

# Joint Campus Area Committee Recommendation Presentation – Sellery Hall

09/11/2019



# Goals and Objectives

## Key Issues:

- Sellery Residence Hall, when renovated, and expanded by 2 floors, will house 1,386 first-year students.
- Integrate site into the urban neighborhood, including Gordon Dining and Event Center.
- Create improved areas for student recreation.
- Coordinate site amenities with move-in/move-out strategies.
- Improved service access.



Sellery Hall

## Residence Halls and Dining Services Master Plan:

- Continue to provide high-quality housing, programs, and services that support the mission of the University of Wisconsin-Madison and meet the needs of students.
- Provide a number of housing spaces sufficient for all first-year students who choose to live in the residence halls.
- Improve residence hall facilities.
- Keep room rates as low as possible.

## Project-Specific:

- No net-loss of beds.
- Achieve fixture ratios for showers, lavs, and toilets that exceed code required standards.
- Maintain full occupancy throughout construction.
- Improve quality and efficiency of building systems.
- Provide long-term solution.
- Increase value of program spaces through location, arrangement, and quality of spaces.
- Create opportunities that encourage socialization.
- Maximize use of available funds for physical construction through schedule optimization; minimize use for administration and overhead.
- Increase efficiency of move in/move out activity by improved site access.
- Preserve large-scale trees adjacent to existing buildings.
- Increase efficiency and improve distribution of bicycle parking.
- Provide consistent character of site development across **Sellery Hall**, Witte Hall, and Gordon Dining and Event Center.

# Background, Project Scope, and Schedule

## Background:

- The 233,876 GSF Sellery Hall opened in 1963. The building houses approximately 1,134 primarily first year students and is composed of two towers, of nine resident floors each. Each floor has two wings with double rooms arranged along both sides of the central corridors with shared bathrooms in the center core.

## Scope:

- Renovation of existing Sellery Hall (First Floor, Basement, and 10 resident floors)
- Addition of connecting link (5 elevators), 11th and 12th resident floors, with new restrooms in link for B-Tower
- Site Plan reimagined to include new entrance patio, 2 basketball courts, bicycle parking, and access driveway and parking off Dayton Street.

## Schedule – SUBJECT TO CHANGE:

SBC	December 2019
Bid	May 2020
Award	July 2020
Mobilize	July 2020
Substantial Completion	August 2023
Final Completion	September 2023



Sellery Hall



# CONTEXT AERIAL



NORTH



# SITE PLAN



NORTH



# Materials + Character: Gordon Commons + Ogg



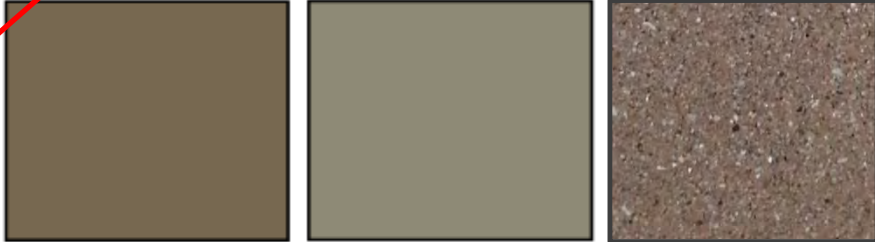
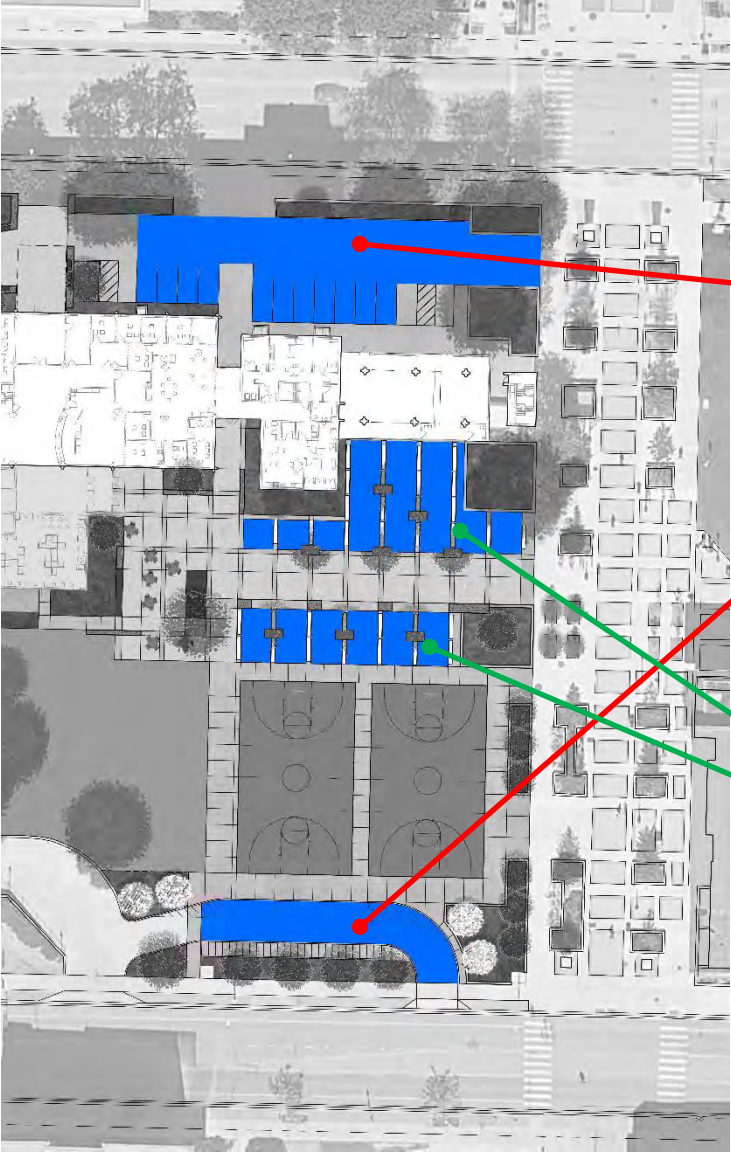


# Materials + Character: Witte + Sellery





# Materials Palette: Permeable Unit Pavers



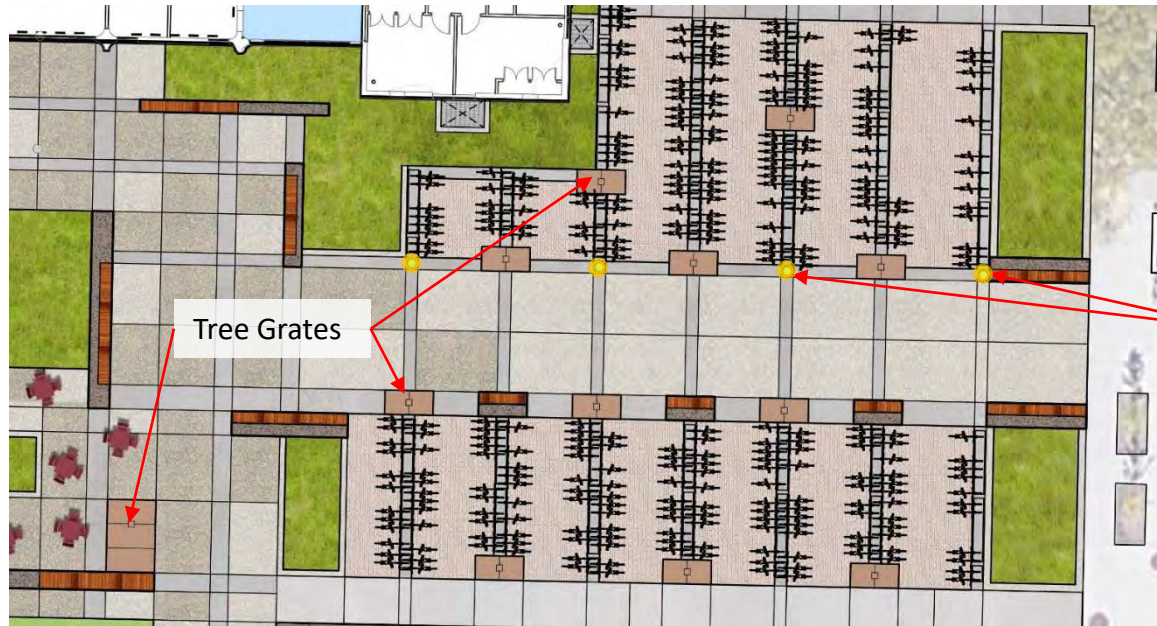
English Walnut **MC3502** Country Stone **MC1511**



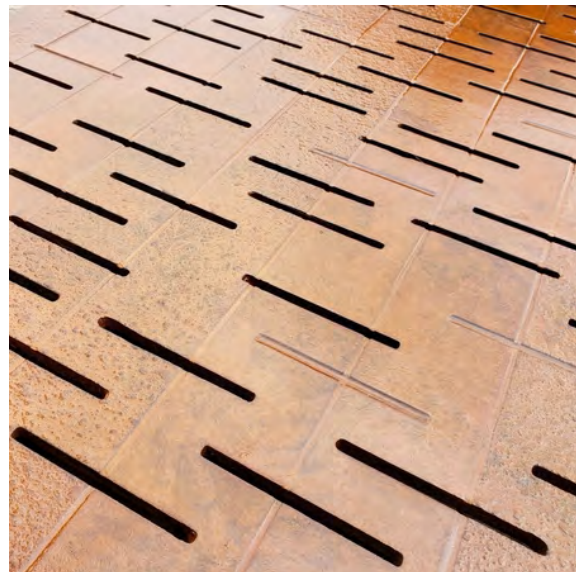
Color coordinate Paver with Precast and colored concrete



# Tree Grates, Pedestrian Lighting

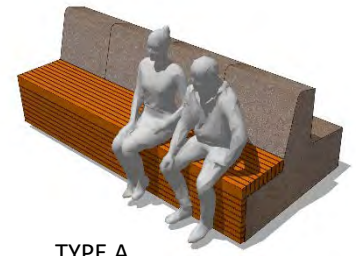


Campus standard KIM Pedestrian fixture

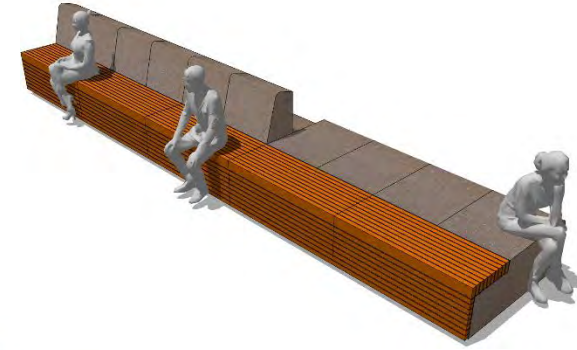




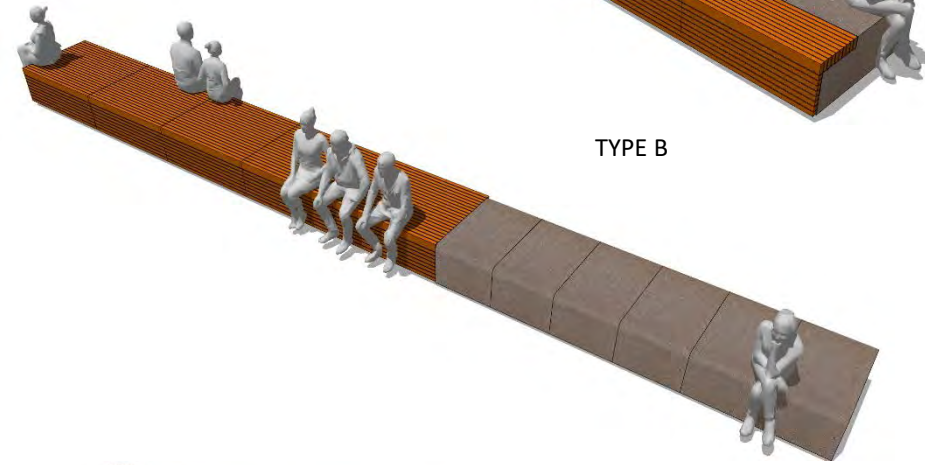
# Custom Seating South Patio



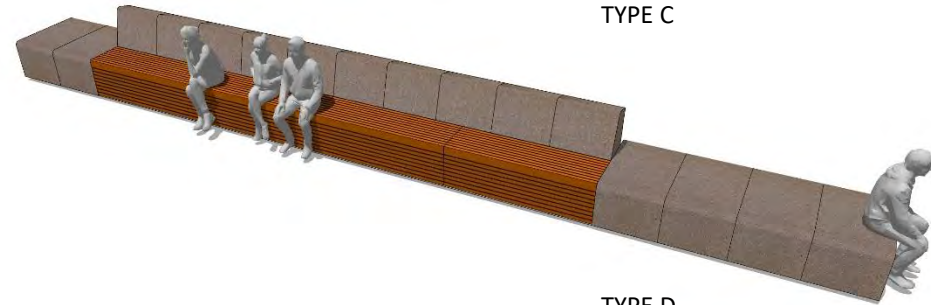
TYPE A



TYPE B



TYPE C



TYPE D



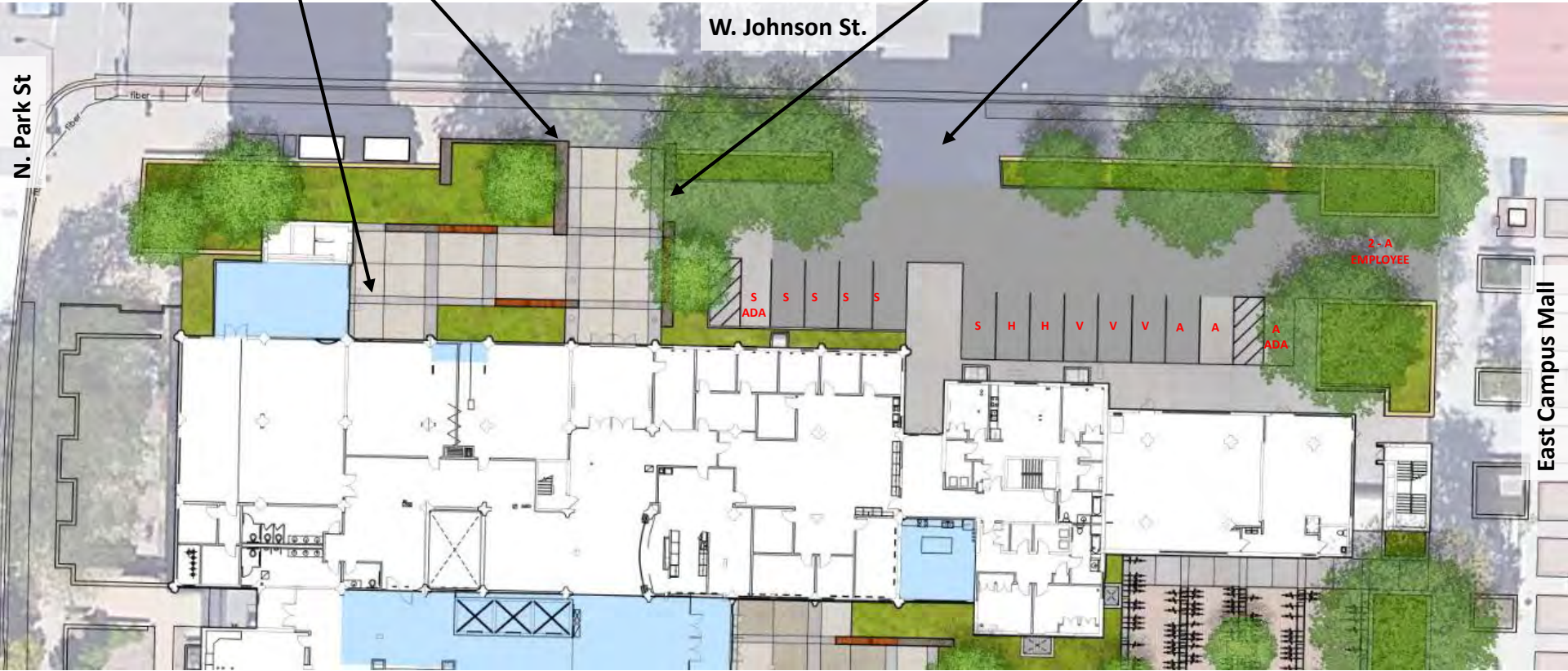
# W. JOHNSON ST – Entry plaza and parking

New Street Address

Secondary Event Space Entry

Pedestrian / Vehicular separation

Existing drive, Parking reconfigured internally.



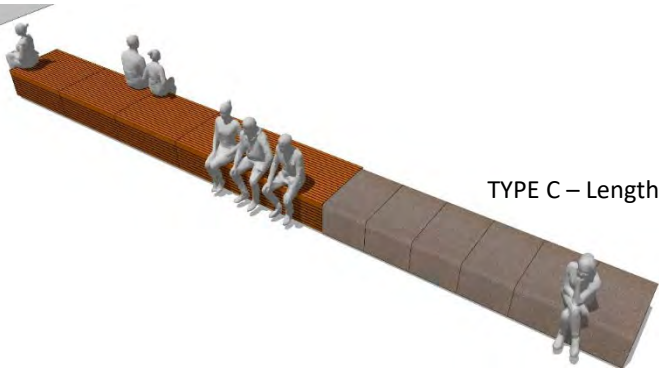
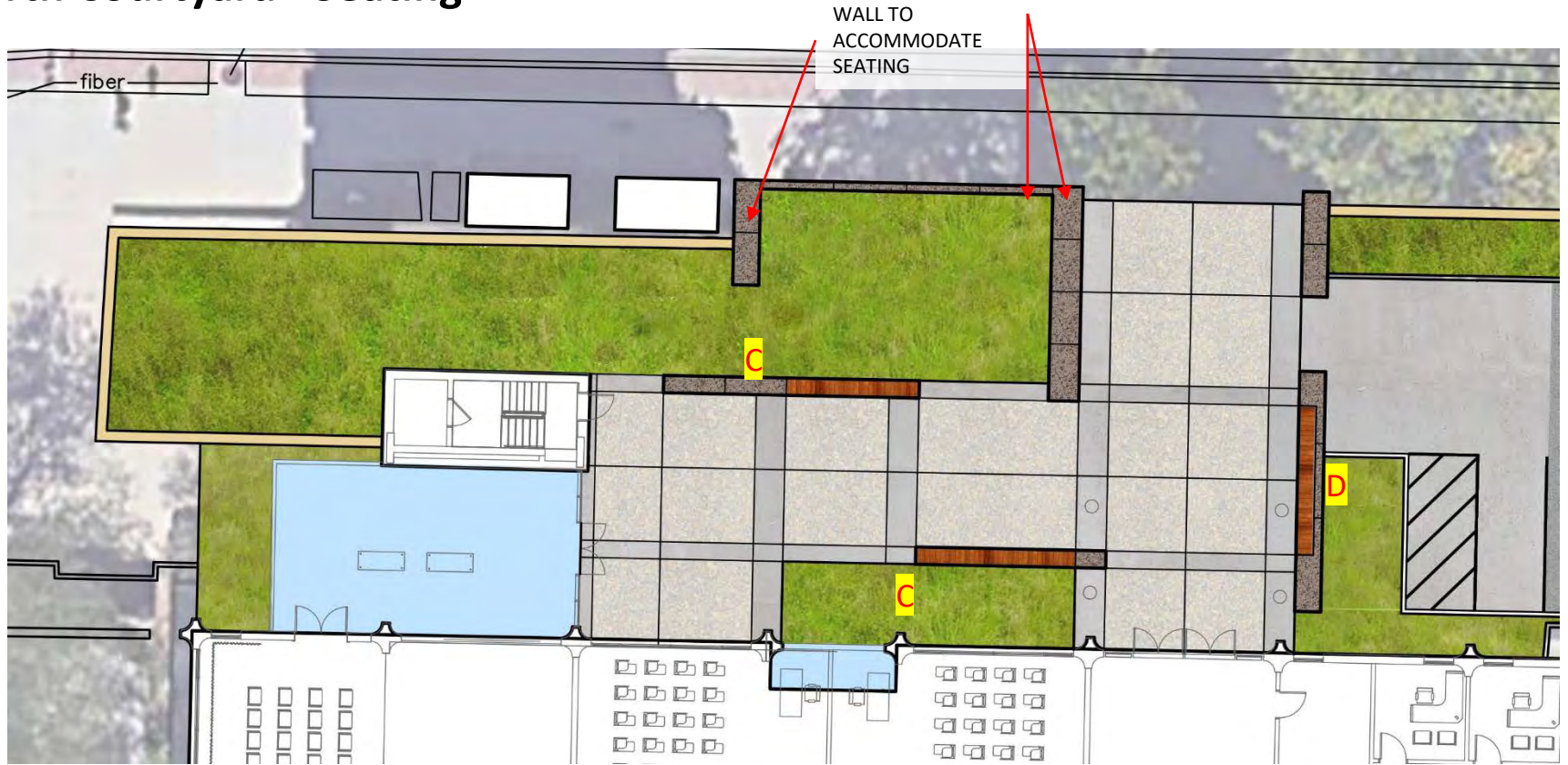
- Create a stronger address at Johnson St.
- Apply consistent design language across the whole site
- Increase views to landscape/maintain public-private separation



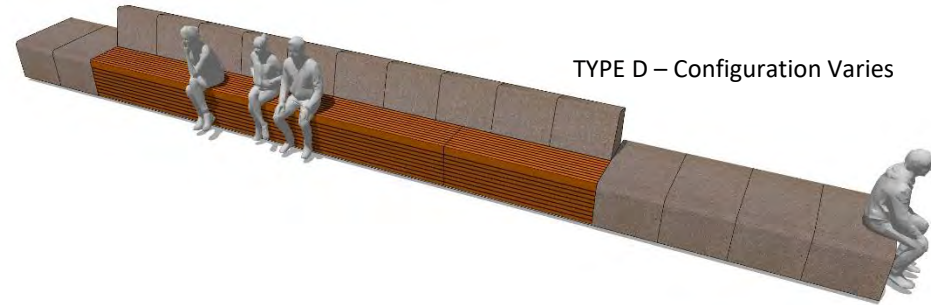
NORTH



# North Courtyard - Seating



TYPE C - Length Varies



TYPE D - Configuration Varies



# Planting Strategy - Framework



Entry Planting (higher maintenance, showy)



Texture/Variety (shrub foundation) Shade



Texture/Variety Shade



Massing/Background Shade



Texture/Variety Sun



Massing/Background Sun





# Witte Hall – Open for Students!





# Witte Hall – Open for Students!



SELLERY HALL  
DFDM 19G3A





# Building Exterior



View from Southeast



# Building Exterior



View of Johnson Street Entrance



# Building Exterior



- NEW ELEVATOR CORE LINK
- MECHANICAL LOUVERS
- PRECAST CONCRETE RAIN SCREEN PANEL WALL SYSTEM
- NEW PREFINISHED ALUMINUM THERMALLY BROKEN CURTAIN WALL SYSTEM WITH 1" INSULATING GLASS.
- PREFINISHED METAL PANEL RAIN SCREEN SYSTEM
- NEW PREFINISHED ALUMINUM THERMALLY BROKEN CURTAIN WALL SYSTEM WITH 1" INSULATING GLASS.
- CAST-IN-PLACE STRUCTURAL CONCRETE FLOORS AND COLUMN FRAME FOR NEW LINK CONSTRUCTION
- NEW PREFINISHED ALUM THERMALLY BROKEN WINDOWS W/ 1" INSULATING GLASS
- NEW ENTRY CANOPY
- NEW STOREFRONT ENTRY VESTIBULE
- NEW FIRST FLOOR INFILL AREA



View of New Connector Link

View of Witte Hall - Core