

UNIVERSITY OF WISCONSIN - MADISON

# LAW SCHOOL 5<sup>TH</sup> FLOOR RENOVATION & TERRACE PRE-DESIGN PLAN

JOINT AREA CAMPUS COMMITTEE #1 | OCTOBER 24<sup>TH</sup>, 2024



# PROJECT MAP



# PROJECT DESCRIPTION



The University of Wisconsin-Madison Law School located at 975 Bascom Mall, is part of the Bascom Hill Historic District which is on the National and State register of historic places since 1974 & 1989 respectively.

The building was initially constructed as the law library in 1939, with additions added from 1960-1968. In 1963 a classroom and office addition was added and most recently in 1995 an entry off of Bascom Hill and new law library were added.

The UW Law School 5<sup>th</sup> Floor Renovation & Terrace Pre-Design Plan is intended to develop scope, schedule and budget for the 5<sup>th</sup> floor Leadership Suite to create more efficient workspaces for staff, better connectivity between leadership and admin spaces, additional faculty workspace to meet future growth needs and to create a place where faculty and students can collaborate and gather. The Law School has defined these critical program requirements to serve students and staff better while accommodating the changing balance of space needs.

This study consisted of four user group sessions between the UW-Law School, FP&M, UW-System and the Design Team, which set the stage for the proposed space program and concept plan designs. The allocation of space that was determined through this study includes:

- Remodel – 7,912 GSF
  - 7,744 GSF of Level 05 Law Admin Suite and Dean’s Suite
  - 168 GSF of Level 05 Admissions space to create connection between level 05 & level 06
- Addition – 3,237 GSF
  - 1,520 GSF of Level 03 Mechanical Room Expansion Space
  - 1,520 GSF of Level 05 Pre-function and Conference Space
  - 197 GSF of Level 06 connection/stair space connecting Law Administration and Admissions
- Terrace – 2,433 GSF
  - The proposed Terrace will be directly accessed from the proposed addition

# PROJECT GOALS

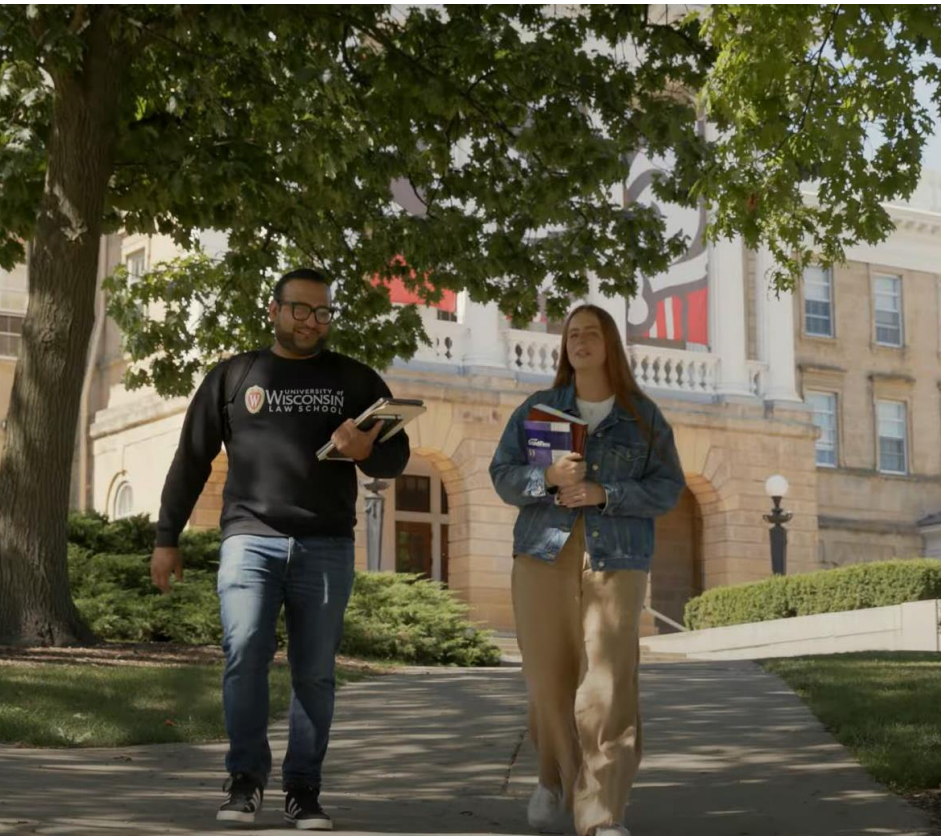


Based on the project vision the design team worked to establish the following project goals:

- Create engaging spaces for students and faculty to utilize and congregate.
- Develop a high performing and attractive Leadership Suite.
- Locate the welcome desk adjacent to the entrance or provide improve visibility to greet and assist guests.
- Design a break room that is comfortable and relaxing for faculty.
- Design a space that positively showcases the department to visitors and prospective students.
- Design a dynamic space to show activity and collaboration.
- Design a space to host Law School events year-round.
- Design a space that encourages employees to work outside their offices and interact with colleagues.
- Design conference rooms that accommodate a variety of groups and meetings types.
- Showcase the outdoor terrace as a place that promotes student and faculty wellness, creates natural breaks for users to relax. Freeing the mind for creativity and mindfulness.
- Develop the design with faculty retention and increased student recruitment in mind.
- Better distribute the amount of gendered restrooms and increase the quantity of gender-neutral restrooms

PROGRAM

EXISTING						PROPOSED		
Existing Room Number	Department	Existing SF	Quantity	Total		Proposed SF	Quantity	Total
COMMUNITY							4	1,962
DEAN'S SUITE							7	1,519
DEPARTMENTS / OFFICES							13	1,790
Information/Reception			1	132			1	230
Student Affairs			2	320			3	390
Academic Affairs			4	515			4	510
Administration			2	314			0	0
Student Success			1	143			2	270
Academic Enhancement			4	683			3	390
Support Spaces							4	1,539
NON-PROGRAM							11	1,164
Program Total (Minus Walls)								7,974
Circulation/Walls (Includes Exterior)						45%	40%	3174
TOTAL FULL BUILDING PROGRAM (GSF)							39	11,148
Terrace						2,433	1	2,433
TOTAL FULL PROGRAM (GSF)								13,581



# PROJECT SCHEDULE

Kick-off of UW-Law 5<sup>th</sup> Floor study is pending fundraising efforts. A high-level schedule was provided:

- Schematic Design: 2 Months
- Design Development: 3 Months
- Construction Documents: 2 Months
- Bidding: 1 Month
- Construction: 18 Months
- Substantial Completion
  - Total Design & Construction: 26 Months +/-

# PROJECT BUDGET

- Remodel – \$5,050,000 (*Construction Only*)
  - Terrace – \$500,000 (Included in remodel estimate)
- Addition – \$3,000,000 (*Construction Only*)
- **Total: \$8,050,000 Construction in current dollars (Escalation not Included)**
  - *Further budgeting is currently taking place by Middleton Consulting*

# LOCATION – CAMPUS MAP



# CONTEXT



# CONTEXT – BASCOM MALL



A. Science Hall



B. Radio Hall



C. School of Education



D. North Hall



E. Bascom Hall



F. Birge Hall



G. South Hall



H. Law School



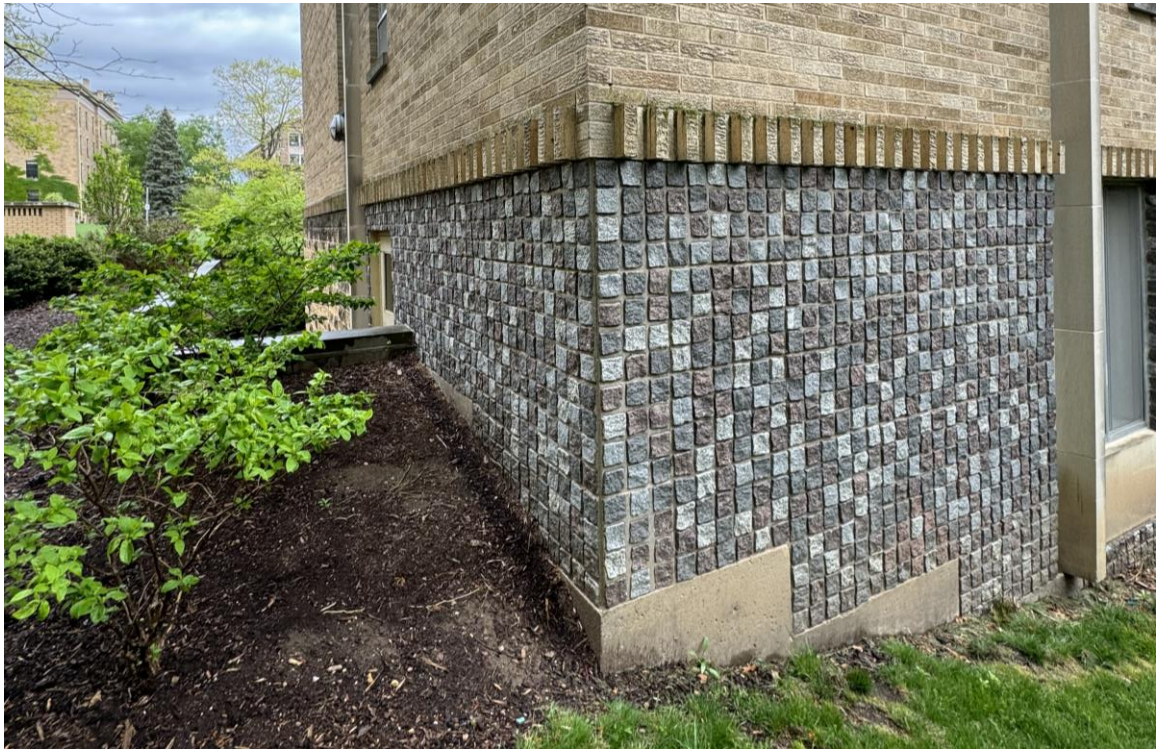
I. Music Hall



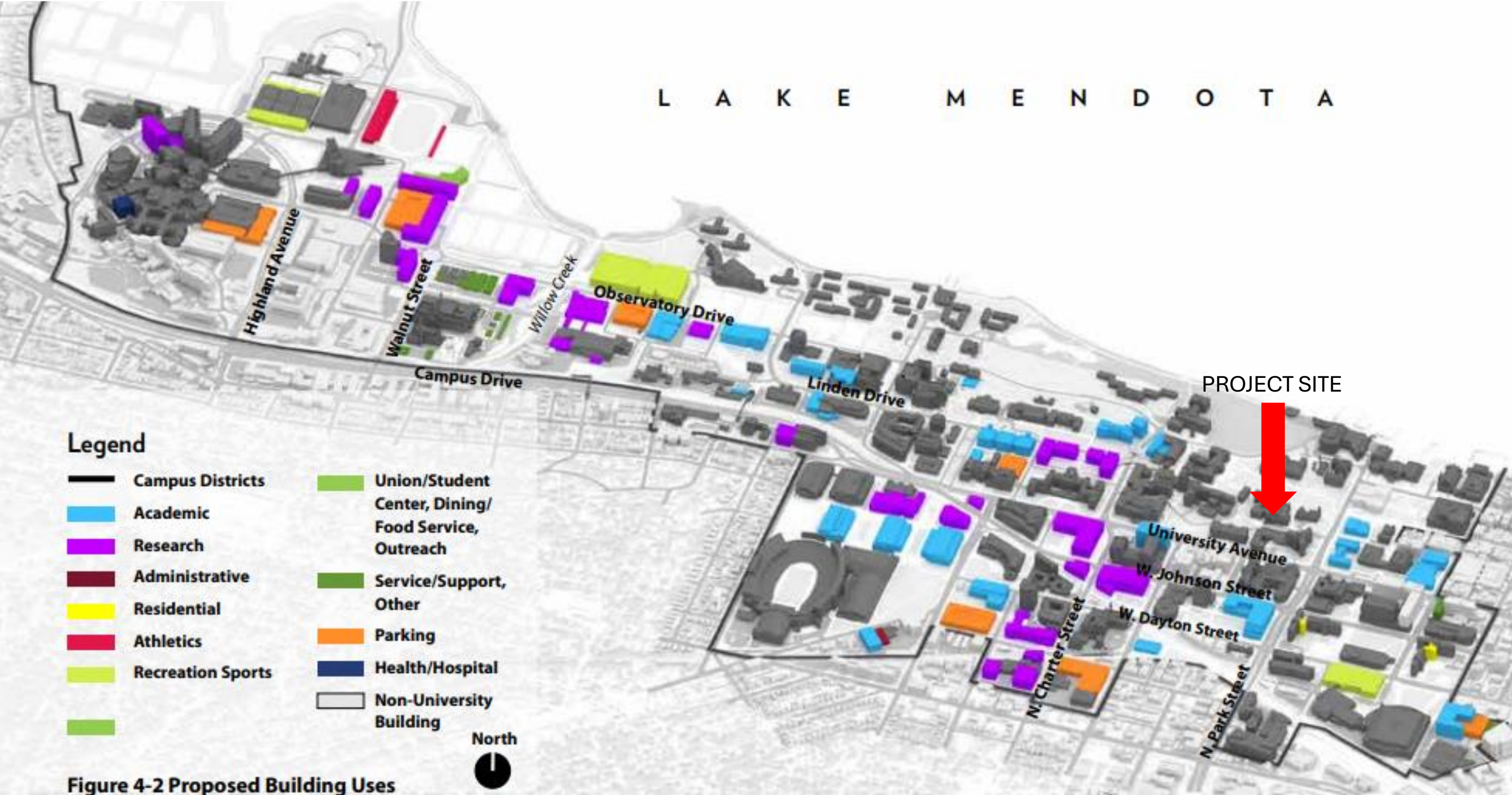
J. Bascom Hill



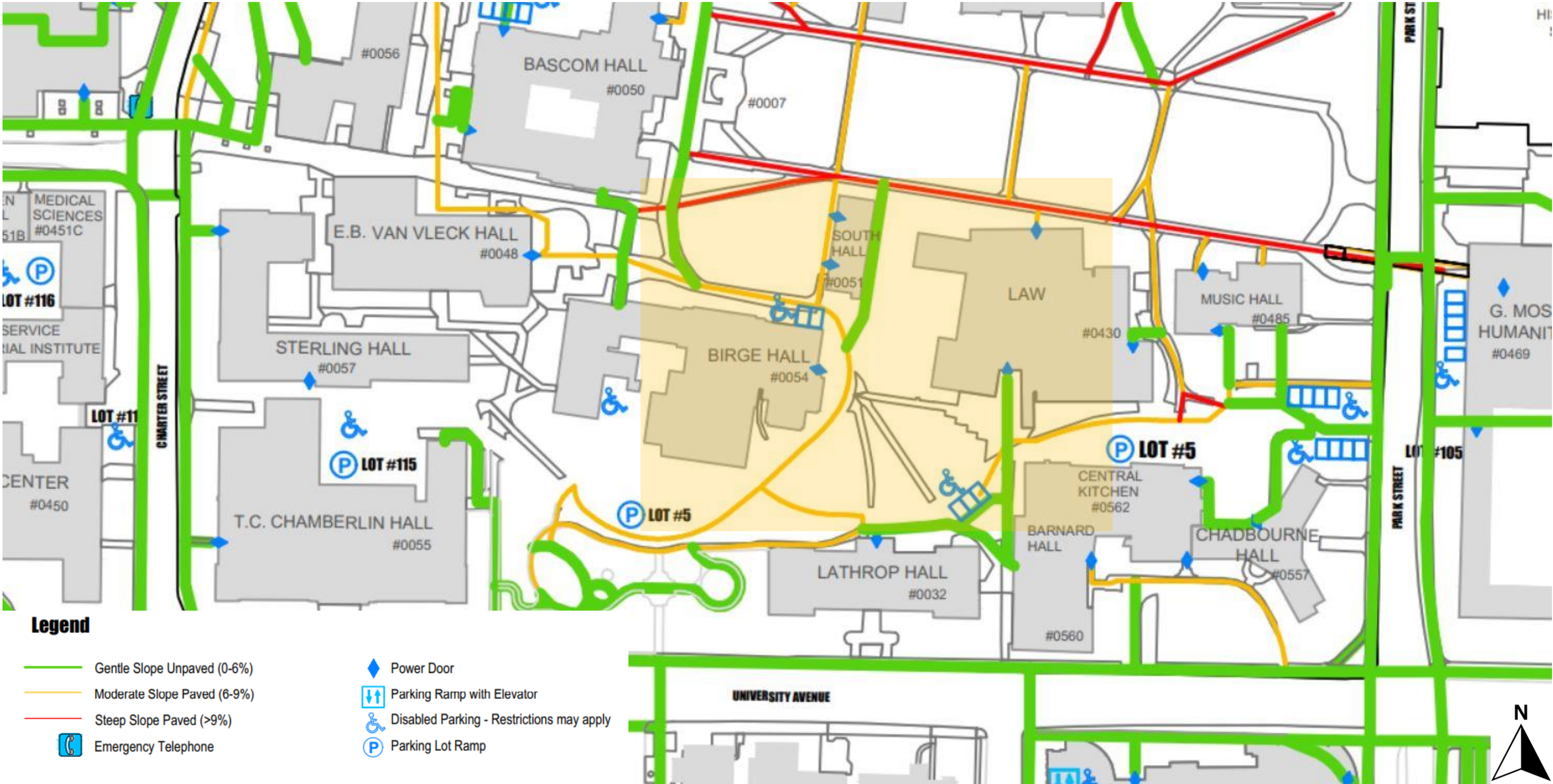
# CONTEXT – LAW SCHOOL



# CONTEXT – MASTERPLAN



# CONTEXT – ACCESSIBLE ROUTES

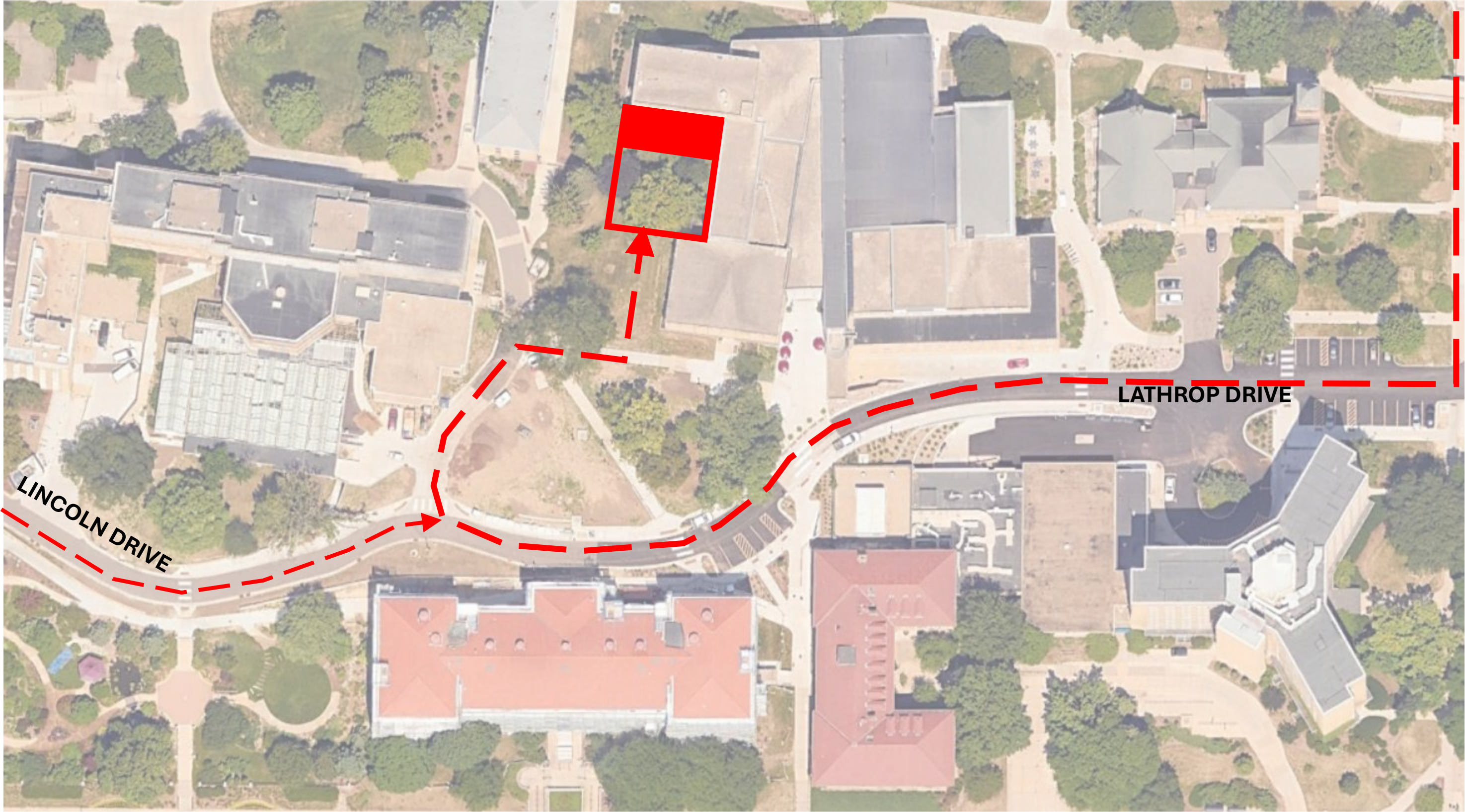


ACCESSIBLE ROUTES- UW CAMPUS MAP

# CONTEXT – SITE CONDITIONS



# CONTEXT – CONSTRUCTION ACCESS



# PROPOSED PLANS – SITE



# PROPOSED PLANS – SITE

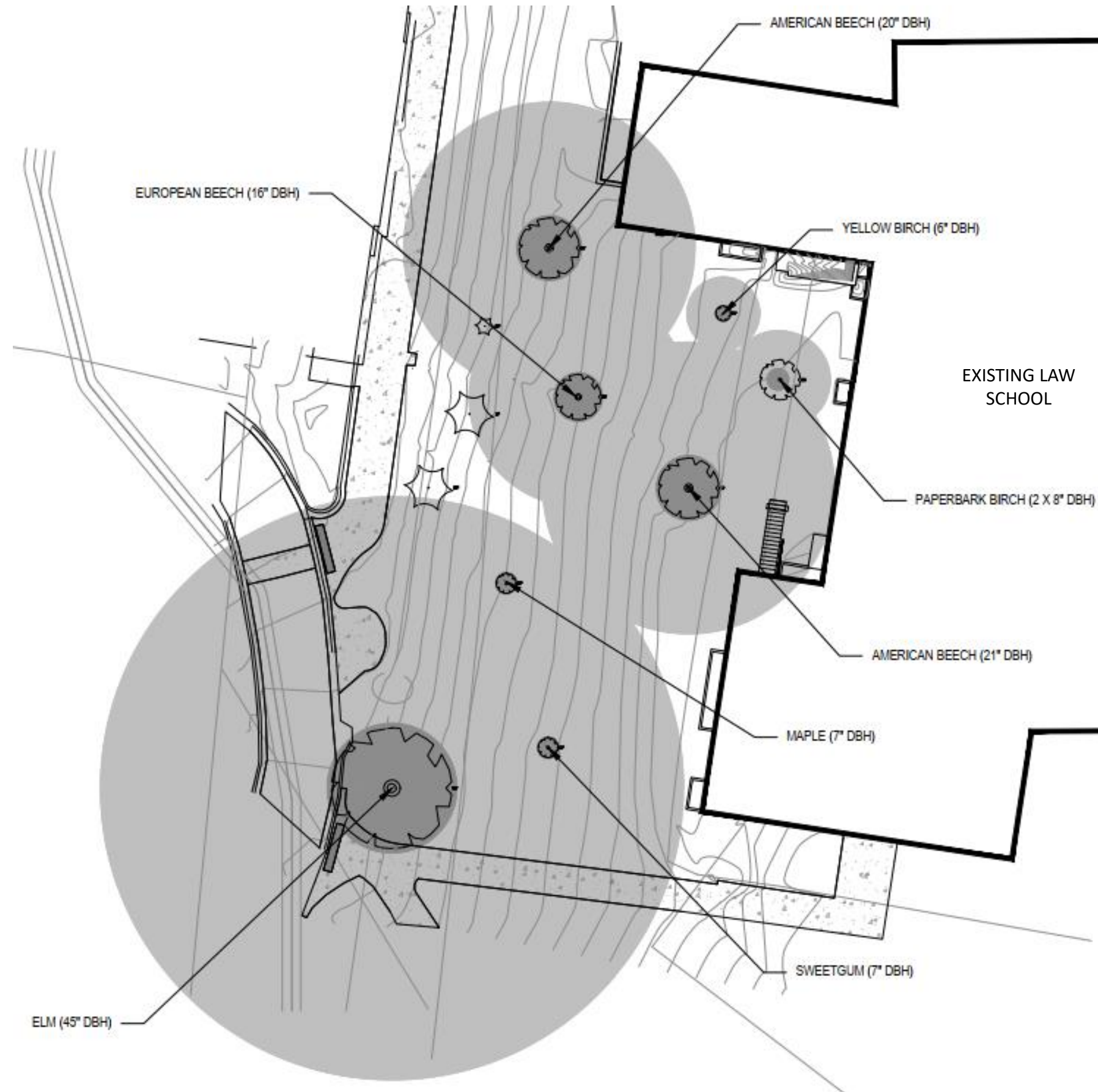


# PROPOSED PLANS – MATERIALS



# CONTEXT – CRITICAL ROOT ZONES & ROOT PLATES

- Critical Root Zone (CRZ): Area of soil around and under the tree that contains most of its roots.
- Root Plate Zone (RPZ): The part of the root zone needed for a tree to maintain stability
- 100% of the RPZ and at least 50% of the CRZ should be retained for all trees to remain on or adjacent to the project site.
- Trees that require removal:
  - (1) YELLOW BIRCH (6" DBH)
  - (1) PAPERBARK BIRCH (11" DBH)
  - (1) AMERICAN BEECH (21" DBH)

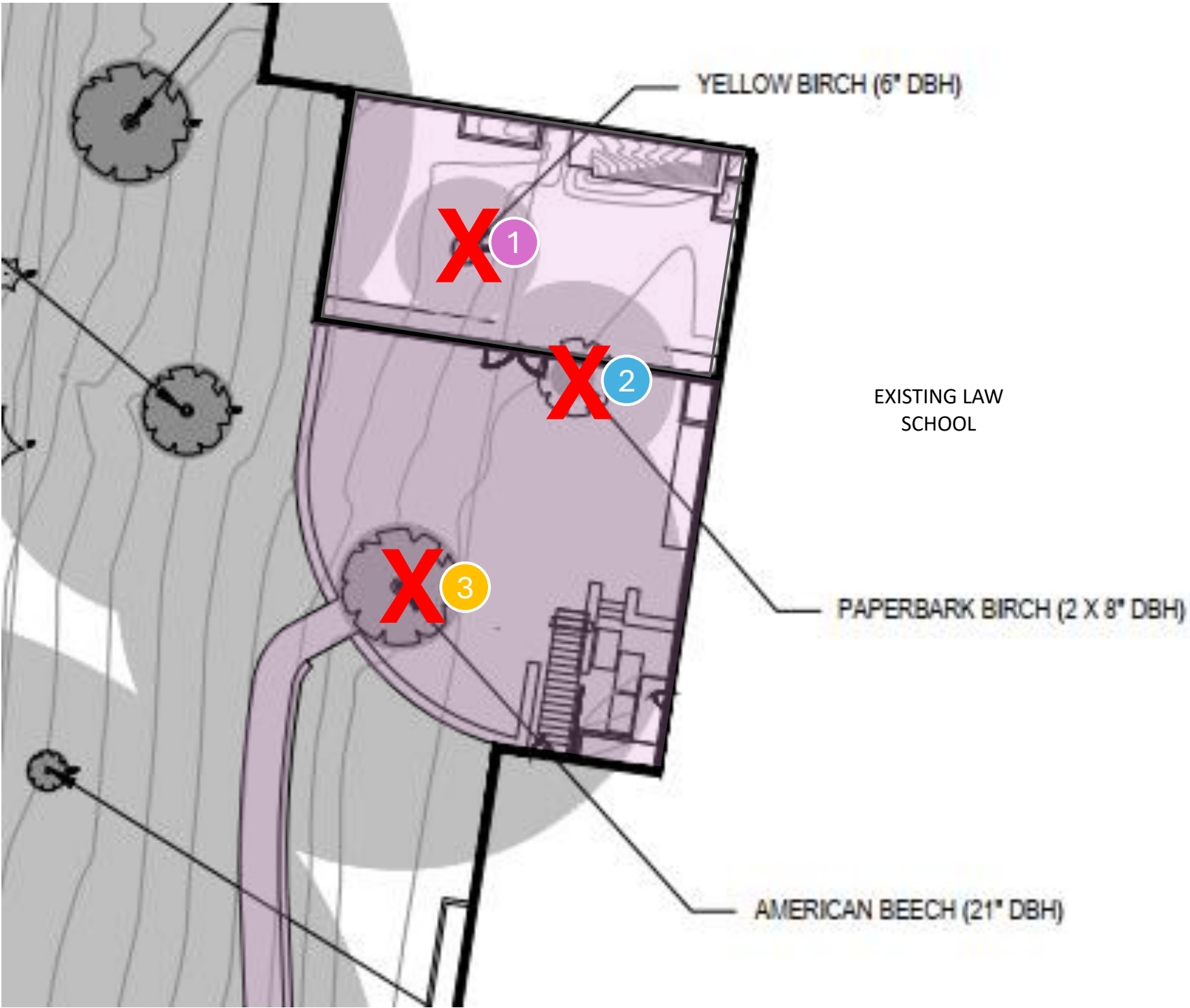


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# TREES TO BE REMOVED



IMAGES COURTESY OF UW MADISON TREE ASSESSMENT

# PROPOSED PLANS – LEVEL 05

## Department Legend

- ACADEMIC AFFAIRS
- ACADEMIC ENCHANCEMENT
- CIRCULATION/PUBLIC
- DEAN'S SUITE
- INFORMATION/RECEPTION
- RESTROOM / MOTHER'S ROOM
- STAFF SUPPORT SPACES
- STUDENT AFFAIRS
- STUDENT SUCCESS

\*\*ADMINISTRATION RELOCATED TO THE 3RD FLOOR

EXISTING REMODEL  
NEW CONSTRUCTION  
PROPOSED BUILDING ADDITION  
PROPOSED PATIO

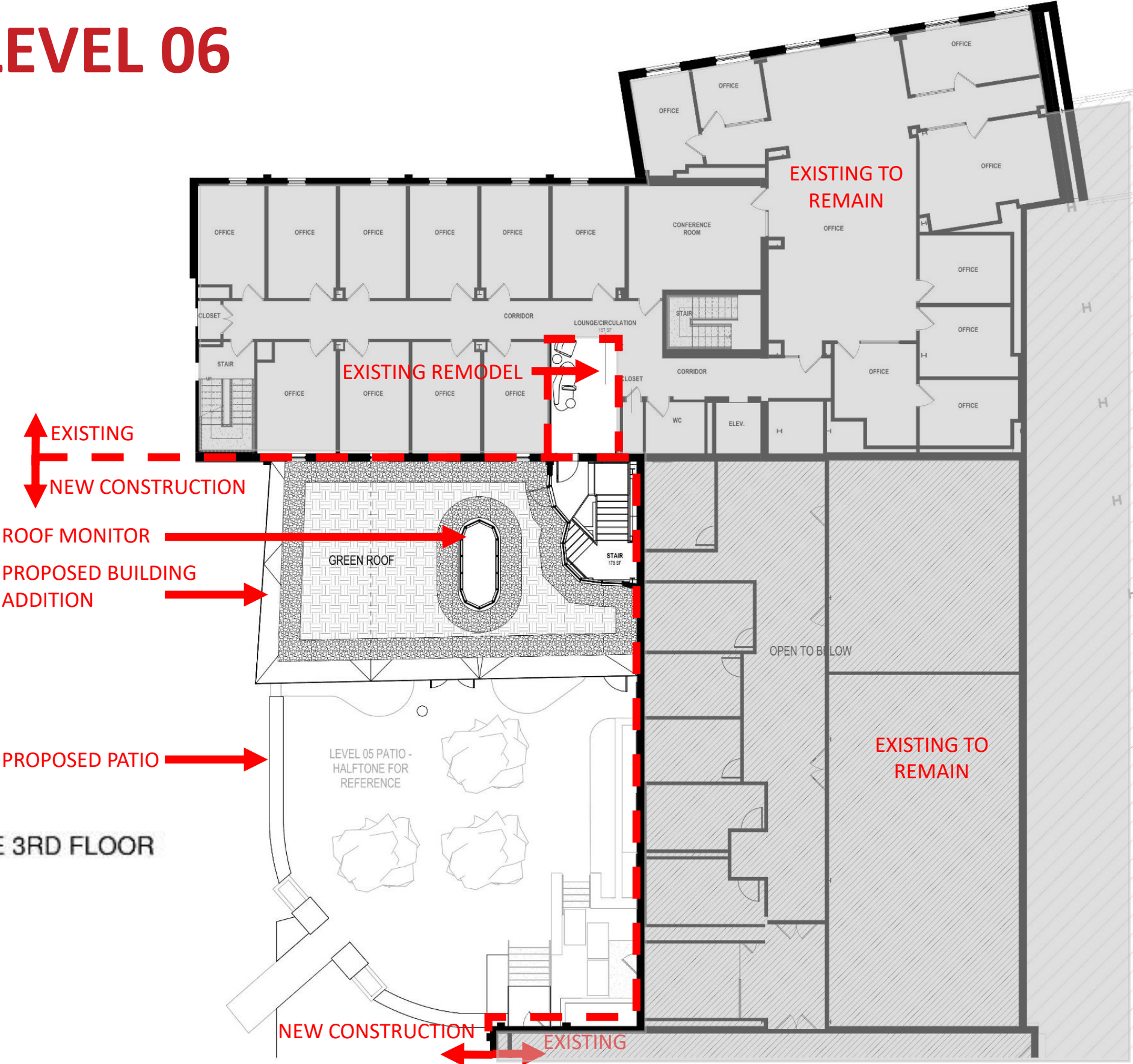


# PROPOSED PLANS – LEVEL 06

## Department Legend

- ACADEMIC AFFAIRS
- ACADEMIC ENCHANCEMENT
- CIRCULATION/PUBLIC
- DEAN'S SUITE
- INFORMATION/RECEPTION
- RESTROOM / MOTHER'S ROOM
- STAFF SUPPORT SPACES
- STUDENT AFFAIRS
- STUDENT SUCCESS

\*\*ADMINISTRATION RELOCATED TO THE 3RD FLOOR

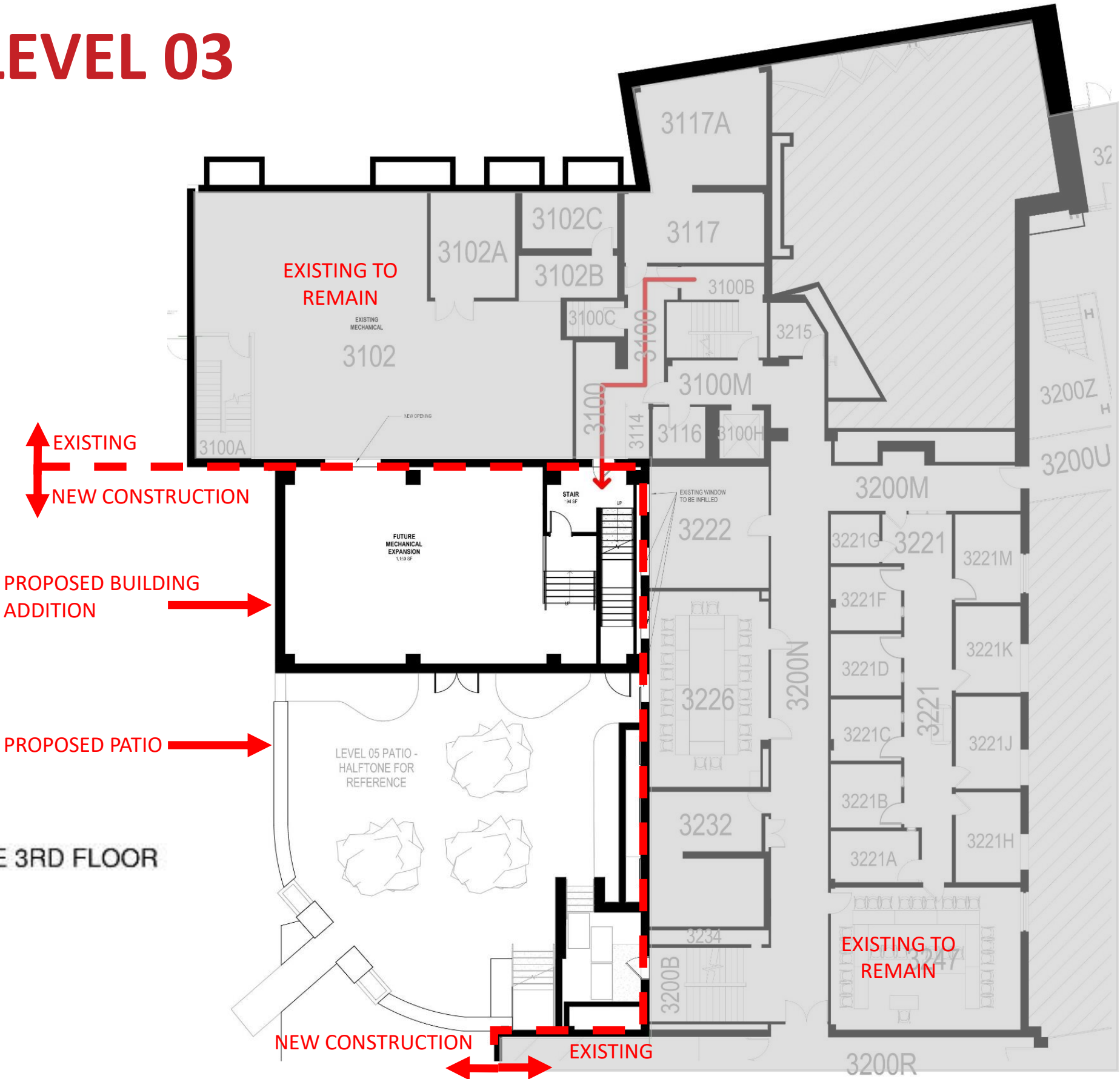


# PROPOSED PLANS – LEVEL 03

## Department Legend

- ACADEMIC AFFAIRS
- ACADEMIC ENCHANCEMENT
- CIRCULATION/PUBLIC
- DEAN'S SUITE
- INFORMATION/RECEPTION
- RESTROOM / MOTHER'S ROOM
- STAFF SUPPORT SPACES
- STUDENT AFFAIRS
- STUDENT SUCCESS

\*\*ADMINISTRATION RELOCATED TO THE 3RD FLOOR



# SUSTAINABILITY

In collaboration with the UW-Sustainability department, conversations on how this project will incorporate sustainability principals were discussed early in design. These early discussions allowed elements to be accounted for in design and budgeting. Some of the sustainability features of this project include:

- Mother's Room
- Native vegetation
- Green roof
- Energy modeling
- Focus on energy reporting
- Commissioning
- Solar ready
  - *Project can accommodate solar if green roof is not pursued.*
- LCA

For HVAC sustainable measures mechanical ventilation will be provided to the new and renovated spaces from an energy recovery unit.

- Exhaust air from the restrooms, both the new men's and women's restrooms off corridor 5200N and the new single user restrooms, will be pulled back to the ERU along with relief air.
- The energy recovery wheel will exchange energy from this stream with the fresh air stream to pre-condition the outdoor air and save energy.



# PROPOSED RENDERINGS

- 1

Clear anodized trim and panels
- 2

Green roof
- 3

Vertical pre-cast concrete fins to match courtyard fins
- 4

Clear anodized storefront system with bird friendly glazing
- 5

Stone base and landscape walls to match Bascom Hill elevations and 5-story base



Exterior rendering of proposed Terrace & Addition

# PROPOSED RENDERINGS

- 1

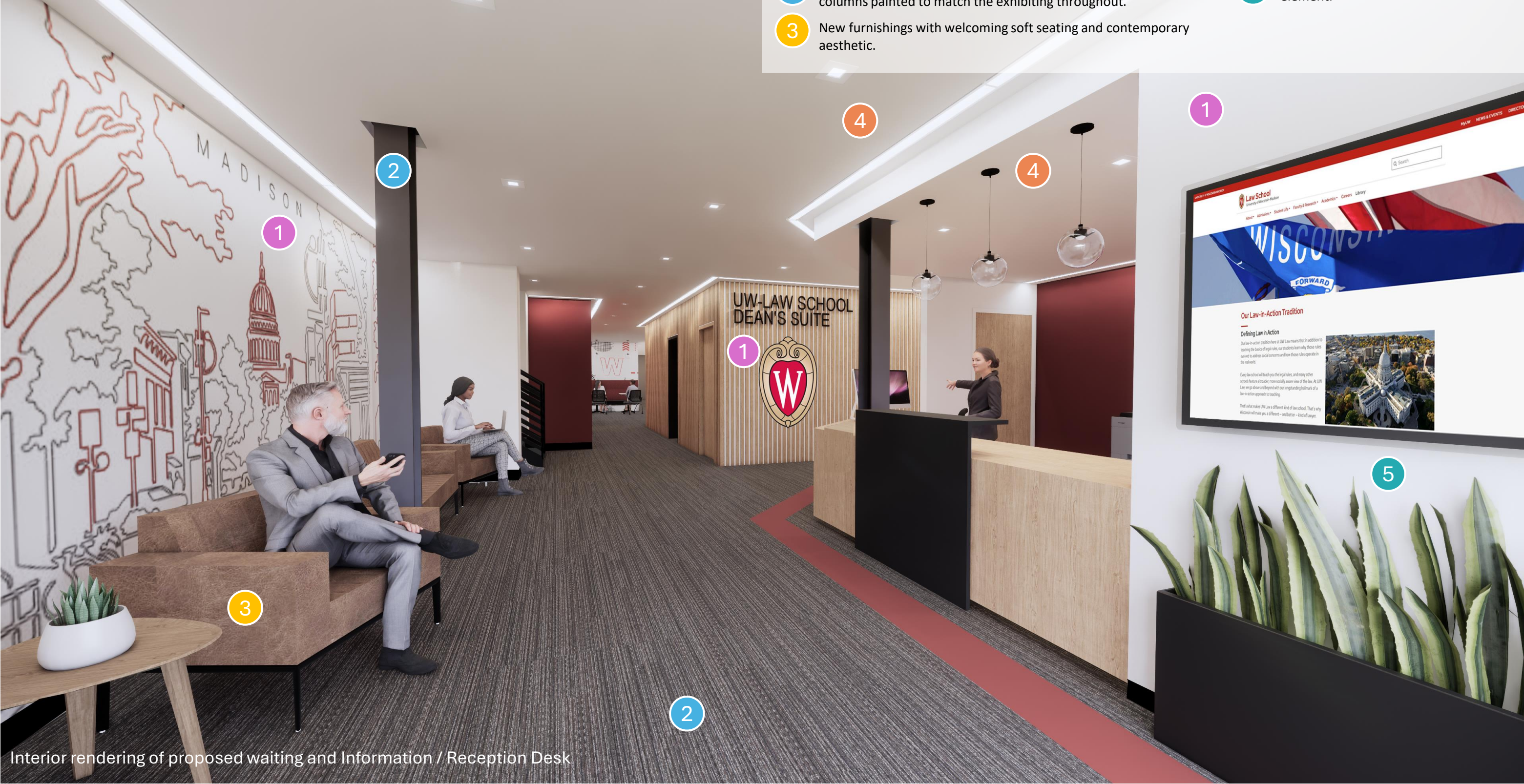
Inviting entry/information desk with clear signage, branding + graphics.
- 2

Finish palette compliments the 6th floor upgrades + exposed columns painted to match the exhibiting throughout.
- 3

New furnishings with welcoming soft seating and contemporary aesthetic.
- 4

Updated LED lighting throughout.
- 5

Plants incorporated to add biophilic element.



Interior rendering of proposed waiting and Information / Reception Desk

# PROPOSED RENDERINGS

- 1

Acoustic wood slat ceiling system with integrated LED lighting.
- 2

Finish palette compliments the 6th floor upgrades + exposed columns painted to match the exhibiting throughout.
- 3

Light monitor/skylight to allow additional daylight
- 4

Feature wall (Branding, donor recognition, history, etc.)
- 5

Existing exterior brick facade
- 6

Resilient wood-grain plank flooring



Interior rendering of proposed Pre-Function and Conference Room

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# LAW SCHOOL 5<sup>TH</sup> FLOOR RENOVATION & TERRACE PRE-DESIGN PLAN - APPENDIX

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# ALTERNATE RENDERING

- 1

Prefinished trim and panels similar to painted structure of Bascom Hill
- 2

Green roof
- 3

Exposed painted structure or prefinished trim similar to structure of Bascom Hill Elevations
- 4

Clear anodized storefront system with bird friendly glazing
- 5

Stone base and landscape walls to match Bascom Hill elevations and 5-story base



Exterior rendering of proposed Terrace & Addition – Dark Facade