



*A general project narrative (1-3 pages) that describes the background/history of the project, use(s) of the building in some detail, the location and surrounding area of the building, and any other project attributes you'd like to highlight for us beyond these requirements.*

## **University of Wisconsin - Stevens Point New Residence Hall**

### **Project History**

The University of Wisconsin - Stevens Point (UWSP) is located in central Wisconsin, embedded within the city of Stevens Point, a community of approximately 25,000 people. From its beginnings as a normal school in 1894 to its designation as a campus within the University of Wisconsin System in 1974, UWSP has grown in academic strength, population and physical size. Annual enrollment is approximately 8,500 students. UWSP is the third largest employer in Stevens Point, and has a significant impact on the character and economic vitality of the city.

The Department of Residential Living at UWSP has a tradition of sustainability that ties in with the greater campuswide sustainability goals. UWSP is home to one of the premier natural resource programs in the country. In keeping with this campuswide land ethic, a master plan completed in 2007 identified respect for natural resources or "sustainability" as one of its core values. Those goals have transferred to the ongoing update of housing options for students who prefer to live on campus. Since it was not financially feasible to undertake a wholesale replacement of the housing stock, a combination of remodeling, renovation and a new residence hall are being pursued.

The New Residence Hall project is the first new student living facility on campus since the 1960's. UWSP is the only University of Wisconsin system campus that does not have a suite style residence hall - which is an apartment type unit that has separate bedrooms for students with a shared kitchen, bathroom and living space.

The State of Wisconsin is considered the owner of the facility. The State's Division of State Facilities (DSF) provides administrative and technical support for all State owned buildings. DSF created their own Sustainability Facility Standards which apply to all new and remodeled building projects. For this particular project, UWSP and the Department of Residential Living decided to go beyond the State Sustainability standards by pursuing LEED Certification. UWSP and DSF work together on any building projects from inception through construction.

Engberg Anderson, Inc. from Madison, Wisconsin, and Mackey Mitchell Architects, from St. Louis, Missouri were selected as the architectural design team in June of 2008. The design effort, started that summer, included a complete programming and assessment phase, which involved tours of comparable residence hall facilities at both public and private universities. In addition to design meetings with the State of Wisconsin (DSF) staff and UWSP staff, the design team participated in an interactive process that engaged the student community and neighborhood in design workshops. In the fall of 2008, the entire design team led a sustainability workshop with students and staff to both explain the sustainable design process, and to listen to questions, ideas, and goals for the project.

The New Residence Hall project has two phases. Phase one included demolition and abatement of the existing Hyer Hall and selective site utility relocation work. Phase one construction started in August of 2009 and was completed in November of 2009. Phase two includes the building of the new suite-style

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residence hall and associated site and utility work. Phase two began in December 2010 with Owner occupancy scheduled for July 2011. For the purposes of LEED Certification, both separately bid phases - won and executed by different contractors - are considered one project.

## **Project Description**

The new Residence Hall Facility will provide housing for 323 students in an apartment-style arrangement including 4 single-occupant bedrooms, a common living room, kitchen and bathroom facilities dedicated to only that apartment. The six-story, exterior masonry with metal panel building is intended to replace one existing traditional style building - Hyer Hall (capacity 200).

There will be 82 four-bedroom apartments including 5 units which allow the Community Advisor (CA) to reside within a four-bedroom apartment while maintaining a private, corridor entrance into the CA's room. Additionally, the Hall Director will be housed in a separate two-bedroom apartment. Each residential floor will also provide common areas that include a common lounge, laundry room, and unisex restroom/shower as well as other support spaces - recycling room with access to recycling chutes, custodial rooms, storage rooms and telecommunication/data rooms.

In addition to the student living floors, the facility will have a public "wing" that is open to residents in the new facility as well as residents in the neighborhood - which includes three other existing residence halls in this part of campus. The public wing is located at grade at the west half of the building and contains the main public entrance. The public area includes a lobby and common spaces, office and support facilities, a computer room, two multi-purpose/meeting rooms, and a recreation room with an adjacent kitchen/small dining area. Other student support spaces include a student leadership office, music room, and a student study lounge with small meeting rooms. General support spaces at this level include two public restrooms, a unisex family bathroom, a mail sorting room and accessory storage and custodial rooms.

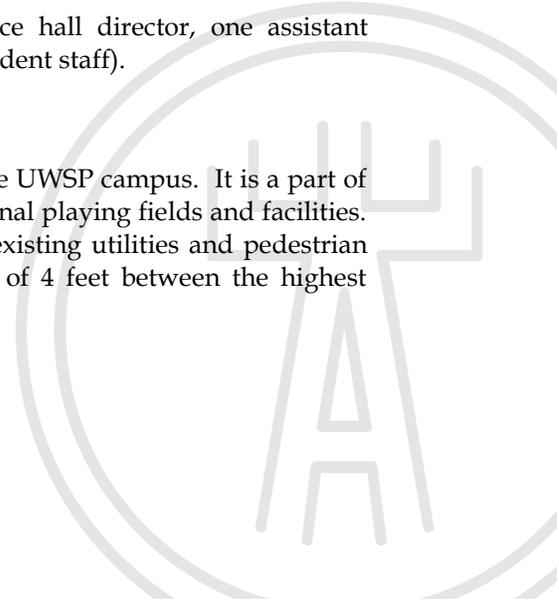
The lowest level of the facility provides room for mechanical space, a loading and service area, a custodial changing room, with the remaining floor dedicated to short and long term storage. In addition, the Hall Director apartment is located at this level where it is exposed to grade - providing for private patio space. The building also has a penthouse floor that houses mechanical equipment and provides access to the roof.

During the academic year, the new residence hall building will provide housing primarily for unmarried upper division and graduate students. During the summer months, the building will be used for short-term camps and conferences, comprised primarily of adult participants. These facilities will be used to increase the adult conference market.

Staffing expectations include four FTE custodians, one live-in residence hall director, one assistant director and one front desk person (which would consist of rotating student staff).

## **Site/Context**

The New Residence Hall building is located at the northeast portion of the UWSP campus. It is a part of the East Neighborhood zone, and is adjacent to many sports and recreational playing fields and facilities. Sited at the location of an existing residence hall, it takes advantage of existing utilities and pedestrian connections. The topography is relatively flat with a grade differential of 4 feet between the highest elevation (west) and the lowest elevation (northeast corner).



The site is located south of UWSP's main baseball field and immediately north of tennis courts and the existing May Roach residence hall. The site is bordered by Reserve Street to the west and Illinois Avenue to the east - major north/south streets on campus. The current site contains no parking, and the new building will not add any parking, however a service drive is being added to accommodate service vehicles to the loading area.

Early in the design process, the decision was made to take advantage of the east/west orientation of the site to maximize northern and southern exposure. In addition, the footprint was minimized when the decision was made to increase to five residential floors instead of the originally planned four floors. This allowed the project to take advantage of green open space areas around the building. In addition to informal space on the north side, there is a southern plaza adjacent to the public wing of the building that helps welcome students and also incorporates the main stormwater management feature.

### **Sustainable Strategies**

The UW Stevens Point New Residence Hall is designed to provide a new residential model for campus and offer a sustainable learning laboratory for the campus. In initial meetings, it was established that there would be a broad approach to sustainable goals that emphasized energy efficiency, long-term durability and maintenance while remaining flexible and adaptable. Several major features were integrated into the design to accommodate these goals:

- Flat Plate Solar Thermal Collectors for preheating domestic hot water
- Electrical monitoring by suite for student awareness and competitions
- Controlled flow roof drainage system that ties into a stone stormwater management feature at the south plaza
- No irrigation used for landscaping
- Use of low-flow plumbing fixtures
- Reflective roofing materials
- Utilization of an effective building layout and orientation
- Enhancement of the envelope performance through increased wall and roof insulation, increased window thermal and solar performance and the use of exterior shading.
- A decrease in installed lighting powered densities.
- Energy Recovery Unit (ERU) Enthalpy Wheels for residence floors.
- Use of demand controlled ventilation strategies for public areas.
- Natural ventilation of residence spaces (operable windows) reducing cooling and fan use.
- Extensive use of occupancy sensors and day lighting controls
- Construction Waste Management to min. 75%
- Indoor Air Quality (IAQ) management plan during and after construction
- Reuse of interior wood paneling from the demolished Hyer Hall
- Finishes which have low volatile organic compounds (VOCs)
- Dedicated chutes for recycling only

### **Summary**

Using LEED-NC to guide our design process, our design team has created a healthy environment that is not only energy and resource efficient, but also serves as a learning laboratory for the University of Wisconsin - Stevens Point students, staff and the community. From the beginning of the project UWSP has established the desire to incorporate many different sustainable practices into the design of the residence hall and serve as a demonstration project to the community for pursuing green design.