and lighting improvements throughout the lower level. Two areas that received significant upgrades were study lounges and activity areas. These spaces are used on a daily basis by all residents for studying, gathering and lounging.

INTERIOR FINISH UPGRADES – LOWER LEVEL

As with the lobbies, repurposing and reuse was the first consideration prior to any new furniture purchases. When new purchases were necessary, considerations such as local manufacturing, Green Guard Indoor Air Quality certifications, high recycled content textiles, packing and shipping techniques and soy based foam cushions were all considered and specified whenever possible! Reduce, REUSE, Recycle.

The new vinyl wallcovering installed throughout the study lounges is manufactured with recycled technology, contains post-consumer and pre-consumer recycled content, and is low VOC like the paints.

Neale hall study lounge furniture was manufactured in Michigan and includes soy based foams, high recycled content and low VOC certification.

Burroughs Hall pre-renovation study lounge furniture was repurposed to Burroughs Activity area and Program Meeting room.
DEMOLITION AND CONSTRUCTION RECYCLED TOTALS:

It is our goal on all renovation projects to divert 50% of all demolition and construction building material waste from the landfill. Through great collaboration and dedicated efforts we have successfully surpassed that goal on EVERY project!

<table>
<thead>
<tr>
<th>HALL</th>
<th>DIVERSION (Tons)</th>
<th>% RECYCLED</th>
</tr>
</thead>
<tbody>
<tr>
<td>KNUTZEN</td>
<td>(2013) 568</td>
<td>94%</td>
</tr>
<tr>
<td>BURROUGHS</td>
<td>(2012) 2100</td>
<td>97%</td>
</tr>
<tr>
<td>NEALE</td>
<td>(2011) 155</td>
<td>75%</td>
</tr>
<tr>
<td>HANSEN</td>
<td>(2010) 302</td>
<td>83%</td>
</tr>
<tr>
<td>STEINER</td>
<td>(2009) 312</td>
<td>78%</td>
</tr>
<tr>
<td>BALDWIN</td>
<td>(2008) 261</td>
<td>85%</td>
</tr>
</tbody>
</table>

Building material waste includes concrete, masonry, metal, wood and other. Totals are approximate.

Total Materials Diverted from Landfill....3,698 Tons!
MANY THANKS
to all who have participated on these projects....
and a very special thanks to our
architects and general contractors
for their dedication, commitment and expertise.

Baldwin, Burroughs, Knutzen, Neale & Steiner Residence Halls
Somerville Architects & Engineers
Ellis Stone Construction

Hansen Residence Hall
Wenzler Architects
Altmann Construction

If you have any questions or concerns regarding the renovation projects,
please contact UWSP Residential Living Building Services at 715-346-2397

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